

town of
miltonvt



2026 TOWN PLAN

*Prepared by Milton Planning
Commission & Selectboard
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Chapter 1: Introduction

Purpose of the Town Plan

The purpose of this Plan is to provide a clear, practical framework for guiding decision-making in Milton over the coming planning period. It is grounded in long-range planning principles and reflects the Town's fiscal realities, staffing capacity, and regulatory responsibilities. The Plan is intended to support consistent, transparent decisions that align policy direction with how municipal systems function in practice.

This Plan recognizes that much of the work required to keep Milton operating occurs outside public view. Essential services depend on coordinated effort by Town staff and volunteers who maintain infrastructure, provide public safety, administer regulations, and support community programs. Continuity, reliability, and public trust are sustained through this day-to-day work, even when resources are constrained.

Municipal operations extend beyond task completion. They include responding to public concerns, navigating complex situations, and assisting residents who may be experiencing stress or uncertainty. Town staff regularly balance regulatory obligations with the need for clear communication, fairness, and professionalism, while some roles involve working under challenging conditions to ensure public safety and service continuity.

Serving Milton also involves planning for the future. This includes coordinating infrastructure investment, guiding development through established review processes, working with regional and state partners, and preparing for projects and programs that support economic stability, housing opportunity, and community connection. Much of this work occurs over extended timeframes and requires sustained coordination across departments and jurisdictions.

This Plan reflects the realities under which the Town operates and the expectations residents place on local government. It acknowledges that progress is incremental and depends on alignment between policy, capacity, and investment. The intent is to provide a durable framework that supports improvement, accountability, and informed decision-making over time.

Municipal services are supported by significant public investment. Every program, facility, and service depends on funding through local taxes, intergovernmental support, and competitive grants. This Plan recognizes that these resources represent direct contributions from residents and are accompanied by expectations for transparency, fiscal responsibility, and measurable public benefit. The policies and strategies that follow are intended to guide responsible investment in ways that strengthen long-term stability and community confidence.

Community Context

Milton is a community shaped by residents who value reliability, accountability, and a Town government that functions well in daily life. Community input consistently emphasizes the importance of systems that work predictably, services that are accessible, and decision-making that is transparent and fair. These shared expectations establish a clear direction for the Town and underscore the importance of aligning municipal capacity, investment, and long-term planning with how residents experience daily life.

Milton also faces pressures common across Vermont. Cost burdens, workforce constraints, aging systems, and increasing service expectations affect households and municipal operations alike. At the same time, Milton benefits from engaged residents, strong volunteer participation,

and established local and regional partnerships that contribute to community stability. This Plan recognizes both the strengths Milton carries forward and the sustained effort required to maintain reliable public systems over time.

Community Priorities and Work Ahead

The priorities reflected in this Plan are grounded in community input gathered through surveys, conversations, and public engagement activities conducted throughout the planning process. Details regarding outreach methods and participation are documented in Appendix A: Community Engagement Activities and Outreach. Rather than identifying isolated projects, participants consistently emphasized the importance of systems that function reliably over time, support daily life, and remain predictable as conditions change.

This Plan translates those shared priorities into coordinated goals and strategies that reflect Milton's operational realities, including staffing capacity, budget constraints, regulatory responsibilities, and long-term infrastructure needs. The work ahead centers on alignment, ensuring that policies, investments, and decision-making reinforce one another so that progress is deliberate, transparent, and achievable over time.

How to Read This Plan

This Plan is structured to be both practical and forward-looking. Each chapter follows a consistent format to support clarity, usability, and application in day-to-day decision-making. Chapters are designed to stand on their own while reinforcing one another across shared systems and priorities.

Each chapter includes:

- **Overview and Context:** why the topic matters
- **Existing Conditions:** current conditions and trends
- **Challenges and Opportunities:** pressures and possibilities ahead
- **Goals and Strategies:** intended direction and actions

Maps referenced throughout the Plan are located in Appendix E and are intended to be read alongside policy language to provide geographic context, not as regulatory boundaries. Together, this structure allows the Plan to function as both a long-term policy document and a practical reference guiding municipal decisions, capital investment, coordination, and implementation.

