



DEVELOPMENT REVIEW BOARD

Meeting Type:.....**Regular Meeting**
Date:.....**Thursday, October 6, 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* *Scott Turner* *Maryalice Callahan* *Henry Bonges, Alternate* *Robert Brisson, Alternate*

MINUTES

1. Call to Order

The meeting was called to order by B. Jenkins at 6:05 P.M.

2. Attendance

DRB Members Present: Bruce Jenkins, Chair; Nick Smith, Vice-Chair; Julie Rutz, Clerk; Maryalice Callahan, Scott Turner

DRB Members Absent: Henry Bonges, Alternate; Bob Brisson, Alternate

Staff: Amanda Pitts

Fruitful Ventures: Karl Marchessault

Sand Bar State Park: Ryan Baker Dunn, Emily White

3. Agenda Review: None

4. Public Forum: None

5. Staff Updates: None

6. Continued Hearing/New Business:

The following hearing is a continued hearing:

A. Fruitful Ventures LLC are requesting Major Site Plan and Conditional Use approval for the construction of a 24,000 square feet commercial building and a 12,000 square feet commercial building, and associated site work. The subject property is described as Parcel # 207013-000000, SPAN 396-123-12037 (lot 1), owned by applicant, and is recorded as having 3.04 acres. It is located within the Checkerberry Commercial (M4-C) zoning district and the Town Core Planning area.

B. Jenkins administered oath and read through numbered items on revised staff report.

1. *DRB may determine specific uses allowed for this approval.*
2. *Applicant shall clarify if construction curb-cut will be removed.*
3. *DRB shall determine approval of more than 1 curb-cut.*

4. *Applicant shall submit design criteria for business directory to be approved by the DRB.*
5. *DRB shall determine if proposed street trees are acceptable.*
6. *DRB shall determine if revised plans shows adequate shade trees.*
7. *DRB to determine conditions of approval to mitigate traffic impacts.*
8. *DRB may place conditions of approval as deemed necessary to further the purposes of these regulations and ensure conformance with all applicable provisions of these regulations.*
9. *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.*

N. Smith to close at 6:15pm, M. Callahan second. Motion carried.

The following hearing is a new hearing:

State of Vermont is requesting Major Site Plan approval for the relocation of Route 2 entrance, new office, reworking parking area, and associated site work at the **Sandbar State Park**. The subject property is located at 1215 Route 2, described as Parcel # 201002-000000, SPAN 396-123-13666, and is recorded as having 20.0 acres. It is located within the Shoreland Residential (R6) zoning district, Flood Hazard overlay (FHO) district, and the West Milton Planning Area.

B. Jenkins administered the oath and read through the numbered items. N. Smith recused from hearing. Ryan Baker Dunn gave summary of project.

1. *The applicant is advised to obtain all applicable permits prior to development.*
2. *DRB to determine whether parking proposed is acceptable.*
3. *Applicant shall provide 7 accessible parking spaces.*
4. *Applicant shall design and operate parking in accordance with section 3202.G and I.*
5. *Applicant is encouraged to provide bicycle storage for visitors.*
6. *Landscaping must be maintained in a healthy condition. Dead or dying plants must be replaced within 1 growing season with a comparable plant (in terms of type, form, size at maturity, etc.) of at least the minimum size requirements specified in Figure 3-03.*
7. *Applicant shall provide and operate lighting in accordance with section 3205.*
8. *Applicant shall operate site in accordance with performance standards of section 3208.*
9. *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.

10. Applicant shall submit one (1) full-sized (to scale) and one (1) reduced (11 x 17) complete final plan sets depicting the requested changes. The revised plans must be deemed Final by Planning Staff prior to being eligible for a Zoning Permit from the Zoning Administrator. The Applicant is advised to submit an electronic .pdf plan for staff review prior to submitting all copies of the Final Plan set.
11. A Zoning Permit is required prior to construction and an associated Certificate of Compliance is required following completion.
12. The Site Plan Approval shall expire three years from the date of issuance if the applicant does not receive a zoning permit by this date.
13. 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.
14. The DRB may schedule a site visit.
15. 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.

J. Rutz motion to approve. S. Turner second. All vote yes.

Motioned by M. Callahan to close this hearing at 7:08 PM, second by S. Turner. Motion carried.

7. Other Business

- A. Update of UDR edits. A. Pitts provided information as to where the UDR edits can be located and that the Public Hearing will be held October 11, 2022.
- B. J. Rutz motion to approve September 22, 2022 minutes, second by N. Smith. Motion carried.

8. Motion to adjourn meeting at 6:30pm by N. Smith, second by J. Rutz. Meeting adjourned.

9. Deliberative Session

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

+Respectfully submitted,

Amanda Costello

APPROVED MINUTES:



Bruce Jenkins, Chair

Date: November 10, 2022

Filed with the Milton Town Clerk's Office on this 10th day of Novem, 2022.
14th November, 2022

ATTEST: Kirsti Bens, Milton Town Clerk

