



DEVELOPMENT REVIEW BOARD

Meeting Type:..... **Regular Meeting**
Date:..... **Thursday, May 12, 2022**
Time:..... **6:00 p.m.**
Place:..... **Community Room or Via Zoom**
Address:..... **43 Bombardier Road**
Contact:..... **(802) 893-1186**
Website:..... **www.miltonvt.gov**

MEETING MINUTES

<i>Bruce Jenkins,</i> <i>Chair</i>	<i>Nick Smith,</i> <i>Vice Chair</i>	<i>Julie Rutz,</i> <i>Clerk</i>	<i>Robert Brisson</i>	<i>Maryalice</i> <i>Callahan</i>	<i>Henry Bonges,</i> <i>Alternate</i>	<i>Scott Turner,</i> <i>Alternate</i>
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MINUTES

1. Call to Order

The meeting was called to order by B. Jenkins at 6:06 P.M.

2. Attendance

DRB Members Present: Bruce Jenkins, Chair; Julie Rutz, Clerk; Robert Brisson; Maryalice Callahan

DRB Members Absent: Nick Smith, Vice-Chair; Henry Bonges, Alternate, Scott Turner, Alternate

Staff: Amanda Pitts

24 Bartlett Road: Ben Avery, Igor Murzac, Sergiu Toma, Doug Goulette, Eugene O'Neill, Kurt Fasser, Tammy Jordan, Leland Ryea, Nicole Buckless

546 Route 7 South: Eric Milano, Esther Lotz, Robert Couillard, Norm Burnett, Alan Burnett

3. Agenda Review

No changes.

4. Public Forum

No public forum items raised.

5. Staff Updates

No staff updates.

6. Continued Hearing/New Business:

The following hearing is a continued hearing:

- A. Sergiu Toma and Igor Murzac**, owners/applicants, are requesting **Final Minor Subdivision and Major Site Plan** approval for a 2-lot subdivision, and a 14,450 square-foot trucking facility use at **24 Bartlett Road**, described as Parcel ID 225005-000000, SPAN 396-123-11925. The subject property is recorded as having 9.00 acres and is located within the General Industrial (I2) Zoning District, and the Town Core planning area.

Applicant, engineer, neighboring property owners and DRB members discussed site visit and additional questions.

The applicant agreed to provide a larger berm for screening purposes for neighbors and additional landscaping along Bartlett Rd.

Hearing closed at 6:17 pm.

- B. Eric Milano**, applicant and **Robert Couillard**, owner, are requesting **Major Site Plan and Conditional Use** approval for a change of use to a “rental and leasing” use and “retail store” use and construction of a 4,500 sf building at 546 Route 7 South. The property is located at **546 Route 7 South**; described as Parcel No. 207032-022000, SPAN 396-123-12525. The subject property is recorded as having 1.24 acres and is located within the Checkerberry Commercial (M4-C) zoning district, and the Town Core Planning area.

Applicant discussed the revised plans that were provided to the DRB. B. Jenkins read through numbered items of updated staff report and applicant agreed to all items.

1. *DRB shall determine if proposed details are in compliance with development standards of section 2107.D(1).*
2. *DRB shall determine if proposed site plan is in conformance with section 2107.D(2).*
3. *Applicant shall provide confirmation from the Wetlands Division regarding the changes to the previously mapped wetland.*
4. *Applicant shall design, construct, and maintain parking areas in accordance with section 3202.G and 3202.I.*
5. *Landscaping required under this section or as a condition of approval must be maintained in a healthy condition. Dead or dying plants must be replaced within 1 growing season with a comparable plant.*
6. *DRB shall determine whether to waive requirement of street trees within 5 feet of right of way.*
7. *Applicant is advised that all numbered items and conditions of approval from DRB hearing 3/24/22 and 4/12/22 not specifically mentioned at this hearing are applicable, and if approved, this project will be subject to those conditions.*

Adjacent property owner, Norm Burnett, stated concern regarding stormwater and site distances on Route 7.

Hearing closed at 6:37 pm.

7. Other Business:

- A. Approval of Minutes from April 28, 2022

Motion to approve minutes from April 28, 2022 as written by J. Rutz, second by M. Callahan. Motion carried.

8. Deliberative Session

Private session for deliberations on applications and written decisions in accordance with 1V.S.A. 312.

9. Adjournment

Motion to close the meeting at 6:38 PM by J. Rutz, second by R. Brisson. Meeting was adjourned.

Respectfully submitted,

Amanda Pitts

APPROVED MINUTES:

Bruce Jenkins

Bruce Jenkins, Chair

Date: May 26, 2022

Filed with the Milton Town Clerk's Office on this 27th day of May, 2022.

ATTEST: Kristi Beers, Milton Town Clerk

