

**Town of Milton  
Planning & Zoning Commission  
Meeting Minutes  
February 1, 2007  
7:00 p.m.**

Members Present:

Linda Rogers	Ginny Weeks	Dean Sherman	Michael Filicko
Louise Frey	Carol Bruce	Richard Greig	Bernice Edwards

Others Present:

Robin Davis	Bob Kerr	John Brady
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Linda Rogers opened the Public Hearing. The time is 7:05 and the date February 1, 2007

1. An application from Vintage Café and Bake Shop for a Special Permitted Use permit to operate a food establishment/bakery at 113 Union Street, Unit C, further identified by Sussex County Tax Map and Parcel # 2-35-14.19-184.00. The property is located within the Town Center zoning district.

Linda Rogers: Is there anyone present on behalf of this application and if so please go to the microphone and state your name for the record.

Martha Ridette: Hi, my name is Martha Ridette and I am going to be the owner of the Café Bake shop. First, I want to thank everybody for coming out tonight, hopefully all in support of me. I've had an overwhelming welcoming of people that are very excited about the situation. My sister and I are going to be partners and we would like to open a small Café Bake shop. It will seat approximately a minimum of 6 and a maximum of 9 and that would be the in-house. We are hoping that we will have a lot of take-out and deliveries to the local area. We will be doing daily sandwiches and soups. We will have plenty of fresh baked goods and the hours of operation we are planning on are Monday through Friday will be like 6:30am to catch the morning crowd on their way to work until 3pm. On Saturday and Sunday we would like to open from 8am to 3pm, and hopefully that will be for birthday parties and cakes for those occasions.

Linda Rogers: Alright. Does anyone on the board have any questions for the applicant? Bob, do you have any questions or comments?

Bob Kerr: No, other than the ones that I made at the last one where this is for Special Use. It's a similar condition where this is something that is permitted but it does require your approval to allow this to happen. This site went through a site plan review not too long ago and is detailed in Robins' Memo, so you essentially approved the outside, it's really just the use of what's going on inside the building.

Linda Rogers: Okay. Does anyone in the general public have any comments in favor of this application?

Joanne Mattioni, 309 Union Street: I am also very excited about this business coming in here. This is exactly the type of business that we need in the Town district and it can only add to the character and the ambiance of the Town and it will give people who are visiting the Town, the theatre, the antique shops, the library, the Historical Society, another place where they can socialize and make this Town a destination. I am very in favor of it.

Michael Clark: I am here representing the Chamber of Commerce of Milton. As a group we are very enthusiastic about seeing the bakery getting opened up. We are looking to see some business coming into the Town, and we're hope that the business atmosphere within the Town of Milton is on an upward swing and I think this would be a very positive start to seeing something like that going on downtown.

Brenda Simms: I actually represent a mile outside of Milton, but this is my Town. I am very much in favor of this café. It gives the Town exactly what it needs. It's going in the direction the Town needs to go. We need more shops here. We need people that come in for our (intelligible) need places to go, to walk and I think it is wonderful and I am very excited and I really hope that everybody here is in favor of it because I think is going to benefit the town.

Linda Rogers: Is there anyone here that would like to make any comments against this? No? Good! Does anyone on the Board have anything at all that they would like to ask or say or favor and when are you going to open?

Martha Ridette: We are planning on opening Saturday once this gets approved and want everyone to come by.

Linda Rogers: Mr. Brady, do you have any comments:

John Brady: No, but as per your request, here is the proposed motion.

Linda Rogers: We have to close the public hearing first.

Ginny Weeks: I have a question on procedure. When the Iquana Grill came before us, they were required to have parking in the Town Center. I would just like to make sure that was covered.

Linda Rogers: As far as I know, we did the variance at the time of the site plan to have the parking at the Town Center.

John Brady: The sole purpose for tonight is one of the factors in the town center zoning district is a Special Use to have a food store and because they are operating a retail food as bakery for take-out, that's why they're here. Otherwise, it would have been something that could have been issued without a hearing, but because food stores are Special Use Permit, it had to come in front of the P & Z Commission. That's the sole purpose for tonight. The building itself was approved, the variance for parking was done in May, the sign was approved by Historic Preservation in December.

Deborah Ridette: I am Martha's sister and partner and I just want to say the time we are going to open up is going to benefit the new shops. We are going to be doing parties and weddings so it will help the florists; it's going to help the hairdresser. It's going to make this town. We are going to help not only ourselves, but try to wake up the town and help each other.

Carol Bruce: I have a purely procedural question. Would this application normally be put in earlier than this rather than 4 days from the opening?

John Brady: I believe there was a miscommunication. I believe they thought they just needed to come by and get a business license and when they did they were informed they needed a Special Use and this was expedited off the normal meeting date to try and meet their requests.

Linda Rogers: Can we have a motion to close the Public Hearing?

Bernice Edwards: I make a motion.

Carol Bruce: Second.

Linda Rogers: We have a motion and a second, all in favor say "Aye". Opposed – none.

### **Meeting called to order at 7:15pm.**

Linda Rogers: Are there any additions or corrections to the agenda? Do we have a motion to approve the agenda?

Ginny Weeks: I make the motion to approve the agenda.

Bernice Edwards: Second.

Linda Rogers: We have a motion and second, all in favor say "Aye". Opposed – none.

Linda Rogers: The only item on the agenda is to act on the Bake shop.

1.

An application from Vintage Café and Bake Shop for a Special Permitted Use permit to operate a food establishment/bakery at 113 Union Street, Unit C further identified by Sussex County Tax Map and Parcel # 2-35-14.19-184.00. The property is located within the Town Center Zoning District.

Linda Rogers: Would

someone like to make a motion that Mr. Brady has written?

Ginny Weeks: I make a motion.

Linda Rogers: Read motion as written. I Ginny Weeks make a motion to approve the special use permit to operate a café/bake shop at 113 Union Street Unit C in the Town Center District.

Louise Frey: Second.

Roll Call Vote:

Richard Greig:	Yes	Carol Bruce:	Yes
Dean Sherman:	Yes	Linda Rogers:	Yes
Michael Filicko:	Yes	Bernice Edwards:	Yes
Louise Frey:	Yes	Ginny Weeks:	Yes

Linda Rogers: Motion carried to unanimously approve the Bake shop. Being no further items on the agenda will someone make a motion to close the meeting?

Ginny Weeks: Motion to adjourn.

Carol Bruce: Second.

Meeting adjourned at 7:17pm.