



CHITTENDEN COUNTY RPC

Communities Planning Together

Planning Advisory Committee Agenda

Wednesday, April 12, 2023

2:30pm to 4:00pm

Meeting will be held virtually.

Virtual Location: <https://us02web.zoom.us/j/87984881997>

For those who would prefer to join by phone or those without a microphone on your computer, please dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.)

Dial: +1 312 626 6799; Meeting ID: 879 8488 1997

For supported devices, tap a one-touch number join instantly: +13126266799,,87984881997#

Agenda

2:30 Welcome and Introductions, Joss Besse

2:35 Approval of January 11, 2023 Minutes*

2:40 FY24 UPWP Review, Taylor Newton

Please review the draft FY24 CCRPC UPWP and provide any comments that you may have. New land use projects are in blue highlight and new transportation projects are in green. The draft UPWP can be found [here](#).

2:45 Town of Milton Town Plan Amendment*, Taylor Newton

The Town of Milton recently approved a Town Plan amendment to their future land use map. See the attached information about the amendments and a letter from staff acknowledging them and indicating that CCRPC's original regional approval of the town plan is unimpacted.

2:50 Electric Vehicles, Dave Roberts, Drive Electric Vermont

Dave will present information about how municipalities can develop an alternative fuel vehicle refueling properties location plan (e.g. EV charging plan) and how this will prepare communities for potential federal grants/funding in the future.

3:10 Draft Metropolitan Transportation Plan (MTP), Eleni Churchill

As a [Metropolitan Planning Organization \(MPO\)](#), CCRPC is required to adopt a MTP every 5 years. The MTP has been [incorporated the ECOS Plan](#) for the last 10 years, but CCRPC is proceeding with a stand-alone MTP for the next year until the 2024 ECOS Plan is adopted. PAC last reviewed the partially completed draft MTP in January 2023. Staff is now requested comments from the PAC on a revised draft MTP before CCRPC begins the public comment period in late April 2023. The draft MTP can be found [here](#).

3:30 Vermont Buildings and General Services (BGS) Municipal Energy Resiliency Grant Program, Ann Janda

CCRPC staff will share what we know about upcoming opportunities for municipal building audits and how the application process will work for specific implementation project.

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext 121 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.



CHITTENDEN COUNTY RPC

Communities Planning Together

3:35 VT Zoning Atlas, Taylor Newton

CCRPC staff are partnering with teams from UVM and Middlebury College to pilot a Vermont version of the [National Zoning Atlas](#). Interns will be reviewing zoning bylaws to determine allowed residential uses and densities by district. The methodology to be utilized by the team can be found [here](#). Please let CCRPC staff know if you would like to review data inputs to the Atlas for quality control.

3:45 Legislative Items, Taylor Newton and Darren Schibler

This is a placeholder agenda item to have a brief discussion on bills of interest post crossover.

3:50 Members Items Open Forum, Members

If anyone has anything they'd like to bring up with the group, please do so.

3:55 Other Business

1. **CEDS.** The CCRPC Board adopted the CEDS on March 15, 2022. CCRPC will now submit the EDA for approval and will work with West Central Vermont CEDS partners to determine the viability of creating an Economic Development District (EDD)
2. **Northern Borders Regional Commission, Catalyst Program.** Please let CCRPC staff know if there are any NBRC applications in our region. CCRPC is trying to understand if it will need to act as a local development district (LDD) for any forthcoming applications.
3. **Development Activity Reports.** If you have not already submitted your development activity report to Melanie Needle, please do so.
4. **Updated Regional and Municipal Energy Data and Maps.** CCRPC staff revised the list of proposed local known and possible environmental constraints used for enhanced energy plan mapping based on PAC comments in September and November. Please contact Melanie ASAP if your municipality has any additional local constraints to add to the list. Melanie has made revisions to the list of constraints in Richmond, South Burlington, Burlington, and Hinesburg.
5. **FEMA Flood Map and Bylaw Updates.** RPCs have entered into a contract with VT DEC to support NFIP map and bylaw updates in municipalities. RPC staff has begun this work by auditing each municipality's NFIP regulations and will contact any municipalities that are out of conformance with NFIP minimum standards.
6. **Regional Act 250/Section 248 Projects on the Horizon** - Please email Taylor and Darren information about projects on the horizon.

