

**Town of Milton
Planning and Zoning Commission
Minutes
February 21, 2006**

Members Present:

Linda Rogers	Mike Filicko	Denny Hughes	Dean Sherman
Dick Greig	Carol Bruce	Bernice Edwards	

Others Present:

Stephanie Coulbourne	Bob Kerr
Tim Willard	

Mrs. Rogers opened the meeting and introduced the application.

1. Heritage Creek Subdivision – Miscellaneous information required prior to Final Site Plan approval can be granted i.e.: Architectural Standards, Model Home locations, Sales Office location, etc.

Jeff Clark from Land Tech Land Planning, LLC addressed the Commission and spoke of a few amendments in the Master Plan. The changes include a reduction of the single family lots from 198 to 183 due to the increase in the lot sizes along Round Pole Branch. The town home sites were reduced from 102 to 91. There will be 26 homes located along Heritage Boulevard to come before the Commission at a later time for architectural review. Mr. Clark introduced Matthew Peterson who showed a power point presentation on the architectural designs of the homes. There will be a 25 foot tree line buffer, in which no living trees will be moved, between Phase 1 and the neighboring property. There will be a considerable landscaping plan for the development including oak and maple trees along the boulevards and smaller trees on the side streets. There will be two trees planted on each of the 425 home sites. Mr. Clark stated they are also seeking approval for an on-site well to water or irrigate the landscaping only. The home site models will be located at the end of Heritage Boulevard and the sales office will be located just inside the entrance at the cross streets of Heritage Boulevard and Mariner Circle. As soon as the models are complete, the sales office will be eliminated. Mr. Cannon from Schagrin Gas answered questions from the Commission regarding the central gas storage tanks and their service to the community. Mr. Willard stated the issue regarding the well must go before Town Council. Mr. Filicko made a few concerns regarding clear cutting of trees and making sure the project adheres to the conditions applied.

2. North Milton Development Group further identified as Sussex County Tax Map and Parcel number #2-35-14.00-4.00, the property of Wayne and Bonnie Hudson further identified as Sussex County Tax Map and Parcel number 2-35-14.00 .00, 2.00, 3.00 & 16.00, 1630 Ventures further identified as Sussex County Tax Map and Parcel number 2-35-14.00-77.00.

Mrs. Rogers stated this application has been withdrawn per the developer's request.

3. An application by River Basin Engineering requesting a preliminary site plan review for the out parcel of the Milton Park Center further identified by Sussex County Tax Map and Parcel number 2-35-14.15-68.00 and for an additional building to be located on 68.01. Proposed uses are Commercial/Retail.

Scott Pinder from River Basin Engineering addressed the Commission and explained the application. The request included a 19 space waiver for parking in Parcel A, a fast food location and retail space in the parcel adjacent to Route 16. There is also a request for retail space to be located in the current parking lot along Route 5. The group wanted to come before the /commission to get their thoughts on the proposed changes.

Mr. Kerr went over a large list of concerns and issues that were not addressed in the plans.

Mr. Willard also referred to the Town Code regarding conditions that all plans must meet. The Commission expressed their concerns regarding the current shopping center and it's lack of landscaping and items that were not finished compared to the original approval for the shopping center.

Mr. Willard went over the town code regarding the Town's recourse against any developer that does not follow approved site plans. Mr. Willard believes the code should be updated regarding the Town's course of action against the developers.

The meeting was adjourned.