Statutory Purpose & Compliance

This Plan is prepared in accordance with 24 V.S.A. Chapter 117 and is intended to guide municipal decision-making, capital planning, and coordinated implementation. It is structured to align with Chittenden County Regional Planning Commission review standards and to support Energy Compliance Determination, if pursued by the Selectboard.

Looking to 2034

The foundation established during this planning period will shape how Milton's systems evolve and how effectively the Town can support residents, businesses, and future opportunities. Progress depends on thoughtful investment, operational capacity, and leadership that works in alignment with staff expertise and community priorities. This Plan is intended to support that work with clarity, intention, and a long-term commitment to Milton's resilience.

Acknowledgements

The 2026 Town Plan is the result of thousands of hours of work on an accelerated timeline by a small team of dedicated public servants. This work, however, was not done in a vacuum. Many people were consulted and interviewed, and the Plan could not have been completed without their help.

We would like to thank the Selectboard for their leadership and support throughout this process. We are grateful to the Planning Commission for their review of draft versions of the Town Plan and for their thoughtful suggestions that strengthened the document. We would like to thank the Town Manager and Town Staff across departments for providing us with historical context for ongoing projects and for their feedback on how to best describe future initiatives. We are very grateful to staff at the Chittenden County Regional Planning Commission for their expertise and guidance.

Most importantly, we are very appreciative of the Milton community for taking the time to complete the surveys and to participate in several community engagement activities over the past year. The insights and ideas about the future of Milton from the broad cross-section of people who live and work in our community are woven throughout this document. The goals of the 2026 Town Plan reflect many of the suggestions made by members of the community.

We are fortunate to live in such a beautiful, vibrant, and welcoming community that has an abundance of public services and amenities provided by Town Staff who are dedicated to serving our community so well. The future is bright for Milton. We are honored to be part of the process that describes that future for those who live, work, raise their children, and retire in Milton.

Betsy Paret
Chair, Planning Commission

Amanda Pitts
Zoning Administrator

Cassandra LaFayette
Planning & Zoning Officer

Chapter 2: Economic Development

Overview

Economic development in Milton shapes how residents work, learn, travel, and whether businesses can invest and reinvest locally. These outcomes are influenced by infrastructure capacity, workforce support systems, digital access, the Town Core, industrial and employment districts, and the quality of life that anchors families in the community. Together, these conditions determine whether opportunity is accessible, whether employers can thrive, and whether the Town moves forward with resilience rather than reaction. The Town Core and industrial districts, including the Catamount and North Road Planning Areas, are identified on Map 2, Planning Areas, and on Map 4, Regional Future Land Use as Enterprise Areas.

Milton's economic identity is closely tied to its geography and land use pattern. The Town Core serves as a civic and commercial center where schools, parks, small businesses, and community institutions converge, while industrial and employment districts along Route 7 and in the southern growth area anchor manufacturing, trades, and logistics. Rural corridors, natural areas, and neighborhoods provide the workforce that powers these sectors. Economic development in Milton strengthens the conditions that allow people and businesses to thrive through alignment, readiness, and resilience rather than rapid or reactive expansion.

Across Vermont, economic development is increasingly understood as an interconnected system rather than a single sector or metric. Household stability, small business vitality, workforce readiness, and infrastructure reliability shape outcomes over time, and Milton demonstrates this reality daily. Economic planning in Milton is grounded in the lived experience of residents and employers, the realities of the regional labor market, and the Town's long-term commitment to predictable governance, strong partnerships, and coordinated capital investment. Economic growth is intentionally guided toward areas with existing infrastructure and service capacity, reflecting land capability, environmental constraints, and long-term operational efficiency.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Economic development is the work of strengthening the conditions that allow people and businesses to thrive through alignment, readiness, and resilience rather than rapid expansion.