4:00 Adjourn

*** = Attachment**

NEXT MEETINGS:

Here are the future PAC meetings so you can hold the time in your calendars. Just keep in mind that sometimes we have to adjust these dates for various reasons:

June 14, 2023 at 2:30 PM – Enhanced Energy Plan

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext 121 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
PLANNING ADVISORY COMMITTEE - MINUTES

DATE: Wednesday, November 9, 2022
TIME: 2:30 p.m. to 4:00 p.m.
PLACE: Virtual Meeting via Zoom with link as published on the agenda

Members Present:

Joss Besse, Bolton
Eric Vorwald, Winooski
Larry Lewack, Charlotte
Cathyann LaRose, Colchester
Meagan Tuttle, Burlington
Ravi Venkataraman, Richmond
Paul Conner, South Burlington
Cymone Haiju, Milton
Matt Boulanger, Williston

Staff:

Taylor Newton, Planning Program Manager
Dan Albrecht, Senior Planner
Melanie Needle, Senior Planner
Darren Schibler, Senior Planner
Ann Janda, Senior Energy Project Manager
Charlie Baker, Executive Director

Guests:

Amanda Froeschle, VT Department of Health

1. Welcome and Introductions

Joss Besse called the meeting to order at 2:33 p.m.

2. Approval of September 14, 2022 Minutes

Eric Vorwald made a motion, seconded by Alex Weinhausen to approve the September 14, 2022 minutes. No further discussion. MOTION PASSED.

3. Revised 2024 ECOS Plan Schedule

T. Newton stated that the adoption of ECOS will now be delayed back from spring 2023 to 2024. The change in schedule is primarily to allow time for input of new CCRPC Equity Advisory Committee (EAC). This will misalign the timing of adoption of the Metropolitan Transportation Plan (MTP) and Comprehensive Economic Development Strategy (CEDS). The EAC will focus their initial time on reviewing the MTP and CEDS which will both be adopted in the first six months of 2023. Therefore, there will be no December PAC meeting. The PAC will review the MTP at the January meeting.

4. Draft West Central VT CEDS Review

T. Newton provided context for the West Central Vermont CEDS project and walked through the current draft of the document. T. Newton stated that the purpose of the document is to drill down to economic data for a wider geographic area and encourage collaboration with other regional partners. There is also a goal of creating an Economic Development District (EDD) to coordinate federal Economic Development Administration (EDA) funding; regardless, approval of a CEDS is a requirement for obtaining that funding. CCRPC anticipates approval by EDA in June 2023.

J. Besse asked whether the need for the CEDS / EDD is based on pursuing infrastructure funding. T. Newton stated that an adopted CEDS for a region is required to enable municipalities within that region to apply to EDA funds (including the EDA Public Works and Economic Adjustment Assistance Program)

A. Weinhausen suggested adding more indicators, specifically unemployment levels by race and ethnicity in addition to business ownership under Goal #2. He also suggested adding graduation rates to Goal #4.

5. ECOS Plan Revised TOD Overlay District

M. Needle reviewed the definition of the Transit-Oriented Development (TOD) Planning Area. Comments from the last PAC meeting concentrated on how the TOD Planning Area was depicted in rural communities with PAC member suggesting that the Overlay should align with Village planning areas rather than being specific to bus stops (which aren't always in areas planned for growth and change over time).

1
2 M. Tuttle asked how language in the TOD Overlay District purpose statement regarding residential density compares
3 with other growth area designations. T. Newton described that the TOD Planning Area recommends a minimum of 5
4 units per acre, which is more consistent with Center and Metro, but stated that it depends on the underlying zoning.
5 At M. Tuttle's question, T. Newton clarified that TOD does not supersede the underlying zoning districts (and won't
6 have any effect in regulatory proceedings). M. Tuttle asked if the TOD overlay is truly beneficial to municipalities
7 that can't achieve the desired TOD zoning density; T. Newton stated that he feels that it is still important to consider
8 from a regional perspective to start conversations about enabling this density (such as through water and sewer
9 infrastructure).

10
11 Paul Conner stated that he felt that the TOD Overlay geography that results from the methodology makes it feel
12 cherry-picked within the Metro planning areas. He stated that Metro planning areas that are not within the TOD
13 Overlay still have densities within the recommended range, so what does the TOD Overlay District mean for these
14 areas?

15
16 T. Newton asked if the residential density cited in the TOD Overlay District purpose statement should be higher (12
17 units per acre)? M. Tuttle agreed that it should within the Metro areas, but noted that a higher density may not be
18 achievable in Village areas. D. Schibler suggested that density could be context-specific with the purpose statement.
19 M. Tuttle suggested that the purpose statement could not include a specific number, but instead could emphasize that
20 communities should strive for higher density within TOD areas.

21
22 E. Vorwald asked if the Richmond Park and Ride (as a major transit resource) should be included in the TOD
23 Overlay District. R. Venkataraman noted that it's a challenging location because it's located away from the walkable
24 Village area, not served by water and sewer, and therefore doesn't fit with the TOD Overlay very well. Richmond
25 would encourage CCRPC to consider putting the TOD overlay within the Village area, but understands that this may
26 not make sense because transit does not serve the area.

27
28 P. Conner noted that there are some Center planning areas that lie outside the TOD Overlay District– this should be
29 rectified. For that area in Burlington, M. Tuttle feels it's fine either way (include it in TOD or remove it from
30 Center). M. Boulanger agreed regarding similar areas in Williston.

