



## PLANNING COMMISSION

Meeting Type: \_\_\_\_\_ **Regular Meeting**  
Date: \_\_\_\_\_ **Tuesday, January 15, 2019**  
Time: \_\_\_\_\_ **6:00 p.m.**  
Place: \_\_\_\_\_ **Milton Community Room**  
Address: \_\_\_\_\_ **43 Bombardier Road Milton, VT 05468**  
Contact: \_\_\_\_\_ **(802) 893- 1186 or [vsinadinowski@miltonvt.gov](mailto:vsinadinowski@miltonvt.gov)**  
Website: \_\_\_\_\_ **[www.miltonvt.gov](http://www.miltonvt.gov)**

## MEETING MINUTES

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1 **1. CALL TO ORDER**

2 The Chair called the meeting to order at 6:06 p.m.

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4 **2. ATTENDANCE**

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6 **Members Present** : Lori Donna, Chair; Tony Micklus, Vice-Chair; John Lindsay; Zachary Chilcote, Clerk;  
7 David Ross

8 **Members Absent**: None

9 **Staff Present** : Victor Sinadinowski, Planning Director; Michael Burris, Development Review Planner;  
10 Don Turner Jr., Town Manager

11 **Public Present** : Mike McCormick; Dahan Mohamed; Karl Marchessault

12

13 **3. AGENDA REVIEW**

14 None.

15

16 **4. PUBLIC FORUM**

17 None.

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19 **5. STAFF UPDATES**

20 Sinadinowski said that the Milton Town Forest Trail has had some erosion due to weather and that the  
21 contractor has been contacted to repair the trail. Sinadinowski said that the State will have an  
22 informational session in late January about the Sandbar Park to discuss shifting the entrance,  
23 renovating the bathrooms, and renovating the pavilion.

24 Burris said that a 2-lot subdivision has been approved at 12 East Road and an auto body shop proposal  
25 at 5 Chrisemily Lane will move forward.

26

27 **6. BUSINESS**

28 **A. Don Turner & 262 Middle Road DRB Appeal Agreement**

29 Don Turner, Town Manager, will update the PC on the agreement and talk about communication  
30 channels between the PC and SLB.

31

32 Turner said that he would like to see more regular conversation and an open dialogue between  
33 boards and commissions. Turner said the Planning Commission has party status in the Act 250  
34 hearing.

35 Turner said the Selectboard can choose to support the DRB and defend it or not. Turner said  
36 that Selectboard, in this case, supported the Development Review Board's decision. Turner said  
37 attorneys were hired to discuss options and find a compromise.

38 Sinadinowski said that he had sent the agreement to the Planning Commission members to  
39 review in their packets.

40 Turner said that this project is a relatively short-term project and that, based on counsel, the  
41 parties negotiated until a truck trip limit of 30 per day was reached.

42 Chilcote asked how the payments will be remitted and how the materials will be monitored.

1 Turner said that the money is still being discussed, but the trips will all be logged and monitored  
2 to keep track of what is going on. Turner also said that the logs can be requested at any time to  
3 ensure that all is going as planned. Turner said that opening more consistent communication  
4 going forward will help to lessen potential conflict in the future. Turner said that a sidewalk on  
5 Route 7 as well as landscaping and street lighting are under development. Turner suggested  
6 that the Planning Commission make steps to edit the UDR so that new projects on Route 7  
7 should be required to incorporate aspects developed in the landscaping, such as similarity in  
8 trees.

9 Donna said that she is concerned that the Milton community is at a crossroads when it comes to  
10 what to do or develop next. Donna said that discussion should stay open throughout multiple  
11 boards and commissions.

### 13 **B. UDR Discussion Regarding 444-452 Route 7 South Site Plan Project**

14 Karl Marchessault, O'Leary-Burke, will discuss a proposed Site Plan project and the potential for  
15 some regulation edits in Section 3101.

17 Burris said that there have been some issues with the proposed layout of the design, specifically  
18 in regard to the placement of the garages.

19 Sinadinowski said that the primary concern is about the setback of the garages.

20 Micklus said that he will have to recuse himself if the Planning Commission votes on anything  
21 due to a conflict of interest.

22 Marchessault said that he was unsure as to why there was an eight-foot recess requirement for  
23 the setback of the garage. Marchessault asked what the reasoning for the eight-foot recess was  
24 and if he could design something that meets every requirement but that one.

