



Regular Meeting

Thursday, February 26, 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 6:02 p.m.
- II. **Attendance:** Bruce Jenkins, Chair; Nick Smith, Vice-Chair, Bill McSweeney, Amanda Pitts, DRB Staff, Cassandra LaFayette, Planning Staff. See sign-in sheet for members of the public.
- III. **Absent:** Julie Rutz, Maryalice Callahan
- IV. **Agenda Review:** Addition of discussion regarding redevelopment of 174 Route 7 South/Stewarts Shops to VIII.
- 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 – None**
- VII. **New Hearing –**
 - A. **Camp Holdings, LLC**, owner and applicant, is requesting a **Variance** to facilitate a subdivision that would create a lot less than the minimum lot size. The project is located at **3 & 19 Precast Road**, described as Parcel # 203023-000000, SPAN 396-123-11053. The irregularly shaped lot consists of two principal uses/structures: an existing commercial building at 19 Precast Rd, and a commercial building under construction at 3 Precast Rd. The subject property contains a total of 5.02 acres and is located within the General Industrial (I2) zoning district and the Catamount Planning Area.
 - B. Jenkins administered the oath and read through the numbered items. Eric Licho and Colen Johnson with Bowman Consulting Group attended the hearing representing the applicant.
 1. The applicant is advised to obtain a Permit Navigator Summary or Project Review Sheet and provide to staff. Applicant shall secure permits identified.
 2. Applicant is advised that this application is for variance review only. The subdivision of land will require an administrative sketch plan review and final plan review by the DRB. The subdivision application will be subject to the following sections of the UDR: Chapter 200, 210, 300, and 340.
 3. DRB shall determine if all the criteria for a General Variance have been met.
 - a. The proposed land development will not alter the essential character of the area or district in which the property is located.
 - b. The proposed land development will not substantially or permanently impair the lawful use or development of adjacent property.
 - c. The proposed land development will not be detrimental to public health, safety or welfare.
 - d. The applicant has not created the unnecessary hardship.
 - e. The applicant is proposing the least deviation possible from these regulations that will afford relief.
 - f. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property. These conditions, and not the circumstances or conditions generally created by the provisions of these regulations in the district in which the property is

located, have created an unnecessary hardship for the applicant. These physical circumstances or conditions prevent the property from possibly being developed in strict conformity with these regulations and a variance is necessary to enable reasonable use of the property.

4. 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.
5. If approved, the Variance shall expire three years from the date of issuance if the applicant does not receive a zoning permit by this date.
6. 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.
7. The DRB may schedule a site visit.
8. 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 6:13 pm by N. Smith. Second by B. McSweeney. Motion approved unanimously.

B. Blackberry LLC, owner and applicant, is requesting **Preliminary Plan** approval for a proposed 22-lot **General Residential Planned Unit Development** subdivision located at **0 Haydenberry Drive**. The proposed subdivision includes construction of 22 duplexes (44 dwelling units), two new roads, and connection to municipal water and sewer. The subject parcel is described as Parcel #207060-014000, SPAN 396-123-13101, and recorded as having 7.05 acres, and is located in Milton Crossroads Marketplace West MCMP (M2) zoning district, and Town Core Planning Area, New Downtown Subarea.

B.Jenkins administered the oath and read through the numbered items. Justin Holmes with Pinnacle Engineering attended the hearing representing the applicant. Marc Fyrberg attended the hearing as an owner.