31
32 M. Needle reminded the PAC that there is limited time to workshop changes to the TOD Overlay District boundaries
33 since it needs to be included in the MTP. CCRPC staff hopes to finalize the draft MTP in January. A final discussion
34 with PAC will happen at the January PAC meeting.

35 36 **6. ECOS Plan – Local Known and Possible Environmental Constraints Review**

37 M. Needle reminded the PAC that this issue is being reviewed because of the update to the energy section of the
38 ECOS Plan. She noted that at the September PAC meeting the PAC recommended consistency in constraints for all
39 types of development, not just energy generation. CCRPC staff removed all the possible constraints that were not
40 natural resource related from local constraints lists. M. Needle explained that CCRPC staff felt like this was OK
41 because of the siting policies in the ECOS Plan. P. Conner suggested rephrasing siting policy (policy v) to emphasize
42 infill development is preferred in areas planned for growth instead of ground-mounted renewables generation.

43
44 M. Tuttle asked if municipalities have greater opportunity for comment on §248 applications if a proposed facilities
45 impact a constraint area. T. Newton said not directly within the review process; however, having these constraints
46 included in a municipal enhanced energy plan does provide the higher legal standard of "substantial deference." M.
47 Tuttle stated that she is concerned that removing these constraints from the regional plan would reduce their weight
48 in PUC proceedings. There was consensus that if constraints are removed that the siting policies need to be tightened
49 up to be more specific about siting in areas planned for growth. E. Vorwald said that he will send Winooski's
50 proposed local constraints to M. Needle.

51
52 T. Newton reviewed CCRPC's Act 250 / §248 policies and how they affect CCRPC's review of applications. He,
53 emphasized that CCRPC does not consider local constraints since these are covered by zoning for during RPC
54 reviews Act 250 applications. However, this is different for §248 because there is no local zoning review for these

projects. Therefore, CCRPC does specifically review and comment upon local constraints in correspondence with the applicant during Section 248 reviews.

7. Updated Regional and Municipal Energy Data and Maps

M. Needle stated that she did not have an update because VT Department of Public Service has not provided a timeline for release of LEAP data to RPCs (and therefore disaggregation to the municipal level), but it is likely that data should be provided to the RPCs by January 2023. For municipal comprehensive plans currently coming due for reapproval, CCRPC will clarify whether the updated energy data will need to be included in those plans based on timing).

8. CCRPC Plan Review Guidelines – Initial Town Plan Reviews

PAC members discussed the best method of delivery of Initial Town Plan Reviews to PAC members. M. Tuttle asked why the policy was changed to include PAC input on the initial reviews. M. Needle suggested it was likely to get early input from the PAC to ensure any deficiencies were corrected at the final review. A. Weinhagen suggested that prior to formation of the PAC, neighboring municipalities formed a committee to provide feedback directly to the municipality reviewing its plan. He suggested keeping the policy in place but sharing the initial reviews informally with PAC. J. Besse noted it would also help municipalities get consistent expectations from both staff and the PAC, rather than different input at different stages in the process. M. Tuttle agreed it was fine as long as the reading material was not too onerous. Future initial reviews will be linked from the agenda for members to review at their discretion.

9. Members Items Open Forum

There were no comments.

10. Regional Act 250/Section 248 Projects on the Horizon.

PAC members should email Taylor and Darren any Act 250/Section 248 updates.

11. Other Business

- i. Need UPWP Committee representative from PAC: These meetings will be virtual. Need to know by mid-December. PAC alternates are eligible.
- ii. MPGs due 12/1: Reach out to CCRPC for letters of support or help with scoping projects / budgets.
- iii. VT BGS Municipal Energy Resiliency Grant Program: grant agreement is expected in the next few weeks, money will flow to the RPCs and grant applications will be available in January.
 - Alex: can RPC help municipalities track all the federal money flowing into towns (ARPA, CARES, Infrastructure)? CCRPC plans to update Funding Opportunities webpage and will e-mail PAC list serve information about any particularly larger grant opportunities that become available.
- iv. All Hazard Mitigation Plans – Burlington, Winooski, and St. George are still outstanding.
- v. FEMA Flood Maps are being updated. CCRPC will be available to assist municipalities to update bylaws to be in conformance with the new maps and NFIP minimum standards.
- vi. Building Homes Together Dashboard has been updated. Main CCRPC Housing Dashboard (which includes all data, not just BHT timeframe) is also updated now and can be accessed through the CCRPC GIS hub.
- vii. US Department of Transportation and Housing and Urban Development's Thriving Communities Grant. Two different grants with the same name, but both support rapid planning processes as long as there's an equity nexus. No local match is required.
- viii. VT Statewide Housing Conference – November 16, 2022
- ix. VT Development Conference – November 17, 2022

9. Adjourn

The meeting adjourned at 4:00pm. The next meeting will be on January 11, 2023.

