



MILTON PLANNING COMMISSION MEETING MINUTES

Meeting Type:.....Regular
Date:.....Tuesday, October 20, 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 Chair called the meeting to order at 7:35 p.m.
3

4 **2. ATTENDANCE**

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

6 **Members Absent:** Tony Micklus, Clerk; John Lindsay

7 **Staff Present:** Jacob Hemmerick, Planning Director; Brandy Saxton, PlaceSense consultant

8 **Public Present:** none
9

10 **3. AGENDA REVIEW**

- 11 • None.
12

13 **4. PUBLIC FORUM**

- 14 • None.
15

16 **5. STAFF UPDATE**

- 17 • Staff gave a brief update of activities. There was no discussion.
18

19 **6. BUSINESS**

20 • **6(A). Downtown Business District**

21 Saxton recapped the project, providing a starting point for the discussion of design standards along
22 Route 7. The Commission discussed the current and proposed setback requirements, as well as the
23 proposed setback requirements for principal versus accessory buildings. Saxton clarified that
24 accessory buildings would not be defined as buildings housing principal uses. Saxton explained
25 that an "accessory building" is subordinate to the principal building(s), typically set behind it, and is
26 often a utility building such as a shed or garage. Saxton explained how revising the Zoning
27 Regulations to allow multiple "principal buildings" on one lot would allow the Town to reduce
28 dependence on the current PUD language, which the commission and staff has found ineffective.
29

30 Dimensional standards were discussed and examples were presented. Questions were asked and
31 answered. The topic was discussed at length and various scenarios were analyzed. It was
32 generally agreed upon that some of the proposed dimensional standards may not be applicable to
33 Milton because the lots in question are generally larger than those in a typical downtown area.
34

35 The proposed density of 29 residential units per acre was discussed, and visual examples from
36 Vermont were presented and considered. Donna expressed hesitation at the high number. Saxton
37 recommended that if the density was scaled back, other requirements should be too, such as
38 footprints and height requirements, since they are all related. Different ways of administering
39 density requirements, including bonuses, were discussed. Hemmerick stated that he would run the

1 density calculation under the current PUD and Elderly Housing language to determine how the
2 proposed density compares to the current.
3

4 Topics discussed include:

- 5 ▪ Requirements for "Accessory Dwellings";
- 6 ▪ Definition of "Accessory Building";
- 7 ▪ Development standards;
- 8 ▪ Minimum setback requirements and build-to lines;
- 9 ▪ Parking locations;
- 10 ▪ Density;
- 11 ▪ Dimensional standards;
- 12 ▪ Secondary streets;
- 13 ▪ Lot coverage;
- 14 ▪ Amenities;
- 15 ▪ Building codes vs. zoning regulations;
- 16 ▪ How open-air markets and outdoor recreation uses would meet dimensional standards.

17
18 The Commissioners provided feedback. Donna commented that there should be a barrier between
19 commercial, ground-floor units and the residential units above them, to prevent issues such as
20 noise, smells, etc. Saxton stated that this would be more characteristic of a building code. The
21 Vermont Residential Building Energy Standards (RBES) and Commercial Building Energy
22 Standards (CBES) were mentioned and Bonges noted that he would look into these to see if they
23 might also address the concerns being expressed. Donna also expressed hesitation about
24 permitting high-density residential-only buildings in the DB1 District because Interim Zoning was
25 put in place to temper residential growth. The Commissioners and Staff reviewed the proposed
26 permitted uses and commented on each.
27

28 The Commissioners summarized their concerns and questions for Saxton, who will follow up.
29 Hemmerick suggested birds-eye or three dimensional drawings to more clearly communicate the
30 standards visually.
31

32 **7. APPROVAL OF MINUTES**

33 **7(A). Minutes of October 6, 2015**

34 Tabled by UNANIMOUS CONSENT.
35

36 **8. ADJOURNED**

37 MOTION by Rutz to adjourn at 9:00 p.m., SECOND by Bonges. Unanimously APPROVED.
38

39 Minutes approved by the Commission this _____ day of _____, 2015.
40
41

42 _____
43 Lori Donna, Chair

/kt

44
45 Draft Filed by Staff with the Town Clerk this 22 day of October, 2015
46

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