Three themes guide Milton's approach:

- Reinforce the Town Core as a connected civic and commercial center where small businesses, community services, and new housing can grow together through reinvestment, mobility improvements, and public space enhancements.
- Support industrial and employment districts that anchor regional manufacturing, trades, and logistics, ensuring these areas retain the infrastructure, reliability, and readiness needed for long-term competitiveness.
- Strengthen the systems that sustain the workforce, such as childcare, transportation safety along Route 7, broadband reliability, housing alignment, and recreation and community life, and recognizing that a resilient economy depends on whether households can participate fully in daily work and community life.



Existing Conditions

Economic Landscape Overview

Milton's economic landscape is grounded in its employment centers, daily-life systems, and the long-term investments that strengthen community stability. A mix of trades, manufacturing, education, healthcare, retail, and logistics anchors local employment, while the Town Core, industrial districts, and rural corridors each contribute to economic identity and activity.

Milton continues to face familiar pressures, including childcare shortages, mobility challenges along Route 7, rising business costs, housing alignment issues, and aging commercial stock. At the same time, the community benefits from a family-centered workforce, modernizing digital access, reliable public services, and a culture of consistent governance. Land use, infrastructure planning, and permitting practices will support the availability and siting of childcare facilities in locations that are accessible to employment centers, housing, and daily services. Milton's land use and transportation policies also support access to education and workforce training by connecting housing, employment areas, schools, and regional training opportunities.

Within this broader context, the Town Core functions as Milton's primary location for compact commercial activity, mixed-use reinvestment, and employment-supporting services. The Downtown Core Master Plan guides economic reinvestment in this area by informing redevelopment, infrastructure sequencing, and public investment to support business retention, small-scale expansion, and the modernization of aging commercial stock. By aligning land use policy, capital planning, and infrastructure capacity within the Town Core, the Plan reinforces predictable reinvestment patterns and concentrates economic growth in areas best served by municipal systems.

More than \$56 million in water, wastewater, transportation, stormwater, recreation, and facility investments are planned through the five-year Capital Improvement Plan. These investments reflect a deliberate shift toward coordinating land use, infrastructure capacity, and fiscal strategy, and helped shape the development of the Downtown Core Master Plan. Community engagement initiatives such as Milton on the Move identified the Town Core as the location where reinvestment could most efficiently leverage existing infrastructure, support local businesses, and strengthen the municipal tax base. Together, capital planning, public engagement outcomes, and the Downtown Core Master Plan direct growth to areas best served by public systems, improve reliability, and reduce long-term infrastructure and service costs. Milton's economic strategy is further shaped by its role within the regional labor market, supporting both local employment and residents who commute to major job centers in Chittenden and Franklin Counties.

Employment & Business Base

Milton's employment base reflects a diverse and resilient mix of sectors, including manufacturing, logistics, education and childcare, healthcare, retail, and other service industries. These sectors support approximately 2,200-2,400 jobs across 260-320 business establishments. This combination of small businesses and long-standing industrial employers anchors the local economy and provides stability across changing economic conditions. Industrial districts remain an essential pillar of Milton's economic strength, offering approximately 1.46 million square feet of industrial space with exceptionally low vacancy.

Commercial activity is concentrated within the Town Core and along Route 7, where many buildings constructed before 1990 require modernization to support business expansion or



flexible retail formats. Despite limited available space, commercial vacancy remains low, reflecting overall demand and the importance of the corridor as a service hub. Planned water, wastewater, roadway, and stormwater upgrades will further reinforce economic capacity by improving system reliability, supporting redevelopment, and reducing operational risk for employers.

Key Indicators

- Industrial space absorption consistently outpaces new supply, signaling structural demand rather than cyclical growth.
- Industrial land availability is functionally constrained by parcel configuration, utility reach, and access rather than zoning alone.
- Milton's industrial districts function as regional employment stabilizers during economic volatility.
- Infrastructure reliability, not workforce availability, is the primary limiting factor for industrial expansion.
- Industrial tax contribution delivers high assessed value per acre relative to service demand.

Workforce Profile

Milton's workforce is relatively young, engaged, and connected with a wide range of regional employers. Workforce participation remains high at 70-72%, supported by a mix of skilled tradespeople, educators, healthcare professionals, childcare workers, logistics employees, and remote or hybrid workers. Many residents commute to major job centers in Burlington and St. Albans, while others work locally in industrial, educational, and service roles.