Respectfully submitted, Darren Schibler



April 13, 2023

Cymone Bedford, AICP
Planning Director
Town of Milton
43 Bombardier Road
Milton, VT 05468

RE: Regional Planning Commission review of the 2022 Milton Town Plan amendments

Dear Ms. Bedford:

The Chittenden County Regional Planning Commission (CCRPC) approved the 2018 Milton Town Plan and confirmed Milton's planning process on March 21, 2018. In 2022, the Town of Milton proposed amendments to the 2018 Town Plan, which were approved on January 3, 2023. Pursuant to 24 V.S.A. §4385(d) and [CCRPC's municipal plan review guidelines](#), CCRPC must review plan amendments to ensure that the amendments do not alter or risk the municipality's standing plan approval and confirmation status.

The Town Plan amendments include updates to projections of aging to the demographic data on pages 19-23, along with best practices to cultivate an age-friendly community. These changes are commendable and furthermore do not modify any Town Plan policies or conformance to the ECOS Regional Plan.

The Town Plan amendments also include changes to the land use boundaries in the "Proposed Land Use" Map. Specifically, a new "East Milton Transition Subarea" was added, and the three constituent parcels were changed from Agricultural / Residential (R5, 1 dwelling per 9.18 acres) to Low Density Residential (R3, 1 dwelling per 2.75 acres). The purpose of this change is stated clearly in the new planning area description:

"The East Milton Transition Subarea serves as a transitional zone from the high-density zone surrounding the Town Core to the rural setting and gateway to the Town Forest and other natural assets and recreational activities. This subarea is defined by its access or location within the water service area, its immediate adjacency to the Town Core Planning Area, and its suitable topographic, soil septic suitability, and natural features in alignment with Goal 9.13.2. The subarea is definitively limited to the area above Westford Road and is less than 2 miles away from Milton High School as the subarea is appropriately away from excavation and fill businesses in lower East Milton, and provides a buffer to sprawl from residential planned unit development encroachment into zoning districts R5 and FC."

Based on the Town Plan description, the availability of municipal water, the lack of municipal sewer service, and the new residential densities still falling below 1 dwelling per acre, CCRPC finds that the new planning area continues to conform to the Rural Planning Area as described on Page 4 of Supplement 3 of the *ECOS Plan*. In addition, new development that may result from this change is not likely to significantly impact other plan elements. **Therefore, CCRPC staff find that this proposed amendment is compatible with the current ECOS Plan's future land use map, and CCRPC's approval of the 2018 Milton Town Plan and confirmation of Milton's planning process are not affected by the 2022 amendments.**

Please let me know if you are in need of any other information or have any questions.

Sincerely,

Charlie Baker
Executive Director

CC (via email): [Kristin Beers](#), Milton Town Clerk
CCRPC Planning Advisory Committee



TOWN OF MILTON, VERMONT 05468

Department of Planning & Zoning: Planning, Development Review, Zoning

To: Milton Select Board

Date: September 6, 2022

**From: Cymone Haiju, AICP, Planning Director
Milton Planning Commission**

CC: Don Turner, Town Manager

Re: 2021 and 2022 Planning Commission Proposed Town Plan, Unified Development Regulations, and Zoning Map Amendments

Short Summary of Each Proposed Edit

The following provides an overview of each proposed UDR edit. Each modification appears sequentially, corresponding to its location in the UDR.

Wheelchair Ramps Added to Exemptions List as Section 1101.A(30)

Section 1101 provides a general exemptions list for which landowners do not need to obtain a zoning permit. In 2020, the Planning and Zoning office received a request from a resident to build a ramp on their deck to access their home post-hospitalization (their home's entryway did not allow for a wheelchair ramp given slope requirements); and a recommendation arose to add wheelchair ramps onto the exemption list from needing a zoning permit. Current UDR provisions allow for a wheelchair ramp exemption in entryways on single-family and duplex residential properties. The Planning Commission proposed adding an ADA-compliant wheelchair ramp on both a residential or commercial properties regardless of entrance location. To qualify for the exemption, the wheelchair ramp cannot extend into or obstruct a public right-of-way, interfere with visibility for vehicular traffic and must meet setback and lot coverage requirements for its zoning district and be minimally sized for its functional purpose.

Adding Air Transportation Services as a Use Section 3120

In response to a letter from the Vermont Transportation Board educating municipalities on the permitting process for helipads and airstrips in the state, the Planning Commission approved the addition of Air Transportation Services as a use under the Transportation, Communication and Utilities category under Section 5105(12). This proposed use is allowed as a conditional use in our industrial and rural/agricultural zoning districts. A definition for the new use is added as Section 3120 along with specific requirements informed by federal guidelines and Vermont's aviation division at VTrans including a clearance buffer requirement for helipads, runways, and airstrips to prevent air turbulence. Conditional use applications to the Development Review Board require a written statement from an electrical engineer verifying there are no nearby electromagnetic devices that may cause temporary interference with the aircraft's compass or navigational equipment.

