



Public Hearing:

Town of Milton's Draft 2026 Town Plan & Amendments to the Unified Development Regulations

Monday, April 6, 2026, 6:00 p.m. (*Immediately Following Liquor Board Meeting*)

Community Room, 43 Bombardier Road, Milton, VT 05468

In Person and/or Via Zoom

Selectboard Members Present: Michael Morgan, Vice Chair; Diane Barrows, Clerk; Leland Morgan, Member; Betsy Paret, Member

Selectboard Members Absent: Darren Adams, Chair

Staff Present: Chris Taylor, Town Manager; Brittany Tradup, Executive Assistant to the Town Manager; John Bartlett, HR and Operations Director; Amber N. Baker, Deputy Town Manager and Finance Director; Hannah Luman, Recreation Director (remote); Ben Nappi, Assistant Recreation Director; Amanda Pitts, Planning & Zoning Director; Cassandra LaFayette, Planning & Zoning Officer

Others Present: Pia Yarnell; Ben Dewey; Joseph Duquette; Allison Duquette; Michael Thompson; Sean Tatro; Catherine Vadnais; Chuck Wilton; Wendy Wilton; Brenda Steady; Tony Micklus; Denise Hughes; Tom Hughes; Mike McCormick; Robert Morin (remote); Shannon Gunderson, Milton Independent (remote); Kary Towne (remote)

I. Call to Order

M. Morgan called the meeting to order at 6:05 p.m. and led the attendees in the Pledge of Allegiance.

M. Morgan explained that the public hearing includes two separate items: the Draft 2026 Town Plan and the amendments to the Unified Development Regulations (UDR). Although warned together, the hearings would be conducted as two distinct public hearings, each with its own record.

II. Public Hearing on Town of Milton's 2026-2034 Town Plan

Amanda Pitts, Planning & Zoning Director; Cassandra LaFayette, Planning & Zoning Officer

A. Pitts and C. LaFayette presented the draft 2026-2034 Town Plan, describing it as a document that connects community values to real-world decisions regarding how Milton will grow over the next eight years. Beyond serving as a community guide, the Town Plan is intended to be an aspirational document that the Town can leverage to secure grants and funding, while also providing a policy framework to advocate for Milton's interests in state-level disputes. The presentation concluded by highlighting that the plan addresses Milton's long-term resilience by balancing community priorities with the Town's actual operational and infrastructure capacity.

Motion made by B. Paret to open the public hearing to receive public comments pursuant to 24 V.S.A. §4384 for the Draft 2026 Town Plan, with a second by L. Morgan. Motion approved unanimously.

During the public hearing, several residents raised questions regarding the reasoning for the boundaries of Milton's growth areas.

- B. Steady expressed concern that the planned growth area was concentrated in one location rather than being spread across other districts like NC1 or R7. Staff responded that the planned growth area, encompassing the Town core from the dam to the diner, was selected based on CCRPC regional recommendations, existing water and sewer infrastructure, and emergency access requirements. Staff noted that the Selectboard voted to accept CCRPC's Tier 1A and Tier 1B recommendations in 2025.
- M. McCormick commented that the Town should clearly distinguish between this "town core" and the "downtown core" centered around the Hourglass project to avoid community confusion.

The hearing also addressed environmental and infrastructure capacity.

- W. Wilton asked for clarification on the map, specifically the pink area labeled "Enterprise" and requested confirmation that the area consists of Husky's property.
- W. Wilton requested a definition for "rural conservation". Staff noted that CCRPC defines it as land with permanent legal protection, such as conservation easements, intended to preserve farms and natural resources.
- B. Dewey asked about near-term investments regarding infrastructure. Staff highlighted an upcoming water capacity and storage study as a high priority, while noting that the Town currently has an abundance of sewage treatment capacity.
- M. Thompson asked what percentage of Milton land is categorized as rural residential, agricultural, or conservation land. Staff and Selectboard estimated it at roughly 60%.