Several pressures continue to influence workforce reliability. Limited childcare availability constrains participation for working parents, while rising housing costs limit options for early-career workers and growing families seeking to remain in the community. Housing availability and alignment function as economic infrastructure, directly shaping workforce stability, employer retention, and Milton's capacity to attract and sustain businesses over time. Despite substantial investment in fiber deployment, broadband reliability remains uneven in some rural and lakeshore areas, creating access gaps for remote workers. Congestion and safety conditions along Route 7 further affect commuting reliability and daily workforce mobility.

Key Indicators

- Workforce participation remains resilient despite regional housing and childcare constraints.
- Milton functions as a net exporter of labor to regional employment centers.
- Workforce stability is increasingly sensitive to non-wage factors (housing alignment, childcare access, commute reliability).
- Remote and hybrid work has altered peak travel demand but increased broadband reliability expectations.
- Workforce retention risk is highest among early-career households and single-income families.



Town Core & Commercial Corridors

The Town Core functions as Milton's civic and commercial anchor, shaped by schools, parks, public safety facilities, municipal services, and long-standing locally owned businesses. Its structure supports walkability and mixed-use development, but many commercial structures built before 1990 require modernization to meet contemporary space needs. Streetscape gaps, inconsistent conditions, and underutilized parcels reflect decades of incremental growth rather than coordinated redevelopment. In response, the Town Core planning framework incorporates CCRPC's Top 10 Planning Recommendations, emphasizing district-scale infrastructure readiness, targeted streetscape and mobility improvements, and regulatory refinement to reduce barriers to infill, improve accessibility, and support coordinated reinvestment.

Mobility and visibility along Route 7 significantly influence the performance of corridor businesses. High traffic volumes offer strong market exposure, yet safety challenges and access constraints affect commercial operations and limit walkability. Planned streetscape, stormwater, and mobility improvements within the Capital Improvement Plan build on this framework by strengthening redevelopment readiness, improving circulation, and elevating the overall function and appeal of the district.

Key Indicators

- Redevelopment feasibility in the Core is driven more by infrastructure readiness than market demand.
- Parcel underutilization reflects historic lot patterns rather than lack of interest.
- Streetscape continuity is a primary determinant of walkability and business clustering.
- Traffic exposure along Route 7 delivers visibility but suppresses pedestrian-oriented commerce without safety intervention.
- Stormwater constraints disproportionately affect small-scale infill projects.

Town Core Reinvestment, Business Attraction & the Local Tax Base

The Town Core is central not only to Milton's civic life, but to its long-term economic competitiveness and fiscal health. Concentrating commercial activity, services, and mixed-use development in a walkable, infrastructure-served center creates conditions that attract private investment while making efficient use of public systems. Over time, this pattern supports a more balanced municipal tax base by strengthening commercial and mixed-use valuation relative to residential growth alone.

Milton's historic development pattern has relied heavily on residential expansion, placing increasing pressure on homeowners and households to support municipal services, schools, and infrastructure. Strategic reinvestment in the Town Core offers a different trajectory. By modernizing aging commercial buildings, supporting infill and adaptive reuse, and improving streetscapes, mobility, and stormwater systems, the Town positions the Core to attract small businesses, professional services, local employers, and mixed-use projects that contribute to the grand list while minimizing infrastructure costs per unit of development.

Economic development in the Town Core is therefore not solely about placemaking or aesthetics. It is a fiscal strategy rooted in efficiency, predictability, and long-term stability. Compact commercial growth generates taxable value, supports local employment, and leverages existing water, wastewater, transportation, and public facilities. This approach reduces the need for dispersed infrastructure expansion and moderates long-term fiscal pressure associated with residential growth.