Development Review Board Approval for More Than One Fill Project in 5-Year Period Section 3007.B

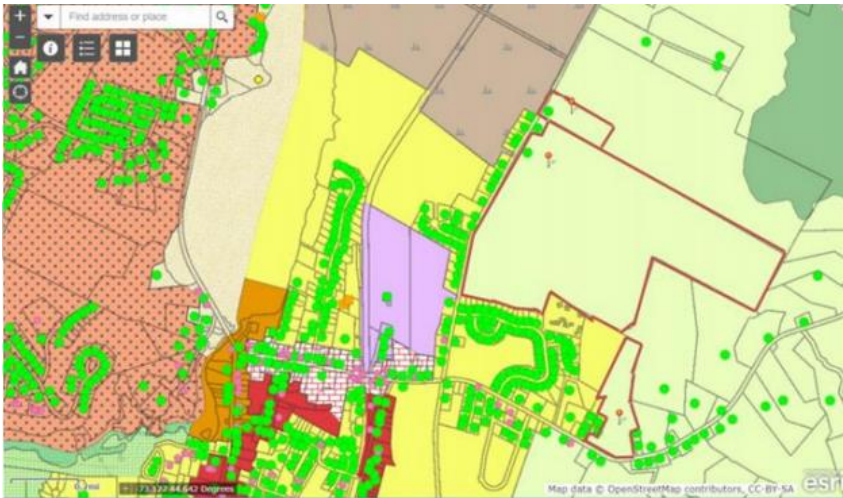
In summer 2021 the Development Review Board requested clarification from the Planning Commission on the intent behind the provisions in Section 3007.B which disallows the permitting of excavation and fill projects to a property owner in any 5-year period for the subject lot and all contiguous land under the same ownership. The Planning Commission discussed the topic and proposed providing the DRB with more discretion for such projects. The Planning Commission also proposed changing this standard to specifically limit such projects on lots that are less than one acre in order to address potential storm water runoff concerns on nearby properties.

Section 1111.A(4) Childcare Regulations

Our Zoning Administrator submitted a UDR update request regarding Section 1111.A(4) under Family Childcare Homes, in order to align its standards with the existing uses in our use table for easier applicability with permit applications. The Planning Commission proposed replacing the words “home childcare facility” and “daycare” from Section 1111.A(4) with “family childcare facility” as it appears in the regulations as a use; and adding a definition for the use “family childcare facility” under Section 5101 (definitions). The proposed definition uses the criteria outlined in Section 1111.A(4).

Rezoning of Parcels 104 Westford Road, 225 North Road, and 255 North Road to R3

The Planning Commission received three zoning change applications to change their zoning from R5 to R1 and proposed rezoning the parcels to R3 as well as the creation of a subarea in East Milton called the Eastern Transition Subarea, which comprises the parcels.



Conservation Subdivisions: Sections 3501.B, 4401.D, and 2122.B(1)

Currently, Section 3501.B states that “Conservation subdivisions are required for all major subdivisions in the Agricultural/Rural Residential (R5) zoning district, and all subdivisions, minor and major, containing land in the Forestry/Conservation (FC) and Flood Hazard (FH) zoning districts.”

This is the only reference in the UDR to the type of subdivisions allowed within R5 and FC. If proposed development submits an application for a conventional subdivision, the Zoning Administrator/PZ Department do not review under Chapter 350: Planned Unit Development Standards; but rather, under Chapter 440 and Chapter 210 (Use Standards). In addition, Act 171: Forest Blocks and Habitat Connectors was amended last year and requires that Town Plans and bylaws identify forest blocks, wildlife habitats, and habitat connectors and minimize forest fragmentation in a way that promotes the health, viability, and ecological function of forests.

With these considerations, the Planning Commission proposed to update the language of Section 3501.B and add this same language, as it appears below, to Section 4401.D so that applications are reviewed appropriately.

“Conservation subdivisions are required for all major subdivisions in the Agricultural/Rural Residential (R5) zoning district, for all minor subdivisions containing land in the Forestry/Conservation (FC) zoning district, and for all subdivisions, minor and major, containing land in the Flood Hazard (FH) zoning district.”

In addition, the Planning Commission proposed to only allow minor subdivisions which must be conservation subdivisions in zoning district FC and to have this reflected in the zoning district’s use standards as Section 2122.B(1).

Town Plan Update to Include a Description of East Milton Subarea

The Planning Commission proposed the following addition to the Town Plan, which serves as a description of the defined East Milton Subarea.