25 Burris said that he was not there when the regulations were drafted and that he was not sure  
26 what the eight-foot recess was contributing to the development from a functional standpoint.

27 Donna said that the recess was determined to be eight feet with a strong emphasis toward  
28 aesthetics.

29 Marchessault said that his project currently meets ten out of the eleven required regulations and  
30 asked for a waiver for the plan to proceed.

31 Sinadinowski clarified that the Planning Commission cannot recommend or approve a waiver to  
32 the regulations and that Marchessault may be asking for a variance instead.

33 Donna suggested that the number of units be reduced in order to meet the requirements.

34 Marchessault said that reducing the density will not resolve the issue at hand.

35 Sinadinowski said that the goal of the town core is to maximize density and that it should be  
36 considered. Sinadinowski said that the dilemma is the consideration of if the eight-foot recess  
37 meets the aesthetics and density of the town core.

38 Marchessault said that he is concerned that the garage placement could infringe on the private  
39 space of residents living in the unit.

40 Chilcote said that he would like to review Donna's notes that went into the eight-foot decision  
41 and then discuss further.

42 Marchessault asked if he could meet eight of the eleven requirements rather than all eleven and  
43 said that he plans to develop later in the future on different projects. Marchessault sees the  
44 regulations to be too limiting as they are currently written.

45 Burris said that there is flexibility in the regulations if you are adding to another building but, in  
46 this case, there is not because it is a full tear down and reestablishment.

47 Sinadinowski said that the options seem to be to not do anything about the proposal, to give an  
48 opinion to the Development Review Board, or to hold a formal hearing to decide whether or not  
49 to change the zoning regulation.

50 Donna said that she did not appreciate the approach to this request and that she is not prepared  
51 to bargain. Donna said that the Planning Commission will review the regulations and come to a  
52 decision. Donna said that she is happy that the regulations restrict the number of units.

1 Chilcote said that a three-story building does not seem preferable from an aesthetic standpoint.  
 2 Chilcote said that he would like to understand why the recess was established at eight feet.  
 3 Lindsay said that he would also like to review the reason as to why the recess was set the way it  
 4 was before he voices his opinion.  
 5 Donna said that the Planning Commission supports the regulation as it stands at this point and  
 6 will revisit the regulations in June.  
 7 McCormick asked if there could be a way to balance density and aesthetics through a design  
 8 review.  
 9 Marchessault said that he hopes the Planning Commission will take the time to look at their  
 10 regulations as well as a big picture of a finished project and potentially find a solution that works  
 11 for the both of them.

**C. Village Center Designation Update**

14 Michael Burris, Development Review Planner, will update the PC on Village Center Designation.

16 Burris said that he and Sinadinowski met with Richard Amore, Program Coordinator, and modified  
 17 the proposed area for the village designation. Burris said that they removed residential areas,  
 18 such as Cherry Street and School Street. Burris said that Amore wanted to identify multi-family  
 19 units and keep the plan more in the commercial and civic area of Main Street and Route 7.  
 20 Burris said that it would be ideal to have the neighborhood development area included in the  
 21 plan as well. Burris said that it would be best to start small with the Selectboard and focus  
 22 primarily on the village designation.

23 Sinadinowski said that the Planning Commission should have a hearing in February to make edits  
 24 to the Town Plan.

**D. Visioning Workshop Wrap-Up**

27 The Planning Commission tabled this conversation until the next meeting.

**7. Minutes: December 18, 2018**

30 Chilcote MOVED to APPROVE the minutes of December 18, 2018 as written. SECOND by Lindsay.  
 31 The Planning Commission APPROVED, 5-0.

**8. Adjournment**

34 Ross MOVED to ADJOURN the meeting at 8:15 p.m. SECOND by Micklus. The Planning Commission  
 35 APPROVED, 5-0.

37 **Next Meeting: February 15, 2019**

39 **Minutes approved by the Commission this \_\_\_\_\_ day of \_\_\_\_\_, 201 8.**

43 **Lori Donna , Chair**

**/tc**

45 **Draft filed with the Town Clerk this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

47 **Filed with the Town Clerk this \_\_\_\_\_ day of \_\_\_\_\_, 201 8.**