Building on this framework, implementation of the [Downtown Core Master Plan](#) supports Milton's fiscal and economic strategy by concentrating reinvestment, regulatory alignment, and capital coordination within the Town Core. As the Town enters Phase II in 2026, continued public engagement and technical refinement will advance redevelopment readiness, infrastructure sequencing, and bylaw modernization. While not yet adopted as municipal policy, the Master Plan informs capital planning and regulatory updates intended to strengthen long-term business viability and reinforce the Town Core's role in the municipal tax base. The Downtown Core is identified on Map 4: Regional Future Land Use as a conceptual Tier 1A area for future consideration,

As capital investments advance and regulatory clarity improves over time, the Town Core is positioned to become increasingly competitive for business reinvestment. Over the coming decade, this strategy is intended to gradually rebalance Milton's tax structure by strengthening the role of commercial and mixed-use development as a stable contributor to municipal revenues, while preserving the community character and quality of life that residents value.

Key Indicators:

- Commercial and mixed-use development yields higher long-term fiscal efficiency than residential growth alone.
- Incremental reinvestment outperforms greenfield development in infrastructure cost recovery.
- Tax base diversification reduces volatility in municipal revenue forecasting.
- Compact redevelopment lowers per-unit public service costs.
- Regulatory predictability is as influential as financial incentives in reinvestment decisions.

Industrial & Employment Districts

Milton's industrial districts remain one of the Town's most competitive and in-demand economic assets. With near-zero vacancy across approximately 1.46 million square feet of industrial space, these areas support manufacturing, fabrication, trades, logistics, and industrial-adjacent businesses that contribute to regional supply chains. Strategic access to Route 7 and I-89, combined with site characteristics that accommodate large footprint uses, make these districts attractive to firms seeking stability and long-term operational reliability.

Upcoming infrastructure investments, including the Railroad Street and Flanders water system upgrades, stormwater modernization, and roadway improvements, will further strengthen industrial readiness and reduce redevelopment barriers. Constraints remain in the form of limited expansion capacity on certain parcels, truck circulation challenges, and broadband redundancy gaps. Even so, industrial demand consistently exceeds available space, reinforcing these districts as a cornerstone of Milton's economy.

Key Indicators

- Expansion constraints are increasingly physical and infrastructural rather than regulatory.
- Truck circulation inefficiencies create operational cost pressure for existing firms.
- Industrial competitiveness is tied to redundancy in utilities and digital infrastructure.
- Limited vacancy elevates land value pressure and redevelopment interest.



- Infrastructure sequencing will determine whether demand converts to local job growth or spills regionally.

Quality of Life, Digital Access & Workforce Retention

Milton's quality of life, defined by parks, trails, Bombardier recreation facilities, the Town Forest, Eagle Mountain, and community programming, is central to attracting and retaining working families. These amenities strengthen household stability and reinforce the Town's appeal relative to regional housing and labor markets. Ongoing recreation improvements, ADA upgrades, and trail enhancements enhance daily experience and increase Milton's competitiveness for outdoor, wellness, and vitality grants.

Digital access has become equally essential to Milton's economic readiness. Fiber deployment to more than 5,700 locations significantly expands remote-work capacity and supports local businesses, schools, and childcare providers. Gaps in service reliability persist in certain rural and lakeshore areas, creating access inequities for remote workers and small enterprises. The absence of a coworking or flexible workspace in the Town Core represents a clear opportunity to support entrepreneurship, remote professionals, and community-serving digital programs.

Key Indicators

- Recreation assets function as economic infrastructure for workforce attraction.
- ADA and multi-use trail investments expand participation across age and ability.
- Broadband reliability, not availability alone, shapes remote-work viability.
- Lack of flexible workspace limits entrepreneurship and small-scale business incubation.
- Quality-of-life investments strengthen Milton's competitiveness for non-traditional funding sources.

Governance, Partnerships & Predictability

Milton's governance structure provides a stable foundation for economic development through consistent processes, aligned boards, transparent communication, and coordinated implementation. Predictability in permitting and regulatory decision-making reduces uncertainty for residents, developers, and businesses, supporting reinvestment and long-term project feasibility. This culture of clarity and consistency is a defining strength of the Town's development environment.

