



DEVELOPMENT REVIEW BOARD

Meeting Type:..... **Regular Meeting**
Date:..... **Thursday, May 26, 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

Bruce Jenkins, Chair, *Nick Smith, Vice Chair*, *Julie Rutz, Clerk*, *Robert Brisson*, *Maryalice Callahan*, *Henry Bonges, Alternate*, *Scott Turner, Alternate*

MINUTES

1. Call to Order

The meeting was called to order by B. Jenkins at 6:04 P.M.

2. Attendance

DRB Members Present: Bruce Jenkins, Chair; Robert Brisson; Scott Turner, Alternate

DRB Members Absent: Nick Smith, Vice-Chair; Julie Rutz, Clerk; Maryalice Callahan, Henry Bonges, Alternate

Staff: Amanda Pitts

240 Railroad Street: Gary Crowley

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:

The following hearing is a continued hearing from April 14, 2022:

- A. Railroad Street Properties LLC, registered agent Gary Crowley, owner/applicant, are requesting Major Site Plan approval for the construction of two triplex buildings and removal of existing duplex. The property is located at 240 Railroad Street; described as Parcel No. 229036-000000, SPAN 396-123-11363. The subject property is recorded as having 0.88 acres and is located within the Downtown Business (DB1) zoning district, and the Town Core Planning area.**

B.Jenkins administered the oath and read the numbered items below. Gary Crowley was present for this hearing representing himself.

1. DRB shall determine if driveway/garages are acceptable in the front of the buildings for these townhouse style buildings.
2. DRB shall determine if multiple curb cuts are approved for this development.
3. DRB shall determine if landscaping is acceptable as proposed.
4. Applicant shall show lighting on final plans in accordance with section 3205.
5. Applicant shall provide details regarding the waste storage proposal. If a communal waste storage area is not proposed, applicant shall require units to store waste storage containers in garages.
6. Applicant shall operate site in accordance with section 3208 performance standards.
7. The process outlined in the Town of Milton Public Works Specifications Section 110, the General Procedures for Acceptance of Public Infrastructure, shall be followed for the installation of all proposed public infrastructure and its future ownership and maintenance. All draft legal documents must be approved by the Town Attorney, a cost estimate approved, and surety established prior to issuance of zoning permits.
8. The DRB shall motion to recess or close this hearing. If recessed, a specific time, date, and place shall be designated to resume the hearing. If closed, the DRB shall issue a decision within 45 days.

Hearing closed at 6:35 PM.

The following hearing is a new hearing:

B. Railroad Street Properties LLC, registered agent Gary Crowley, owner/applicant, is requesting Variance approval from requirements of section 2101.C and 2101.D to construct two-triplexes. The property is located at 240 Railroad Street; described as Parcel No. 229036-000000, SPAN 396-123-11363. The subject property is recorded as having 0.88 acres and is located within the Downtown Business (DB1) zoning district, and the Town Core Planning area.

B.Jenkins administered the oath and read the numbered items below. Gary Crowley was present for this hearing representing himself.

1. DRB shall determine if all the criteria for a General Variance have been met.
 - a. The proposed land development will not alter the essential character of the area or district in which the property is located.
 - b. The proposed land development will not substantially or permanently impair the lawful use or development of adjacent property.
 - c. The proposed land development will not be detrimental to public health, safety or welfare.
 - d. The applicant has not created the unnecessary hardship.
 - e. The applicant is proposing the least deviation possible from these regulations that will afford relief.
 - f. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property. These conditions, and not the circumstances or conditions generally created by the provisions of these regulations in the district in which the property is located, have created an unnecessary hardship for the applicant. These physical circumstances or conditions prevent the property from possibly being developed in strict conformity with these regulations and a variance is necessary to enable reasonable use of the property.
2. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Development Review Board and on file in the Department of Planning and Zoning, and in accordance with the conditions of this approval. No changes, erasures, modifications, or revisions, other than those required by this Decision, shall be made on the plan after approval unless a revised plan is first submitted to the Department of Planning and Zoning for approval.
3. If approved, the Variance shall expire three years from the date of issuance if the applicant does not receive a zoning permit by this date.

4. *Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time.*
5. *The DRB shall motion to recess or close this hearing. If recessed, a specific time, date, and place shall be designated to resume the hearing. If closed, the DRB shall issue a decision within 45 days.*

Hearing closed at 6:51 pm.

7. Other Business:

- A. Approval of Minutes from May 12, 2022

Motion to approve minutes from May 12, 2022 as written by R. Brisson , second by S. Turner . 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 6:55 PM by S. Turner, second by R. Brisson. Meeting was adjourned.

Respectfully submitted,

Amanda Pitts

APPROVED MINUTES:



Date: June 23, 2022

Bruce Jenkins, Chair

Filed with the Milton Town Clerk's Office on this 24th day of June, 2022.

ATTEST: , Milton Town Clerk