“The East Milton Transition Subarea serves as a transitional zone from the high-density zone surrounding the Town Core to the rural setting and gateway to the Town Forest and other natural assets and recreational activities. This subarea is defined by its access or location within the water service area, its immediate adjacency to the Town Core Planning Area, and its suitable topographic, soil septic suitability, and natural features in alignment with Goal 9.13.2. The subarea is definitively limited to the area above Westford Road and is less than 2 miles away from Milton High School as the subarea is appropriately away from excavation and fill businesses in lower East Milton, and provides a buffer to sprawl from residential planned unit development encroachment into zoning districts R5 and FC.”

Section 3011 Surface Waters, Wetlands, and Riparian Buffers

The Planning Commission proposed updating Section 3011.A and 3011.B to reference a definition for the term surface waters.

Section 3305. Natural Resources Protection

The Planning Commission proposed removing Section 3305 as this section is not required by state statute, it is already covered for all development proposals via Section 3011, the resources within the section are not well defined, and there are no standards established.

Chapter 500 Additional Definitions

The Planning Commission proposed adding a definition for the terms “surface waters” (Section 5219.S) and for “necessary wildlife habitat” (Section 5214.N) in order to add clarity, certainty, and alignment with state law.

Section 3304.A Character of the Area

The Planning Commission proposed updated language to Section 3304.A(1)(d) in order for this provision to specifically reference statutory language and provide the Development Review Board with a specific definition as their reference when making determinations on conditional use applications. It would read as follows:

“Not have an undue adverse impact as defined by the purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal plan”.

Section 3204.H Screening

The Planning Commission proposed updated language to make it clear that the intention is to prohibit corrugated sheets, plywood sheets, metal sheets, and galvanized steel sheets in all districts for nonresidential projects under Section 3204.H(7)(b). The Planning Commission also proposed a table of common fencing materials and their acceptability, along with a provision for the Development Review Board to make decisions on new or alternative materials that are not specifically mentioned based on their similarity with the given list.

Section 3015.F Sign Regulations

In order to make our sign regulations content neutral, the Planning Commission proposed language edits to this Section which remove any need for the Development Review Board or Zoning Administrator to know and judge the content of a sign in order to determine approval. The Planning Commission updated the signs exemptions list to be content neutral. Section 3015.F(1)’s mention of what the sign may contain was removed. In Sections 3015.F(3)(a) (for special business signs) and 3015.F(4)(e) (for multi-unit business identification signs) the Zoning Administrator or Development Review Board would need to know if the sign has content associated with these types of events: “opening or closing of a business, a special sale, promotional event, or change in ownership or management” or “grand opening” to know whether the standards in these sections apply. Therefore, the Planning Commission proposed to remove this language. In addition, the Planning Commission proposed to allow the Zoning Administrator to grant a 45-day extension for all temporary signs on request in both of these sections.

Section 4303 Conditional Use Review and Section 4305 Amending Approved Plans

The Planning Commission proposed clarifying that a conditional use amendment application is not required unless the proposed development directly impacts the conditions of the original conditional use approval (Section 4305). The Planning Commission also proposed adding the standard that the staff report and notice of decision issued by the Development Review Board indicates any specific conditions for conditional use approval and the date on which it was approved (Section 4303). This standard makes it clearer to determine

if a proposed development has features that impact the original conditional use approval. These proposed changes are meant to address situations where a development received prior site plan and conditional use approval and there is a need to determine if the applicant requires both approvals again or only site plan approval. A practical example would be a restaurant located in a zoning district where it is a conditional use and years later the owner seeks to add an outdoor seating area to their establishment.

Allowing Multifamily as a Use in Zoning District NC1

Currently multifamily is not a permitted use in zoning district NC1. The Planning Commission proposed adding multifamily as a permitted use in NC1 and requiring a 120 feet setback be established for lots with frontage on Route 7 with the purpose of preserving this land for future commercial development. In the interim, if a commercial use is not proposed, the space within the 120ft setback established for lots on Route 7 shall not be included when calculating the lot coverage requirement and that land shall be landscaped for outdoor amenities such as a community garden outdoor use area or other type of recreation outdoor use area. This requirement is in addition to the common open space requirements of Section 3101.A(2) and the landscaping requirements of Section 3204. Lots in zoning district NC1 without Route 7 frontage can build multifamily without this requirement and can build multifamily outright according to the other UDR standards.

Zoning District M4-R Setback Standards Change

In response to a request from the Zoning Administrator, the Planning Commission proposed changing the side and rear setbacks for lots in zoning district M4-R from 15 feet to 10 feet because, for example: a minimum allowed lot size of 6,000 square feet is 60 ft x 100 ft. If you subtract the side and rear setbacks, one can only build a 30 ft wide house, which is not enough space for a garage.

