



## PLANNING COMMISSION

Meeting Type: \_\_\_\_\_ **Regular Meeting**  
Date: \_\_\_\_\_ **Tuesday, June 5 , 2018**  
Time: \_\_\_\_\_ **6:00 p.m.**  
Place: \_\_\_\_\_ **Municipal Building Community Room**  
Address: \_\_\_\_\_ **43 Bombardier Road Milton, VT 05468**  
Contact: \_\_\_\_\_ **(802) 893- 1186 or [vsinadinoski@ miltonvt.gov](mailto:vsinadinoski@miltonvt.gov)**  
Website: \_\_\_\_\_ **[www.miltonvt.gov](http://www.miltonvt.gov)**

## MEETING MINUTES

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### 1. CALL TO ORDER

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

### 2. ATTENDANCE

**Members Present** : Lori Donna, Chair; Julie Rutz, Vice-Chair; Tony Micklus, Clerk; Zachary Chilcote

**Members Absent** : John Lindsay

**Staff Present** : Victor Sinadinoski, Planning Director

**Public Present** : David Ross, Gary Crowley, Michael McCormick

### 3. AGENDA REVIEW

None.

### 4. PUBLIC FORUM

None.

### 5. STAFF UPDATES

Sinadinoski said that a planning and economic newsletter has been started to help be transparent to the public. Sinadinoski said that a business of the month will be started soon.

### 6. BUSINESS

#### A. Hearing on Proposed Edits of the Unified Development Regulations

Sinadinoski said that larger edits to the regulations included having people notify the planning department when they are building something agriculturally exempt rather than filling out a permit. Sinadinoski said that regulations regarding damaged non-conforming structures have been made clearer. Sinadinoski also said that regulations now allow buildings with frontage on Route 7 to have signage. Sinadinoski said that more uses have been added to different zoning districts.

The Planning Commission agreed to retract the edit to change the minimum square footage that requires a permit for an unroofed deck and agreed to keep it at 300 square feet per public request.

Donna expressed concern with the regulations on shared driveways. Donna believes that fifty dwelling units is too high of an allowance.

Sinadinoski agreed to edit the language to ensure that the density in a zoning district is not exceeded.

McCormick asked for clarifications to the regulations in regards to principal buildings and secondary buildings.

Donna said that some height restrictions may be too limiting.

Sinadinoski said that a list of proposed changes should be made and then reviewed all together.

Donna closed the hearing for the proposed edits. Micklus MOVED have the edits go forward to the selectboard. SECOND by Rutz. The Planning Commission APPROVED, 4-0.

**B. Request to Change Zoning District: 240 Railroad Street**

Crowley would like to rezone his property back to M1.

Sinadinoski explained that Crowley has a sketch plan approval from the Development Review Board, but does not have preliminary, site plan, or final approval.

Crowley said that he was surprised that he wasn't notified when the use of his property was changed.

Donna said that the boundaries were given many meetings, extensive thought, and discussion to decide where the zoning districts would be. Donna said that she was not comfortable making any immediate decisions.

Sinadinoski said that the districts of the town would have to be considered as a whole. Sinadinoski expressed that he is currently indifferent to the zoning classification of this particular piece of land but would want more information before forming an opinion.

Crowley explained that the current regulations would allow for a three-story building which, he believes, would not fit the neighborhood. Crowley also said that he is in no rush to build and expressed that he would like to work with the town to decide what would be best for the area.

Sinadinoski suggested that residents being affected by the zoning district changes should be notified with a letter, even though it isn't required by state statute. Sinadinoski said it would likely take approximately a year or longer before the Planning Commission would make any changes to the zoning districts.

Donna said that no zoning district changes will be made until there is further discussion.

**C. Town Plan Updates**

The Town Plan Updates will be discussed at the next Planning Commission meeting.

**7. MINUTES**

Rutz MOVED to APPROVE the minutes of May 15, 2018 as submitted. SECOND by Chilcote. The Planning Commission APPROVED, 3-0.

**8. ADJOURNMENT**

The next meeting will be on June 19, 2018 at 6:00 p.m.

Rutz MOVED to ADJOURN the meeting. SECOND by Chilcote. Motion APPROVED, 4-0.

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

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Lori Donna , Chair

/tc

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

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