Regional partnerships expand Milton's ability to execute major infrastructure projects, secure competitive grants, and address cross-sector needs. Collaboration with CCRPC, state agencies, Regional Partners, MTSD, and nonprofits strengthens technical capacity and enhances access to funding sources. Economic development efforts in Milton are coordinated across Planning & Zoning, Public Works, Recreation, and Public Safety to ensure that land use decisions and capital investments advance shared economic and community goals.

Key Indicators

- Predictable permitting timelines reduce project carrying costs.
- Cross-department coordination shortens implementation cycles.
- Regional partnerships expand grant leverage beyond local capacity.
- Policy consistency improves long-range investment confidence.
- Implementation alignment aligns with CCRPC and state review outcomes.



Capital Investment & Economic Preparedness

Capital investment is a defining component of Milton's economic capacity. The Town's five-year Capital Improvement Plan (CIP), exceeding \$56 million, allocates resources across water, wastewater, stormwater, transportation, recreation, and public facilities. These investments expand service capacity, improve system reliability, and support long-term growth in both the Town Core and industrial districts. Streetscape enhancements, mobility improvements, and stormwater upgrades position the Core for redevelopment feasibility and revitalization.

Infrastructure improvements in the industrial districts, including water redundancy, wastewater expansion, and stormwater modernization, reduce operational risks and support future expansion. Milton's clear priorities, detailed project pipelines, and demonstrated ability to deliver multi-year projects reinforces the Town's eligibility for State and Federal funding programs. Through this strategic capital planning approach, Milton reinforces business confidence, supports workforce stability, and builds resilience for the next planning horizon.

Key Indicators

- Capital investment sequencing aligns infrastructure capacity with land-use intent.
- CIP scale reflects readiness for state and federal infrastructure funding.
- Multi-year project delivery demonstrates administrative capacity.
- Infrastructure upgrades reduce long-term maintenance liabilities.
- Capital planning functions as economic risk mitigation.

Challenges & Opportunities

Milton's economic conditions reflect a combination of strong local assets and pressures common across Vermont. The Town's employment base is stable and diverse, while rising operating costs, limited childcare capacity, aging commercial building stock, and mobility constraints along Route 7 influence daily decisions for businesses and households. Industrial districts face infrastructure and space limitations, and broadband reliability varies in some rural and lakeshore areas. Together, these conditions affect business retention, workforce predictability, redevelopment feasibility, and long-term competitiveness.

Milton is positioned to support continued economic activity and reinvestment. Industrial demand remains strong, the local workforce is relatively young and engaged, the Town Core is well situated for reinvestment, and long-term capital investments are expanding infrastructure capacity. Recreation assets, expanding digital connectivity, predictable governance, and strong regional partnerships reinforce the Town's ability to attract funding, support employers, and retain working families. Together, these opportunities provide a foundation for addressing existing challenges while strengthening long term economic stability.

Challenges

- Aging commercial building stock restricts business modernization and expansion.
- Safety and access constraints along Route 7 affect commuting reliability and commercial performance.
- Industrial areas face limited expansion capacity despite high demand.
- Childcare shortages, housing affordability pressures, and broadband gaps reduce workforce stability.
- Stormwater and mobility constraints limit redevelopment feasibility in the Town Core.



Opportunities

- High industrial demand and ongoing infrastructure upgrades reinforce Milton's regional competitiveness.
- Planned mobility and stormwater projects improve redevelopment readiness in the Core.
- Recreation and digital infrastructure investments support workforce retention.
- Predictable governance and strong partnerships increase access to funding.
- A younger, engaged workforce and strong community amenities position Milton for long-term growth.

Goals

Economic development in Milton is shaped by alignment of land use, infrastructure, workforce, and municipal systems. Supporting a resilient local economy requires intentional planning that prioritizes reinvestment, directs growth to appropriate locations, and balances economic opportunity with long-term fiscal and community stability.

Goal 2.1 Prioritize Milton's Business Climate through Predictable Processes, Reliable Infrastructure, and Supportive Policies

A strong business climate depends on permitting clarity, reliable public infrastructure, and a regulatory environment that supports reinvestment. Predictable governance reduces uncertainty for existing employers and prospective investors, while coordinated planning ensures that redevelopment and modernization efforts can move forward efficiently. Strengthening these conditions reinforces confidence in Milton as a place to start, grow, and sustain a business.