Cottage Cluster Planned Unit Developments Section 3502.C and Section 2007.B

A cottage cluster planned unit development is a small housing type that has a footprint of not more than 1,200 square feet if single-family or 1,600 square feet if two-family. Its purpose is to address the need for smaller and more affordable housing choices in response to changing household demographics and living preferences. The intent is to encourage development of pocket neighborhoods composed of cottages sited around common open space that are pedestrian-oriented. In order to incentivize this type of development for the benefit of our aging population's projected needs to downsize into homes with less maintenance and for the benefit of young adults and young families seeking starter homes, the Planning Commission proposed increasing the density bonus for cottage cluster planned unit developments from 150% to 300%. Cottage cluster planned unit developments are permitted in zoning districts M1, M2, M3, M4-R, M5, M6, R1, and R7.

Duplex Conversions (Section 2007.B)

The Planning Commission proposed a change that would allow a vacant lot to develop into a duplex in the same pattern as a developed single-family lot when the lot has the ability to connect to town water and sewer

and is located in a zoning district where duplexes are a permitted use. The intention is to encourage more infill development of this ‘missing middle’ type of small-scale housing within the Town Core.

Section 2123 Mobile Food Service

The Planning Commission proposed allowing mobile food service to be a permitted use (i.e. mobile food trucks) in each zoning district where it is currently a conditional use. This is in zoning districts DB1, NC1, NC2, M2, M3, M4C, and M5.

Minor Technical Correction to DB1’s Use Standards: Section 2101.B(2)

The Planning Commission proposed a technical correction to zoning district DB1’s use standards that did not make it into the final version of our adopted UDR. During the 2020 session, the Planning Commission decided to allow multifamily as a permitted use in district DB1. Projects propose a commercial/non-residential use for the space within its first 30 feet that is open to the public can qualify for a bonus density under Section 2007.B(1)(a) or (b). Projects that do not have an occupied non-residential use within this space are ineligible.

Section 1106 Agriculture

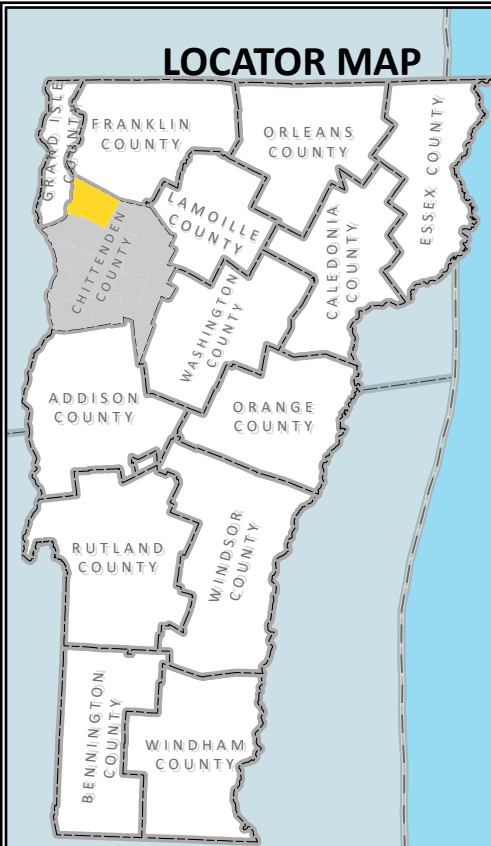
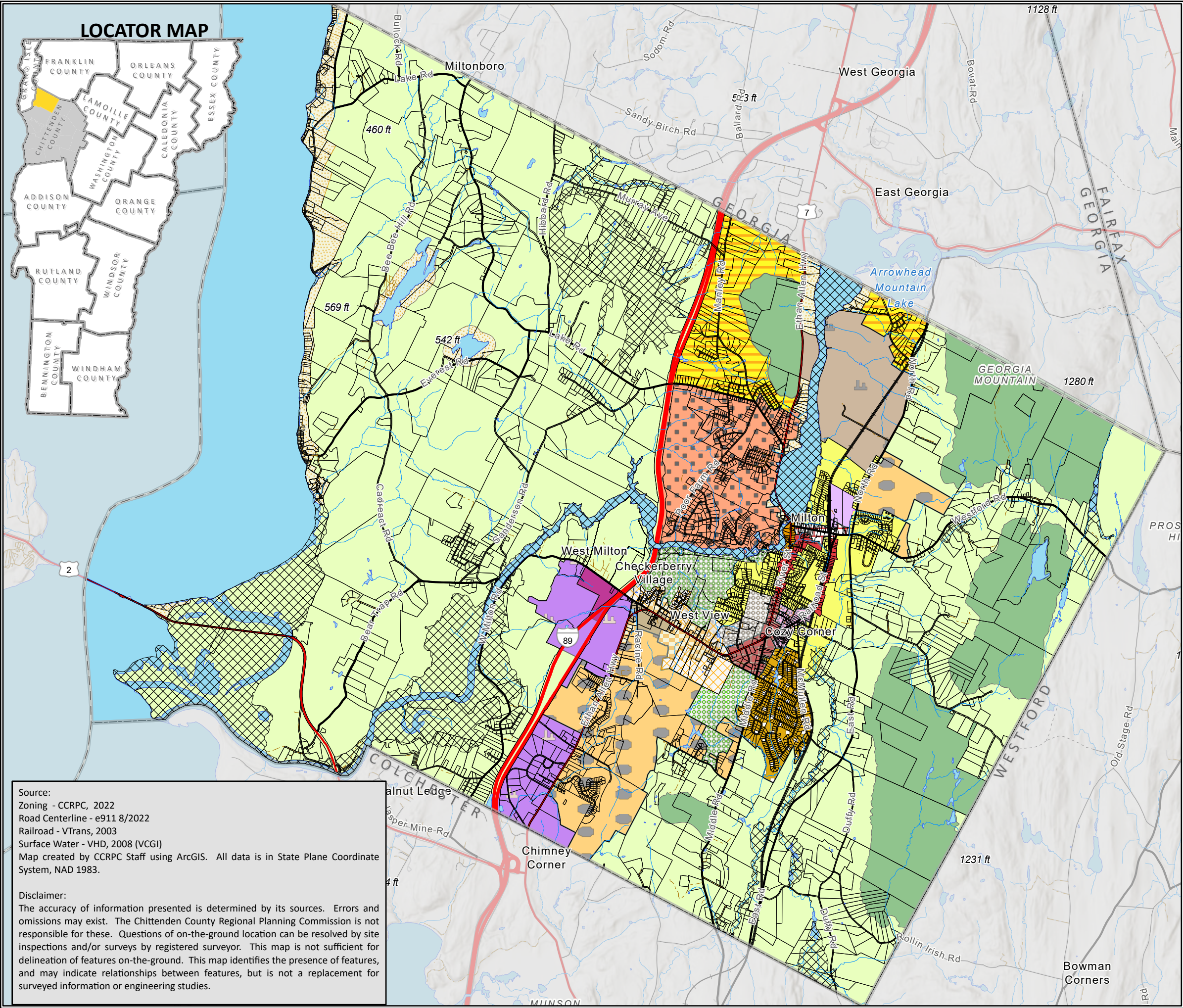
Single-family homeowners at times request to use their acreage or backyard space for small-scale animal husbandry. However, our regulations do not place a threshold or set criteria for this use in such applications. In response to a recommendation from the Zoning Administrator, the Planning Commission proposed establishing standards that allow farm animals outside of setbacks and surface water buffers and not on abutting landowners’ property. In addition, storage of agricultural wastes or agricultural inputs would be disallowed on lots that are less than 2 acres.

