



Regular Meeting

Thursday, July 09, 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 6:03 p.m.
- II. Attendance:** Bruce Jenkins, Bill McSweeney, Mary Callahan, Julie Rutz, Amanda Pitts, DRB Staff, See sign-in sheet for members of the public.
- III. Absent:** Nick Smith.
- 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 – None**
- VII. New Hearing –**

120 Catamount Dr LLC c/o Sandro Pobric, applicant, is requesting **Major Site Plan** approval at **120 Catamount Dr**, described as Parcel #203008.013000, SPAN 396-123-10788, and owned by **JM Piche Properties LLC** c/o Jeff Piche. The proposed project is for an 8,976 square foot addition to the existing commercial/industrial building. The subject parcel is located in the General Industrial (I2) zoning district and the Catamount planning area.

B. Jenkins administered the oath and read through the numbered items listed below. Cameron Goodrich, Krebs & Lansing, attended the hearing representing the applicant and provided an overview of the project. Sandro Pobric, applicant, attended the hearing.

- 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 clarify the proposed use(s) for the addition. See section 2123 for the list of permitted uses in I2.
- 3. Applicant must obtain local and state approvals for water allocation changes and for sewer allocation and connection.
- 4. Applicant must provide erosion control and stormwater management permits prior to start of construction.
- 5. Any signage must be in conformance with section 3015 and obtain sign permit approval if applicable.
- 6. DRB to determine if the proposed 20 parking spaces are acceptable.
- 7. Applicant is advised that the parking area shall be designed, constructed and maintained in accordance with section 3202.G and 3202.I, specifically regarding demarcating parking spaces, snow storage, accessible parking spaces and maintenance.
- 8. Landscaping required under this section or as a condition of approval must be maintained in a healthy condition. Dead or dying plants must be replaced within 1 growing season with a comparable plant (in terms of type, form, size at maturity, etc.) of at least the minimum size requirements specified in Figure 3-03.
- 9. DRB to determine the requirement for site landscaping.
- 10. DRB to determine if screening (landscaping or fencing) is required.
- 11. Applicant is advised to provide an outdoor lighting plan in conformance with section 3205 on final plans. Applicant is advised to confirm that outdoor use areas are not proposed.

12. Applicant must maintain site in accordance with performance standards of section 3208. Dumpsters must be screened in accordance with section 3208 and 3204 and shown on final plans.
13. 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.
14. Applicant shall submit one (1) full-sized (to scale) and one (1) reduced (11 x 17) complete final plan sets depicting the requested changes. The revised plans must be deemed Final by Planning Staff prior to being eligible for a Zoning Permit from the Zoning Administrator. The Applicant is advised to submit an electronic .pdf plan for staff review prior to submitting all copies of the Final Plan set.
15. A Zoning Permit is required prior to construction and an associated Certificate of Compliance is required following completion.
16. 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.
17. The DRB may schedule a site visit.
18. 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 6:18 pm by B. McSweeney. Second by M. Callahan. Motion approved unanimously. Hearing closed.

Nate Jenkins, applicant, is requesting **Final Plan** approval for a 2-lot **Minor Subdivision** located at **297 McMullen Rd**, described as Parcel # 208004-000000, SPAN 396-123-11702, and owned by **Devino Real Estate LLC** c/o Trevor Jenkins. The proposed subdivision is to create a 9.8-acre lot which will be accessed off East Rd with private water and wastewater. The subject property has 142.6 acres, is located within the Agricultural/Rural Residential (R5) zoning district, and the East Milton Planning Area.

B. Jenkins administered the oath, and stated that he is not related the applicant, but is a family friend and therefore recusing himself from this hearing. J. Rutz read through the numbered items for this project. Colen Johnson, Bowman Engineering, attended the hearing via zoom representing the applicant. Nate Jenkins, applicant, attended the hearing. Laurie DiCesare, neighboring property owner, attended the hearing as an interested party.

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 the buildable area and density calculations on final plans.
3. DRB to determine approval of multiple curb cuts for the proposed Lot 1.
4. Applicant is advised that a new curb-cut to serve a new driveway will require a Highway Access Permit from Public Works in accordance with Public Works Specifications and section 3001.
5. Applicant is advised new driveways shall be constructed in accordance with Public Works Specifications and section 3002 and to provide legal documents on the shared driveway for review prior to final plat recording.
6. Applicant is to provide erosion control and stormwater management plans in accordance with section 3009 and 3010 for review and approval by public works prior to zoning permit approval.
7. Applicant is advised that surface waters shall be maintained in accordance with section 3011.
8. Applicant is advised to provide details regarding suitability of the land.
9. DRB to determine if streetlights, paths, and/or street trees are required.
10. Applicant must obtain state water and wastewater permitting and provide approval prior to zoning permit approval for construction.
11. Applicant is advised that utilities, monument and lot corners, and necessary improvements must be completed in accordance with sections 3405.G, 3405.K and 3405.L.
12. Applicant is advised to provide details regarding how the proposed subdivision is designed and located to avoid, minimize, and/or mitigate adverse impacts on significant natural features.
13. Applicant is advised to provide soil preservation in accordance with section 3409.A.
14. 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.
15. Legal Escrow: Applicant shall submit \$500 with the Final application to cover the legal review of the deeds and any other required legal instruments by the Town Attorney. Any funds not expended on the legal review will be refunded to the Applicant.
16. Legal Review: Applicant shall submit draft deeds and any other associated legal instruments for all impacted lots/footprints and public infrastructure for review and approval by the Town Attorney. All requested revisions must be complete before the Plat may be recorded. Only instruments approved by the Town may be recorded in the Town of Milton Land Records. The Town Attorney must approve of the subdivision plat prior to filing the final plat on mylar.

17. In accordance with 24 V.S.A. §4463(b), the applicant must file a final subdivision plat for filing in the town's land records within 180 days of the Development Review Board's final approval. The plat must be deemed Final by Planning Staff prior to being eligible for recording as the final survey plat. Upon written request by the applicant prior to the expiration of the 180 days, the Zoning Administrator may grant a written 90-day extension to the filing deadline if other local or state permits are still pending.
18. Applicant shall submit one (1) full-sized (to scale) and one (1) reduced (11 x 17) complete final plan sets depicting the requested changes. The revised plans must be deemed Final by Planning Staff prior to being eligible for a Zoning Permit from the Zoning Administrator and/or recording the final survey plat. The Applicant is advised to submit an electronic .pdf plan for staff review prior to submitting all copies of the Final Plan set.
19. A Zoning Permit is required prior to construction and an associated Certificate of Compliance is required following completion.
20. 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.
21. The DRB may schedule a site visit.
22. 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 6:34 pm by M. Callahan. Second by B. McSweeney. Motion approved unanimously. Hearing closed.

VIII. Approval of Meeting Minutes

Motion to approve the Meeting Minutes of June 25, 2026 by J. Rutz. 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 6:35 pm by M. Callahan. Second by B. McSweeney. Motion approved unanimously.

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

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgDLINySAdmfTInMSNCubypAFT-lxj-VMDEiOiCi388gc?e=9u9rj4>

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

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgDWE024XgrqQp6rMWCrVebIAQ-hN6SY9G7Z1uOLHLfPi6c?e=CJV6Ap>

Minutes recorded and submitted by Amanda Pitts

APPROVED
MINUTES:

Bruce Jenkins
Bruce Jenkins, Chair

ATTEST:

Krista Bero
Milton Town Clerk

July 23, 2026
Date
7/27/2026
Filed this day with the Milton Town
Clerk's Office.