



Thursday, September 10, 2026,
6:00 p.m. Regular Meeting
Community Room, 43 Bombardier Road, Milton, VT 05468
In Person and/or Via Zoom at:

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

If you attend the meeting via zoom and intend to gain interested party status,
please provide your name, email and/or mailing address using the Q&A feature.

I. Call to Order

II. Attendance

III. Agenda Review

IV. Public Forum

A Public Forum is for items not on the agenda and will be limited to five minutes per person. All participants must clearly state their name. No action will be taken on items raised until a subsequent meeting (if action is needed).

V. New Hearing-

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.

VI. Continued Hearing – None

VII. Approval of Meeting Minutes of August 27, 2026

VIII. Deliberative Session

Private session for deliberations on applications and written decisions in accordance with 1 V.S.A. 312.

IX. Adjournment

All documents pertaining to this meeting may be viewed using the following link:

https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgAbvGdfQJiuS6pHaC7shjk_AVsdXNuwnRukqqcDIBvP3SM?e=OI3boD

To view this meeting via live stream, go to Lake Champlain Access Television at LCATV.org. This agenda has been posted to the Town website, 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 e-mailed to local media outlets.

Signed: Amanda Pitts, Zoning Administrator