

TOWN OF MILTON PLANNING COMMISSION SPECIAL MEETING MINUTES

Monday, June 29, 2015

Municipal Building Community Room
43 Bombardier Road ♦ Milton, VT 05468
802.893.1186 ♦ www.miltonvt.org

Members Present: Lori Donna, Chair; Julie Rutz, Vice-Chair; and Henry Bonges

Members Absent: Tony Micklus, Clerk; and John Lindsay

Staff Present: Jacob Hemmerick, Town Planner; Brandy Saxton, PlaceSense

Others: None

1. CALL TO ORDER

The Chair called the meeting to order at 7:07 p.m.

2. ATTENDANCE

The Chair noted those members in attendance, as recorded above.

3. AGENDA REVIEW

None.

4. PUBLIC FORUM

None.

5. STAFF UPDATE AND COMMISSION ROUNDTABLE

Hemmerick said that the Planning Office has been primarily focused on the search and hiring process for the Planning Assistant and Town Planner in order to become fully staffed. He said that there has been a steady flow of permit applications.

6. BUSINESS

6.A PlaceSense Interim Zoning Technical Review

Saxton introduced herself and began the consulting process by conducting an introductory discussion on the project strategy. She first inquired about feedback from the recent public forum. The Commission and Staff recapped the forum by sharing their takeaways from the discussion. They noted that the discussion and [presentation](#) were helpful in terms of framing introductory questions.

Hemmerick requested that the Commission each explain some of the primary motivations for the adoption of the Interim Bylaw. The Commission shared their concerns about:

- The lack of downtown development;
- Conflicts between incompatible uses in mixed-use developments and districts;
- The lack of a heterogeneous mix among new housing;
- New construction quality;
- Residential development outpacing commercial development;
- Internal circulation and parking;
- School capacity in the face of changing facility usage and regulatory changes;
- Major school infrastructure needs; and
- Lifting sewer service area restrictions.

Related to the sewer service area restriction, Donna summarized the Environmental Board's Appeal Decision, which details the restrictions, and requested that Staff send a copy to everyone, adding that this planning process could serve to meet some of the conditions defined therein. Donna also inquired of Saxton if there would be time for the affordability study (a subsequent agenda item), given the amount of work already on the table. Donna is concerned that the Commission and participating public may be spread too thin, given this process. Saxton encouraged the Commission is wise to consider timing, and pivoted to public participation.

Saxton can advise/facilitate related public outreach activities. Bonges added that it might enrich feedback to have a more specific proposal for the public's consideration. Saxton encourages some public outreach up front, but stated that the Commission has to draw back from the outreach to get the regulatory work done; once a rough product emerges, she said it is then valuable to take it back to the public for further feedback.

The Commission then discussed elements of recent planning documents, and Saxton has found (during an initial review) that there are some consistent themes to work with. Saxton said that she will begin by reviewing the *Town Plan* and other relevant plans and then look to the current zoning to see how the language could better address the established goals, where applicable. Saxton said that she would next rough out a menu of options for the Commission's consideration on July 21. Saxton and the Commission can then narrow down to those options to do further analysis and modeling, in order to proceed to the regulatory language writing.

There was some discussion about ways to make mixed-use more effective. said that there have been some financing challenges with mixed use and that more careful compatibility consideration must be given. Hemmerick noted that the Town Core is a very broad geographic area with diverse commercial uses, and that the current zoning may functionally undermine the Town's goal to create a new downtown by diluting investment. He stated that the diversity of commercial uses also create compatibility issues in mixed use, particularly as it relates to pseudo industrial/commercial transition uses. The Commissioners discussed recent feedback in favor of the separation of residential and commercial uses.

NEXT STEPS: Saxton said that she will work on a recommended timeline, review planning details, and start a technical review in preparation for the July 21 meeting.

6.B Interim Zoning Conditional Use Application Advisory Review

The Commission reviewed the following application for the expansion of a public warehousing use:

37 Centre Drive - Interim Zoning Conditional Use Application - Gordon & Margaret Gilbert, Owners/Applicants. The Applicants are requesting Conditional Use approval from the Selectboard according to the effective Interim Zoning Bylaw for a proposed 5' x 60' new public warehousing (self-storage) building located at 37 Centre Drive, described as SPAN# 11286, Tax Map 27, Parcel 9-14. The property contains six existing storage buildings and a carport. The subject property contains a total of 1.49 acres and is located within the "Downtown Business (DB1)" Zoning District.

The Commission went through each criteria developing conclusions for each standard of evaluation. The Commission's final conclusion was that the proposal did not meet the standards and should therefore not be approved. The Commission requested that a final, edited version be sent from Staff (for confirmation) prior to being sent to the Selectboard; Bonges **MOVED** to approve the document, **SECOND** by Rutz. Unanimously **APPROVED**.

6.C Household Transportation Costs and Housing Affordability Study

The Commission **TABLED** this item by **UNANIMOUS CONSENT** due to the late hour.

7. MINUTES

The Commission **TABLED** this item by **UNANIMOUS CONSENT** due to the late hour.

8. Adjournment

Bonges **MOVED** to adjourn at approximately 9:12 p.m. **SECOND** by Rutz. Unanimously **APPROVED**.

Submitted by:

Lori Donna, Chair

Date _____/jmh