



Regular Meeting

Thursday, September 10, 2026, 6:00 p.m.

Community Room, 43 Bombardier Road, Milton, VT 05468

In Person and/or Via Zoom at:

<https://us02web.zoom.us/j/81732262502?pwd=z9XcZNUgWb1PQfleJyYtsihs6RTHXk.1>

The Milton Development Review Board will conduct a hearing on the following application(s) at their meeting on September 10, 2026, **at 6:00 p.m.** in the Community Room at 43 Bombardier Road, Milton or via Zoom:

Donald R Richards Revocable Trust, Owner/Applicant, are requesting **Final Plan** approval of a 2-lot **conservation planned unit development subdivision** located at the parcel described as 1238 Lake Rd, Parcel ID 218010-000000, SPAN 396-123-12975. The subject parcel has 249.76 acres and consists of pre-existing dwelling units at **1238 Lake Rd, 1257 Lake Rd and 47 Beebe Hill Rd**, and multiple barn structures. The proposal is to create the dwelling units on their own parcels, and preserve the farm into a conservation area. The parcel is located in the Agricultural/Rural Residential (R5) zoning district and the West Milton Planning area.

Christine & Brian Werneke, applicant, are requesting **Final Plan approval** for a 2-lot **Minor Subdivision & Conditional Use approval** for construction of a single-family dwelling in the FC zoning district. The project is located at **356 Hardscrabble Road**, described as Parcel # 212011-000000, SPAN 396-123-13531, and is **owned by Harold & Rebecca Torre**. The subdivision would create a 15.27-acre parcel to be accessed off the existing driveway. The subject property contains a total of 295 acres and is located within the Agricultural/Rural Residential (R5) and Forestry/ Conservation/ Scenic Ridgeline (FC) zoning district and the East Milton Planning Area.

A meeting link will be included with the meeting Agenda. Interested members of the public are encouraged to attend the hearing. Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal. To determine if you may qualify as an interested person, please contact the number below. Plans of the proposed project and staff notes are available from the Department of Planning & Zoning, 43 Bombardier Road, Milton, Vermont during regular business hours and posted online at least two days prior to the meeting at <https://miltonvt.gov/agendacenter>. Please note that these materials will NOT be handed out to the public at the meeting. Please contact (802) 893-6655 option 4 if you have any questions or comments.

This warning has been posted to the Town website and social media accounts, the lobby of the municipal building, two designated places within the Town of Milton (Kinney Drugs and Raj Liquor & Beverage), filed with the Town Clerk, and published in The Islander newspaper.