



PLANNING DIVISION

Meeting Type:..... **Regular**
Date:..... **Tuesday, October 18, 2016**
Time:..... **6:00 p.m.**
Place:..... **Municipal Building Community Room**
Address:..... **43 Bombardier Road Milton, VT 05468**
Contact:..... **(802) 893-1186**
Website:..... **www.miltonvt.org**

MEETING MINUTES

1 **1. CALL TO ORDER**

2 The Chair called the meeting to order at approximately 6:15 p.m.
3

4 **2. ATTENDANCE**

5 **Members Present:** Lori Donna, Chair; Tony Micklus, Clerk; John Lindsay; Henry Bonges.

6 **Members Absent:** Julie Rutz, Vice-Chair.

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

8 **Public Present:** Bob Provost
9

10 **3. AGENDA REVIEW**

11 **Additions:** Staff asked to add map review to Item 6, Business.
12

13 **4. PUBLIC FORUM**

14 Bob Provost spoke, giving a summary of a project that he is developing on North Gardens Lane.
15 He explained a mortgage financing issue that he'd learned of during a recent transaction: he
16 had to create footprint lots because the banks would not finance condominiums until 70% of the
17 units are filled, which is cost-prohibitive for many developers. Provost's concerns centered
18 around Planned Unit Developments (PUDs), density and municipal services, and how they
19 work with both the current and proposed Zoning and Subdivision regulations. Provost felt that
20 some of the current limitations and requirements for PUDs are not working and can be updated
21 to the benefit of all. Provost thanked the Commission and Hemmerick for being open-minded
22 to his ideas and for their time. The group discussed the issues he'd brought up.
23

24 **5. STAFF UPDATES/NOTICES**

25 Staff gave a quick update on Development Review Board (DRB) hearings, and summarized the
26 discussion that occurred at the Regional Energy Plan sub-committee meeting that took place on
27 October 12, 2016. This discussion focused mostly on site constraints and how to handle these.
28

29 **6. BUSINESS**

30 **6(A). Unified Bylaw: Work Plan & Interim Zoning**

31 Donna explained that the Selectboard was open to the request for an Interim Zoning extension,
32 but didn't approve it at their recent meeting. The Selectboard has requested a joint meeting
33 with the Planning Commission in December. The group discussed the importance of being
34 prepared for either outcome: an extension approval or denial.
35

36 **6(B). Unified Bylaw: Land Use Descriptions and Use Table**

37 Saxton presented revised Zoning maps, and she and Hemmerick noted some points of interest.
38 The group reviewed the revisions they'd requested and discussed the outcomes. Donna
39 expressed support of the revision of the R1 district around Barnum Street, recalling some

1 comments she's heard from citizens. Bonges had some questions about the DB1 District's build-
2 to-line (BTL) requirements. Saxton explained the requirements of the BTL and how primary
3 and secondary frontage apply on corner lots.
4

5 The boundaries of the various Zoning Districts were analyzed in detail and specific areas and
6 sites were discussed, including Shirley Avenue, Rebecca Lander Drive and the Grange Hall.
7 Pros and cons of moving the lines were discussed, questions were asked and answered.
8

9 The group began review of the draft use table, going through each term one-by-one.
10

11 Though many other uses were discussed, the following stood out, with the discussion focused
12 around whether these uses should be Permitted or Conditional (or neither) within any given
13 zoning district:
14

- 15 • Duplex
- 16 • Multi-family housing
- 17 • Upper-floor residential
- 18 • Home Occupation
- 19 • Home Business
- 20 • Retirement Housing
- 21 • Assisted Living Facility
- 22 • Skilled Nursing Facility
- 23 • Group Home
- 24 • Inn
- 25 • Bed & Breakfast
- 26 • Rooming & Boarding House
- 27 • Auto sales
- 28 • Repair Services
- 29 • Lawn, Garden and Farm Supply
- 30 • Food & Beverage Store
- 31 • Specialty Food Store

32
33 Multi-family housing and density were reviewed at length. There was some discussion that the
34 M2 is an area of concern and might need to be looked at again. The transition points between
35 districts were also analyzed.
36

37 *Next Steps: The Commissioners will review the Use Table and return with a mark-up version for*
38 *continued discussion at their next meeting. The group agreed to schedule a 3-hour meeting on November*
39 *1 from 6:00-9:00 p.m. to continue making good progress through the Use Table.*
40

41 7. MINUTES

42 7(A). Minutes of October 4, 2016

43 MOTION by Bonges to ACCEPT the minutes of October 4, 2016 as written; SECOND by
44 Micklus. Unanimously APPROVED.
45

46 8. ADJOURNMENT