1. The applicant is advised to obtain a Permit Navigator Summary or Project Review Sheet and provide to staff. Applicant shall secure permits identified.
2. Applicant is advised to provide written responses to TAC comments with the final plan application. Applicant is encouraged to meet with fire department, water/wastewater, and highway to confirm details prior to final plan submittal.
3. DRB to determine if frontage can be waived for the shared driveways for Lots 18 and 19 and Lots 20, 21, 22 and Common Area 3.
4. A highway access permit and associated inspections are required for the curb-cut on Haydenberry Dr.
5. Proposed new driveways must be constructed in accordance with Public Works Specifications and section 3002. Applicant is advised to provide legal documents for review and approval on shared driveways (if approved).
6. Applicant will need to obtain allocation and connection permit approvals from State, Chittenden Water District (for water only) and Town of Milton for water and sewer connections.
7. Applicant is advised to maintain and operate wetlands and buffer areas in accordance with section 3011.
8. DRB to determine conformance of lot dimensions with 3404.B.
9. DRB to determine if the proposed access points are sufficient.
10. Applicant is advised that the roads shall be designed and constructed in accordance with section 3405.A. Details for all elements of section 3405.A shall be included with the final plan application. This includes details on signage and proposed street names.
11. Applicant is advised that street lighting shall be designed and installed in accordance with section 3205.B and Public Works Specifications.
12. The applicant is advised to show sidewalk along both sides of the new roads in accordance with section 3405.C on the final plan application.
13. DRB to determine requirements for paths, parking areas, and facilities.
14. DRB to determine if proposed street trees are acceptable.
15. Applicant is advised to confirm location and details regarding fire hydrants with the fire department and water department prior to submittal of final plan application.
16. Applicant is advised to design utilities in accordance with section 3405.G.
17. DRB to determine if proposed Recreation Area meets the requirements of section 3405.J.
18. Applicant is advised to construct and maintain improvements in accordance with section 3405.L.

19. DRB to determine if applicant has demonstrated the subdivision is designed and located to avoid, minimize and/or mitigate the adverse impacts to significant natural resources.
20. Applicant is advised to preserve soil in accordance with section 3409.
21. DRB to determine if proposed setbacks are acceptable.
22. Applicants are advised to provide dimensions on elevation plans to ensure conformance with section 3503.F.
23. Applicant and DRB to discuss conformance and requirements of section 3503.G.
24. 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.
25. If approved, in accordance with section 4406.G, the applicant will have 6 months to file a complete final subdivision plan.
26. 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.
27. The DRB may schedule a site visit.
28. 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 7:06 pm by B. McSweeney. Second by N. Smith. Motion approved unanimously.

VIII. Charles Marshall from Stewarts Shops attended the meeting and discussed potential redevelopment option of the fueling station and convenience store at 174 Route 7 South. The nonconformities of the property were discussed, and feedback was given by the Members. The discussion was non-binding since this was not an official application.

IX. Downtown Core Master Plan Workshop – Invitation & Discussion

Cassandra LaFayette Planning & Zoning Officer, gave an overview of the Downtown Core Master Plan and invited the DRB members to attend a workshop on March 14, 2026 facilitated by the consultant Framework and CCPRC.

X. Approval of Meeting Minutes of January 8, 2026

Motion by N. Smith to approve Minutes, with a second by B. McSweeney. Motion approved unanimously.

Approval of Meeting Minutes of February 12, 2026

Motion by B. McSweeney to approve Minutes, with a second by N. Smith. Motion approved unanimously.

XI. Deliberative Session

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

XII. Adjournment

Motion made by N. Smith to adjourn the meeting at 7:40 p.m., with a second by B. McSweeney. Motion approved unanimously. Meeting adjourned by B. Jenkins.

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

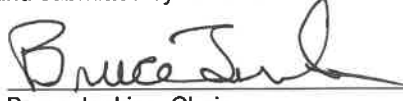
https://miltonvt.sharepoint.com/:f/s/TownOfMiltonFilesFolders/IgAGx2iVq5iZQqQbz_iFJnR9AWT9RDvnjVaAgsuYZIU7sQo?e=VFggMO

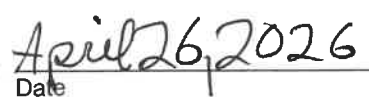
A video recording of this meeting can be found at the following location:

<https://miltonvt.sharepoint.com/:f/s/TownOfMiltonFilesFolders/IgDPcqHGBwiDRqKYIsiKk58tASqfVSz64BBcEo7aGZhflBQ?e=V7SpVx>

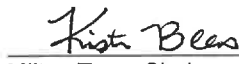
Minutes recorded and submitted by Amanda Pitts

APPROVED
MINUTES:


Bruce Jenkins, Chair


Date

ATTEST:


Milton Town Clerk

5/1/2026
Filed this day with the Milton Town
Clerk's Office.