



Regular Meeting

Thursday, June 25, 2026, 6:00 p.m.
Community Room, 43 Bombardier Road, Milton, VT 05468
In Person and/or Via Zoom

**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:** B. Jenkins called the meeting to order at 6:00 p.m.
- II. Attendance:** Bruce Jenkins, Bill McSweeney, Mary Callahan, Julie Rutz, Nick Smith, Amanda Pitts, DRB Staff, See sign-in sheet for members of the public.
- III. Absent:** None
- IV. Agenda Review:** No changes were made to the agenda.
- V. 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).
- VI. Continued Hearing –**

Dylan Corr, owner and applicant, is requesting **Major Site Plan approval** for the construction of a triplex at **25 School Street**. The subject parcel is described as Parcel # 132022-003000 and SPAN 396-123-10396, and recorded as having 4.08 acres. The parcel is located in the Old Towne Residential/Commercial (M5) zoning district, and the Town Core Planning Area.

The applicant emailed staff to request the application be continued to July 23, 2026.

Motion to continue hearing and site to July 23, 2026 by N. Smith. Seconded by J. Rutz. Motion approved unanimously. Site visit is scheduled for 5:15 pm and continued hearing at the regularly scheduled 6:00 pm meeting.

VII. New Hearing –

Christopher Blondin, Owner/Applicant, is requesting Preliminary Plan Review of a 24-lot Major Subdivision located at **0 East Road**, described as Parcel # 211093-000000, SPAN 396-123-12211. The subdivision includes construction of 21 new dwelling units, new road accessed off Railroad Street, and connection to water and sewer. The subject property is recorded as having 55.91 acres and is located within the Old Towne Residential (R1) zoning district and the Town Core Planning area.

Christopher Blondin, Owner and Scott Homsted with Krebs & Lansing attended the meeting and represented the applicant. The following members attended the hearing as interested parties; Michael Desranleau, Duane Rouse, John David Nichols. The following members of the public attended the hearing; Roberta Wermer, Grant Rees. B. Jenkins administered the oath and read through the following numbered items.

1. The applicant is advised to provide a Permit Navigator Summary or Project Review Sheet to staff. Applicant shall secure permits identified.
2. Applicant is advised to provide details regarding the areas labeled on the site plan as archeological areas.
3. Applicant is advised to address TAC comments to the satisfaction of staff.
4. Applicant is advised to confirm that single family dwelling units are proposed on each lot.
5. Applicant is advised to clarify how many dwelling units are proposed.
6. DRB to determine if the creation of Lot 31 without the required frontage is allowed.
7. Applicant is advised to provide the distances to existing structures for 140 and 142 Railroad St to the proposed new road right of way to confirm conformance with front setback requirements.
8. Applicant is advised to clarify the right of way in relation to 142 Railroad St. The owners of 142 Railroad St will require party status to the application if the proposed right of way reduces their lot size.

9. The new road will require a highway access permit from public works and an associated inspection.
10. Applicant is advised to clarify the driveway access for 142 Railroad St.
11. Applicant is advised that all driveways shall be designed and constructed in accordance with section 3002 and public works specifications.
12. Applicant is advised to clarify grading, erosion control measures, and stormwater management with the boundary with 140 Railroad St. The DRB to determine if grading and fill outside section 3007.E is allowed for this project.
13. Applicant must obtain local and state approvals for water and sewer allocation and connection.
14. Prior to zoning permit approvals for any construction, applicant must submit a copy of the state stormwater permitting.
15. Applicant must maintain surface waters in accordance with section 3011.
16. DRB to determine conformance of new road with connectivity section 3405.A(6).
17. DRB to determine if a secondary access is required.
18. Applicant is advised to revise the grade of the new road to meet public works specifications and the road must be paved in accordance with section 3504.A(14).
19. Applicant is advised to design new road in accordance with section 3405 and show details on final plans.
20. DRB to determine if street lighting is required.
21. Applicant is advised to revise plans to include sidewalk along both sides of the new road.
22. DRB to determine if street trees are required.
23. DRB to determine if the proposed open space satisfies the common recreation area requirement of section 3405.J.
24. Applicant must construct and maintain the subdivision in accordance with section 3405.F, 3504.K and 3405.L.
25. DRB to determine if the proposal demonstrates conformance with the character of the area and settlement pattern requirements of section 3406.
26. DRB to determine if the proposal demonstrates conformance with renewable energy and energy conservation requirements of section 3407.
27. Applicant is advised to provide details regarding how the subdivision is designed and located to avoid, minimize, and/or mitigate adverse impacts to significant natural resources.
28. Applicant is advised to preserve soil in accordance with section 3409.
29. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Development Review Board and on file in the Department of Planning and Zoning, and in accordance with the conditions of this approval. No changes, erasures, modifications, or revisions, other than those required by this Decision, shall be made on the plan after approval unless a revised plan is first submitted to the Department of Planning and Zoning for approval.
30. If approved, in accordance with section 4406.G, the applicant will have 6 months to file a complete final subdivision plan.
31. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time.
32. The DRB may schedule a site visit.
33. The DRB shall motion to recess or close this hearing. If recessed, a specific time, date, and place shall be designated to resume the hearing. If closed, the DRB shall issue a decision within 45 days.

Motion to close the hearing at 6:55 pm by M. Callahan. Second by B. McSweeney. Motion approved unanimously.

VIII. Approval of Meeting Minutes

Motion to approve the Meeting Minutes of May 28, 2026 by N. Smith. Second by B. McSweeney. Motion approved.

IX. Deliberative Session

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

X. Adjournment

Motion to adjourn the meeting at 6:56 pm by B. McSweeney. Second by J. Rutz. Motion approved unanimously.

Amended Motion: Motion to adjourn the meeting and enter deliberative session at 6:56 pm by N. Smith. Second by M. Callahan. Motion approved unanimously. Meeting closed.

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

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgDAdDg4jTKfS7GFHW6-jCX8ARyjT5Bj1mySDpvWfU0WjS0?e=6zFs6C>

A video recording of this meeting can be found at the following location:

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgCfAyRFe1PmQbnPXqlidQDuAVnkqBaz19vrssZfm2Bw5O4?e=Y7R6sV>

Minutes recorded and submitted by Amanda Pitts

APPROVED
MINUTES:

Bruce Jenkins, Chair

Date

ATTEST:

Milton Town Clerk

Filed this day with the Milton Town
Clerk's Office.