



MILTON PLANNING COMMISSION MEETING MINUTES

Meeting Type:..... Regular
Date:..... Tuesday, October 6, 2015
Time:..... 7:00 p.m.
Place:..... Municipal Building Community Room
Address:..... 43 Bombardier Road, Milton, Vermont 05468-3205
Contact:..... (802) 893-1186
Website:..... miltonvt.org

1 **1. CALL TO ORDER**

2 The Vice-Chair called the meeting to order at 7:11 p.m.
3

4 **2. ATTENDANCE**

5 **Members Present:** Lori Donna, Chair; Julie Rutz, Vice-Chair; Tony Micklus, Clerk; Henry Bonges

6 **Members Absent:** John Lindsay

7 **Staff Present:** Jacob Hemmerick, Planning Director

8 **Public Present:** none
9

10 **3. AGENDA REVIEW**

- 11 • Hemmerick noted two corrections to the Agenda: the meeting should be described as a Regular
12 Meeting, not Special; and that Item 6D should be 6B.
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14 **4. PUBLIC FORUM**

- 15 • None.
16

17 **5. STAFF UPDATE**

- 18 • Rutz asked if there was any Staff Update; Staff replied that a *Staff Update* had been sent out recently
19 and welcomed any questions. Staff advised that the Fiscal Year 2017 Department-proposed budget
20 had just been completed. There was brief discussion regarding the possibility of a summer intern
21 to assist with special projects related to the Comprehensive Plan.
22

23 **6. BUSINESS**

- 24 • **6(A). Public Service Board Application for Certificate of Public Good for Sun CSA 57, LLC at**
25 **262 Middle Road**

26 Staff gave a brief recap. There was discussion regarding the location of the proposed solar array
27 and recommendations contained within the letter. Recommendations included screening the solar
28 array from public view and developing a plan for the responsible decommissioning of the array.
29 The Commission approved of and Clerk Micklus signed the letter.
30

31 [Commissioner Bonges arrived at 7:22 p.m.]
32

- 33 • **6(B). FY17-21 Capital Improvement Plan**

34 Staff gave an introduction to the Capital Improvement Plan, summarizing 10 main themes
35 emerging across Comprehensive Plan goals that would have Capital Improvement implications,
36 including: US Route 7 and Town Core intersection crosswalk improvements; streetscape
37 improvements; roadways, sidewalks and multi-use pathway expansion and connectivity; multi-
38 modal transit infrastructure; relocation of the municipal garage; recreational facilities; sewer/water
39 infrastructure preservation; and renewable energy and energy efficiency. The Commission was
40 asked for feedback.

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2 In terms of energy efficiency, Bonges remarked that the Town's largest energy consumer, the
3 Water/Wastewater Plant, had undergone a full energy audit a year ago. Bonges pointed out that
4 switching existing Town-owned light fixtures to LED bulbs would effectively generate a positive
5 cash flow for a much smaller investment than constructing a sidewalk, for example. The idea was
6 discussed and was well received. Micklus commented on sewer expansion to the Beaver
7 Brook/McMullen Road.

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9 Some of the goals contained in the last Comprehensive Plan were reviewed to see how they tie-in to
10 the current discussion about Capital Improvement Plan items. The Commissioners agreed that
11 their top priorities are the hourglass intersection, streetscape improvements and sidewalk
12 connections.

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14 • **6(C). Downtown Business District**

15 Staff gave an introduction of initial draft language and went over the changes that consultant
16 Brandy Saxton of PlaceSense provided for review. There were questions regarding: 1) the
17 definition of "essential services," 2) why "agriculture" would be a permitted use in the Downtown
18 Business District, and 3) why "outdoor recreation" would be a permitted use in the Downtown
19 Business District. Staff will seek clarification from Saxton, who will attend next meeting.

20
21 Other questions revolved around Paragraph 28(a): is the 6,000 square feet referenced, the total
22 allowed on a lot, or per building? The Commission found this language could open the door to a
23 piecemeal development approach if not clarified.

24
25 Other questions and concerns expressed by the Commissioners included:

- 26 ▪ why certain uses are conditional instead of permitted;
- 27 ▪ residential density ;
- 28 ▪ definitions; and
- 29 ▪ US Route 7 setbacks.

30
31 The Commission discussed building development standards and multi-family amenities: such as
32 laundry rooms, common spaces, storage, etc. The Commission agreed that they would like more
33 time to consider further response and will likely have more comments as the work progresses.
34 Topics and questions to relay to Saxton were clarified, and Staff will follow up.

35
36 **7. APPROVAL OF MINUTES**

37 **7(A). Minutes of September 8, 2015**

38 MOTION by Micklus to approve the Minutes of September 8, 2015, as written. SECOND by
39 Bonges. Discussion: none. Unanimously APPROVED.

40 **7(B). Minutes of September 22, 2015**

41 MOTION by Micklus to approve the Minutes of September 22, 2015, as written. SECOND by
42 Bonges. Discussion: none. Vice-Chair Rutz abstained. Motion APPROVED.

43
44 **8. ADJOURNED**

45 MOTION by Micklus to adjourn at 8:45 p.m., SECOND by Bonges. Unanimously APPROVED.

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47 Minutes approved by the Commission this _____ day of _____, 2015.

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Lori Donna, Chair

/kt

Draft Filed by Staff with the Town Clerk this 8th day of October, 2015

Final Filed with the Town Clerk this _____ day of _____, 2015