Assisted Living Made a Permitted Use in More Zoning Districts

The Planning Commission proposed making assisted living a permitted use in districts DB1, NC1, NC2, M1, M5, and M6 where it is currently a conditional use in order to meet the projected needs of senior residents.

Town Plan Update: Aging in Place Data and Best Practices

The Planning Commission proposed adding demographic projections for our nation, Chittenden County, and Milton as it concerns the aging of the population. It also includes a short list of best practice priorities to cultivate an age-friendly Milton including encouraging cottage cluster planned unit developments, encouraging the development of accessory dwelling units, becoming an AARP Age-Friendly Designated Community, and completing a study that identifies barriers to the development of senior housing and assisted living facilities and that identifies projected needs for rescue services.



Zoning Districts Milton, Vermont

Legend

- 2018 Tax Parcel Boundary
- Zoning District**
- Downtown Business District (DB1)
 - Checkerberry Neighborhood Center (NC1)
 - Historic Neighborhood Center (NC2)
 - Milton Crossroads Marketplace Center (M1)
 - Milton Crossroads Marketplace West (M2)
 - Milton Crossroads Marketplace Municipal/Recreation (M3)
 - Checkerberry Commercial (M4-C)
 - Checkerberry Residential (M4-R)
 - Old Towne Residential/Commercial (M5)
 - Main Street (M6)
 - Interstate Commercial (C1)
 - Light Industrial (I1)
 - General Industrial (I2)
 - Industrial Conservation (I3)
 - Old Towne Residential (R1)
 - Medium Density Residential (R2)
 - Low Density Residential (R3)
 - Transitional Residential (R4)
 - Agricultural/Rural Residential (R5)
 - Shoreland Residential (R6)
 - Beaverbrook Residential (R7)
 - Forestry/Conservation/Scenic Ridgeline (FC)
 - Flood Hazard Overlay District



1:60,000

0 1 2 Miles



Source:
Zoning - CCRPC, 2022
Road Centerline - e911 8/2022
Railroad - VTrans, 2003
Surface Water - VHD, 2008 (VCGI)
Map created by CCRPC Staff using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.