Motion made by L. Morgan to close the public hearing to receive public comments pursuant to 24 V.S.A. §4384 for the Draft 2026 Town Plan, with a second by B. Paret. Motion approved unanimously.

III. Public Hearing on Amendments to Milton's Unified Development Regulations (UDR)

Amanda Pitts, Planning & Zoning Director; Cassandra LaFayette, Planning & Zoning Officer

A. Pitts and C. LaFayette presented the proposed amendments to the Unified Development Regulations (UDR), describing them as the essential implementation tool for the Town Plan. They noted that the majority of these amendments were reactive to recent Vermont statutory changes, specifically Act 22 and Act 47 (the HOME Act). The updates align group home language and meet HOME Act density mandates. Revisions also modernized hotel standards and added C1 district uses to balance community protection with accessible development.

Pitts and LaFayette emphasized that these amendments are part of a transparent, ongoing process aimed at balancing community protection with fair and accessible development.

Motion made by B. Paret to open the public hearing to receive public comments pursuant to 24 V.S.A. §4441 for the Unified Development Regulations, with a second by L. Morgan. Motion approved unanimously.

Public comments during the hearing for the Unified Development Regulations (UDR) amendments centered on streamlining development processes, addressing housing density in specific districts, and clarifying rules for modern housing trends.

- **Hotel and Restaurant Use:** M. McCormick praised the hotel edits but strongly suggested eliminating the conditional use requirement for restaurants built within hotels. He argued that since both hotels and restaurants are already permitted uses in the DB1, NC1, NC2, and M4-C districts, requiring a conditional use permit for an internal restaurant creates an unnecessary hurdle for developers. T. Micklus, Acting Chair of the Planning Commission, clarified that the commission left the requirement as "conditional" due to concerns about whether hotel

restaurants would compete with existing local businesses, seeking the Selectboard's guidance on the matter.

- **R7 District Lot Sizes:** C. Taylor read an email from resident Tara Greenfield, who pointed out that the R7 district currently has a 40,000-square-foot minimum lot size, yet 84% of existing parcels are non-conforming. She suggested that reducing the minimum lot size would align R7 with other growth areas and promote additional housing units without drastically changing the district's character.
- **Residential Occupancy and Tiny Homes:** M. Thompson asked about limits on the number of people permitted to live in a house. Staff explained that occupancy is generally dictated by state water and wastewater rules, which determine capacity based on the number of bedrooms. Additionally, there was discussion about tiny homes. Staff noted that they are treated as accessory dwelling units (ADUs). These units are exempt from impact fees and are seeing increased flexibility in state regulations to help address the housing crisis.
- **Predictability for Developers:** B. Dewey inquired about the frequency of UDR revisions, emphasizing that developers need predictability and continuity. Staff responded that while there is no fixed statutory schedule, the UDR has been historically updated every two to three years, with most changes being reactive to new state laws rather than local initiatives. The Staff aspires to have more community involvement moving forward.

Motion made by L. Morgan to close the public hearing to receive public comments pursuant to 24 V.S.A. §4441 for the Unified Development Regulations, with a second by B. Paret. Motion approved unanimously.

IV. Close Public Hearing

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

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgBjBOqFaOuySL89q4DpLatEAXqlOi-PoMennUz2xT6IRb0?e=uYEiu0>

2026 Town Plan: <https://miltonvt.gov/TownPlan>

Amendments to the UDR: <https://www.miltonvt.gov/UDR>

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

<https://miltonvt.sharepoint.com/:v:/s/TownOfMiltonFilesFolders/IQCV-ynF85naTln26EbR5nbWAVF4nkUgJ266p5MXTvcxe20?e=FW3EBE>

Minutes recorded and submitted by Brittany Tradup, Executive Assistant to the Town Manager

APPROVED
MINUTES:

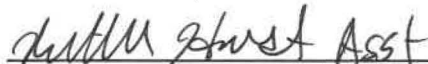


Diane Barrows, Selectboard Clerk

4/20/26

Date

ATTEST:



Milton Town Clerk

4/21/26

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

