

**Town of Milton
Planning and Zoning Commission
Minutes
October 11, 2005**

Members Present:

Linda Rogers	Dean Sherman	Mike Filicko	Denny Hughes
Dick Greig	Carol Bruce	Bernice Edwards (8:10 p.m.)	

Others Present:

Eric Evans	Stephanie Coulbourne
Tim Willard, Fuqua & Yori, P.A.	Bob Kerr, Cabe Associates

Mrs. Rogers opened the Public Hearing session and introduced the application.

An application from Margaret (Peggy) Barton for a Special Permitted Use Permit (Bed & Breakfast) in the R-1 (Residential) District located at 322 Union Street further identified by Sussex County Tax Map and Parcel number 2-35-14.19 69.00.

Mrs. Margaret (Peggy) Barton addressed the commission and explained the application. She would like to operate a one-room Bed and Breakfast at 322 Union Street. There would be no more than two people staying in the room at a time. The visitors will have access to the room and the parlor. Mrs. Barton stated she has gone over the ordinances with Eric and fully understands the requirements. There is parking available for six cars on the lot and no visitors will be using the garage. All neighbors have been notified by certified mail of the application.

Mr. Sherman made a motion to close the public hearing, seconded by Mr. Hughes. All those in favor. Aye.

Mrs. Rogers opened the regular meeting and reintroduced the application.

An application from Margaret (Peggy) Barton for a Special Permitted Use Permit (Bed & Breakfast) in the R-1 (Residential) District located at 322 Union Street further identified by Sussex County Tax Map and Parcel number 2-35-14.19 69.00.

Mrs. Rogers reviewed Chapter 6 of the ordinances with the commission and acknowledged that the application fully complies with the regulations.

Mr. Filicko made a motion to approve the application with a condition that it is reviewed within 12 months by Town staff for any violations. Ms. Bruce seconded the motion. All those in favor. Aye.

The next application was from *Eagle Eye Development LLC for a mixed use (Commercial/ Residential) Marina. The applicant is requesting permission to construct 23 dwelling units and 17,563 sq ft of commercial space. The property is located at 309 Front Street further identified by Sussex County Tax Map and Parcel number 2-35-20.08 10.00.*

Mrs. Rogers noted that the public hearing had been held. Ms. Lynn Celia informed the commission they have addressed a few of the issues that were brought up at the public hearing. The loading zone was moved, the trash dumpsters were noted on the plan and

sidewalks were added along Front Street. The total project is 10 ½ acres with only 2.1 acres developable due to the wetlands.

Mr. Hughes made a motion to allow the residential units above the commercial space. Mr. Filicko seconded the motion. All those in favor. Aye.

The commission addressed the site plan for the Eagle Eye LLC project. Ms. Celia showed the changes made on the plans per comments from the public hearing. There was discussion regarding the number of units above the commercial space

Mr. Filicko made a motion to approve 23 residential units above the commercial space as presented to the commission. Mr. Greig seconded the motion. All those in favor. Aye. Ms. Bruce opposed the motion stating she would like to see a reduction in the number of units.

The discussion continued regarding the parking spaces, boardwalk connections to the sidewalk, pavers by the residential parking, and the possibility of a fountain in the middle of the parking lot with vegetation.

The conditions placed on the site plan are to include reducing the parking by 10 spaces; install cement stamped and colored pavers, berms, sidewalks and curbing along Front Street and connecting the boardwalk to the sidewalk. The dumpsters are to be relocated and closed in. Discussion for the residential trash units along with additional conditions will be addressed before the final site plan approval.

Mr. Sherman made a motion to approve the preliminary site plan with the conditions noted, seconded by Mr. Greig. All those in favor. Aye.

The commission reviewed the findings of facts for the following application:

James and Nancy White, for the annexation and zoning of Sussex County Tax Map 2-35-14.00 Parcels 132.00, 132.01, 132.02 and 132.03 located along Atlantic Street.

Eric Evans went over the finding of facts for the annexation. The commission agreed on the following recommendation:

Planning and Zoning recommends at this stage, that the referenced property be annexed into the Town of Milton. The annexation should include a preliminary concept plan. The zoning should be a split zoning of R-1 (Single Family Home) and R-3 (General/Multi-Family) with the LPD overlay.

Mr. Sherman made a motion to forward the application to the State Planning Office, seconded by Mr. Hughes.

The meeting was adjourned. The Commission will meet on October 18th at 7:00 pm at Mariner Middle School along with the Town Council and the Board of Adjustment for a presentation by Mr. Ed McMahon.