



DEVELOPMENT REVIEW BOARD

Meeting Type:..... **Regular Meeting**
Date:..... **March 22, 2018**
Time:..... **6:00 p.m.**
Place:..... **Municipal Building Community Room**
Address:..... **43 Bombardier Road Milton, VT 05468**
Contact:..... **(802) 893-1186**
Website:..... www.miltonvt.gov

MEETING MINUTES

1. CALL TO ORDER

The Chair called the meeting to order at 6:05 p.m.

2. ATTENDANCE

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

Members Absent: Henry Bonges, Vice Chair

Staff Present: Victor Sinadinowski, Planning Director; Michael Burriss, Development Review Planner

Public Present: Kristy Corrow; Al Carstensen; M. Steen; Samantha Senna; Michael Slingerland; Vickie Brown; Karen Ciechanowicz; Paul Jarvis; Scott Homsted; Kevin Murdough; Courtney Landin; Shawn Jenkins; D. Tanner; John Hemsted; Dylan Hemsted; Lori Barbour; Shelli Guay; Sandra Lire; Kathy Taylor; Jennifer Hemsted; Karyn Carstensen; John Line; Jason Taylor; Lee Gaboriault; Peggy Boucher

3. AGENDA REVIEW

None.

4. PUBLIC FORUM

None.

5. OLD HEARINGS

5(A). Continued from February 22, 2018: Major Site Plan and Conditional Use Hearing – Michael Slingerland Jr., Applicant (Owner: Timberlake Associates LLP) requests Major Site Plan and Conditional Use approval for a proposed auto body shop at 371 Route 7 South. A pre-existing auto service garage will be demolished, and a new auto body shop will be constructed. The property is described as Tax Map 26, Parcel 15, SPAN # 13604, contains approximately 0.86 acres and is located in the Checkerberry Commercial (M4-C) Zoning District and Town Core Planning Area.

The Chair administered the Oath to Interested Persons.

The DRB reviewed with the Applicant the landscaping, utilities and sidewalk conditions of the application.

The DRB requested the Applicant make the following additions to the site plan:

1. A loading area needs to be indicated on the site plan;
2. Designated parking spaces need to be indicated on the site plan;
3. Precast curbs will be used for curbing of parking spaces.

4. The site plan must indicate 8 trees from Landfill Road to the corner of Route 7 and 5 existing trees in the setback for a total of 13 trees.
5. The site plan should indicate that vinyl inserts should be included in the chain link fence.
6. The sidewalks need to conform to Public Works specifications. The Applicant shall contribute to a sidewalk fund an equal amount of money that it would cost to build the sidewalks.
7. The lighting needs to be on the site plan.
8. The DRB requested the Applicant obtain a State stormwater/drainage plan.
9. The site plan should indicate how the Public Works water and sewer lines are going into the property.
10. The bank will do an inspection and determine if there is lead-based paint and/or asbestos on the site.
11. VTRANS needs to be contacted regarding the curb cut.

The Chair closed the hearing at 6:52 p.m.

6. NEW HEARINGS/BUSINESS

6(A) Reopen DRB Case 2017-08: The Development Review Board (DRB) will consider a request by the **Winter Lane Home Owners Association to reopen DRB Case 2017-08**, a Minor Conventional Subdivision, Site Plan and Conditional Use application by **J & M Sand and Jenkins Family Trust**, to decide whether there was an improper warning of adjoining landowners. On April 17, 2017, the DRB approved a 3-lot subdivision for an existing single-family dwelling to remain on Lot 1, a commercial earth and mineral extraction use on Lot 2, and no proposed use on Lot 3. The property is described as SPAN 11703, Tax Map 8, Parcel 4. The subject property contains approximately 78 acres and is located within the Agricultural/Rural Residential (R5) and Flood Hazard (FH) zoning districts and the East Milton Planning Area.

The Chair administered the Oath to Interested Persons.

The Chair asked the public if anyone had received notification of the March, 2017 hearing.

John Hemsted stated that he had received notice of the hearing. John Hemsted stated that he called Jacob Hemmerick the Planning Director after receiving the notice and was told by Jacob Hemmerick that the permit will not be approved at the hearing and that the hearing would be just about the subdivision. Jacob Hemmerick stated that he next spoke with Jacob Hemmerick in July. Jacob Hemmerick told him that J & M Sand had already been approved.

John Line of 22 Winter Lane stated that he received notification for the 2015 hearing and spoke in opposition at that hearing. John Line stated that he did not receive notification for the March, 2017 hearing.

Victor Sinadinoski explained to the DRB that in late 2016 the internal process of the Planning Department for notifying abutters was changed leaving the burden to notify abutters to the Applicant.

Karyn Carstensen stated that the Association was warned in 2015 but not warned in 2017.

Kathy Taylor of 28 Winter Lane stated that she did not receive a notification.

Jason Taylor of 28 Winter Lane stated that he did not receive a notification.

The Chair stated that legally the Applicant was not required to warn anyone on the other side of the railroad.

1 The Chair closed the hearing at 8:07 p.m.

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3 **7. OTHER BUSINESS**

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5 Victor Sinadinoski stated that there is a new Planning Commission member named Zachary Chilcote.

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7 **8. APPROVAL OF MINUTES**

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9 Approval of the December 28, 2017 was postponed until February 22, 2018.

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11 MOTION by Rutz to approve the Minutes of December 28, 2017 as written. SECOND by Brisson.
12 APPROVED.

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14 MOTION by Rutz to approve the Minutes of February 22, 2018 as written. SECOND by Brisson. APPROVED.

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16 **9. ADJOURNMENT**

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18 MOTION to ADJOURN at 8:15 p.m. by Brisson. SECOND by Rutz. APPROVED.

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20 **Minutes approved by the Development Review Board this _____ day of _____, 2018.**

21
22 _____
23 **Bruce Jenkins, Chair** /swm

24
25 **Draft filed with the Town Clerk this _____ day of _____, 2018.**

26
27 **Filed with the Town Clerk this _____ day of _____, 2018.**