



Site Visit & Regular Meeting

Thursday, July 23, 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.**

Site Visit Agenda: (located at 25 School Street at 5:15 p.m.)

- I. Attendance:** Bruce Jenkins, Nick Smith, Julie Rutz, Bill McSweeney, Amanda Pitts (staff), John Campbell (abutter), Steve Thompson (abutter), Fabian Rainville (abutter).
- II. Applicant provided summary of project location for the following 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.

Regular Meeting Agenda: (located at Community Room at 6:00 p.m. and via Zoom)

- I. Call to Order:** B. Jenkins called the meeting to order at 6:03 pm.
- II. Attendance:** Bruce Jenkins, Bill McSweeney, Julie Rutz, Nick Smith, Amanda Pitts, DRB Staff, Steve Thompson (abutter), Lois Thompson (abutter)
- III. Absent:** Mary Callahan
- IV. Agenda Review:** No changes were made to the agenda.
- V. Continued Hearing – None**

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B. Jenkins administered the oath. Dylan Corr, owner/applicant, attended via zoom representing himself. Steven & Lois Thompson attended in person, and Lucille Campbell attended via zoom as interested parties. The DRB discussed the findings from the site visit and reiterated that testimony was not taken during the site visit. The applicant and DRB discussed the layout, grading, nonconforming fill in the wetland buffer, and utilities.

At the previous meeting, the DRB requested the following information to be provided for review at the continued hearing: survey or proof of property line, parking plan, lighting plan, details on grading, drainage and stormwater, and landscaping. The applicant verified they are seeking a wetland permit (or determination that one is not needed) to construct the driveway, parking, and shed in the wetland buffer. The applicant requested allowance of fill and excavation in the side setback. The DRB and staff pointed out discrepancies with the revised plans that dimensions listed are not consistent throughout all plans provided. Steve Thompson, abutter at 29 School St, requested that a deviation from excavation and fill in side setback not be allowed and for the applicant to provide screening along the side setback between their properties.

Motion to continue hearing to August 13, 2026 by J. Rutz. Second by N. Smith. The DRB requests the applicant provide updated plans that reflect the dimensions accurately. Motion approved unanimously.

- VI. New Hearing – None.**

VII. Approval of Meeting Minutes

Motion to approve the Meeting Minutes of July 9, 2026 by J. Rutz. Second by B. McSweeney. N. Smith abstained. Motion approved.

VIII. Deliberative Session

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

IX. Adjournment

Motion to adjourn the meeting and enter deliberative session at 6:31 pm made by N. Smith. 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/IgCZ7CmD4mx_S4NaOBCrkU5iAQK-0P5k3iLJZhHa75CbRo?e=jYxdLh

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

<https://miltonvt.sharepoint.com/:v:/s/TownOfMiltonFilesFolders/IQDMHkoAlIkMRlhWk4PN9vHfAf50B5FnHggN47YSZgc6PVM?e=SBNdPn>

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.