Strategies

1. Maintain clear, timely, and transparent permitting.
2. Align infrastructure planning with business and redevelopment needs.
3. Improve pre-application and technical review pathways.
4. Promote land-use policies that support reinvestment and flexibility.
5. Maintain consistent regulatory interpretation to reduce uncertainty for applicants.
6. Improve communication between Town leadership and businesses.

Goal 2.2 Enhance the Competitiveness and Long-Term Readiness of Industrial and Employment Districts

Industrial and employment districts are central to Milton's regional economic role and long-term fiscal stability. Ensuring these areas remain competitive requires reliable utilities, modern infrastructure, and sites that can support evolving industrial needs. Strategic investments and coordinated planning reduce operational risk for employers, encourage modernization, and maintain Milton's standing as a location of choice for manufacturing, trades, and logistics.



Strategies

1. Prioritize water, wastewater, and stormwater upgrades.
2. Improve truck circulation and roadway design.
3. Pursue broadband redundancy improvements.
4. To the maximum extent practicable, allow for modernization and redevelopment of constrained parcels so new projects contribute to the growth of the grand list and provide employment opportunities.
5. Improve site access, wayfinding, and internal circulation where needed.
6. Coordinate with regional economic organizations to promote Milton.

Goal 2.3 Revitalize the Town Core as a Walkable, Mixed-Use Commercial and Civic Center

The Town Core is Milton's civic and commercial heart and a critical component of the Town's long-term economic and fiscal resilience. Revitalizing this area through reinvestment, modernized commercial space, and multimodal improvements strengthens its role as a daily destination for residents and visitors while supporting business attraction and commercial tax-base growth. Concentrating economic activity in the Core allows Milton to leverage existing infrastructure, support local employment, and reduce long-term fiscal pressure associated with residential growth by broadening the sources of municipal revenue.

Strategies

1. Implement streetscape, sidewalk, and stormwater improvements.
2. Support infill development and adaptive reuse.
3. Enable modern commercial formats compatible with existing parcels.
4. Modernize parking management approaches to support redevelopment and walkability.
5. Improve Route 7 safety and access management by updating design and traffic requirements for collector roads and intersections.
6. Enhance placemaking, signage, and public spaces.

Goal 2.4 Strengthen Workforce Stability through Housing Alignment, Childcare Access, Mobility Safety, and Digital Reliability

A stable workforce depends on daily systems that enable residents to participate fully in the economy. Housing availability, childcare capacity, safe transportation, and reliable broadband all influence whether people can remain in Milton, transition between jobs, or meet employer demands. Aligning these systems with workforce needs strengthens employer retention, supports working families, and reinforces long-term community stability.

Strategies

1. Support childcare expansion through zoning clarity and partnerships.
2. Align housing strategies with workforce needs.
3. Support affordable commuting options through transit partnerships or local mobility programs.



4. Improve Route 7 multimodal safety and connectivity to the maximum extent feasible.
5. Address broadband gaps in underserved areas.
6. Collaborate with employers and community institutions to support workers.

Goal 2.5 Enhance Quality of Life and Community Vitality to Support Employer Retention and Resident Attraction

Milton's recreation assets, public spaces, and community programming play an essential role in household decisions about where to live and work. A strong quality of life supports workforce attraction and retention, strengthens local businesses, and reinforces Milton's identity within the region. Strategic investments in recreation, accessibility, and community amenities help sustain a thriving local economy and vibrant community life.

Strategies

1. Invest in multi-generational recreation facilities, trails, and public spaces as identified and prioritized by Town committees, boards, and local focus groups, such as, Milton on the Move.
2. Promote community programming and events.
3. Expand ADA-accessible recreation infrastructure.
4. Support creation of coworking or flexible workspaces.
5. Work with internal departments and external organizations to support safe, welcoming public spaces.
6. Promote Milton's natural and recreation assets as key identity features.

Goal 2.6 Leverage Capital Investments and Regional Partnerships to Expand Funding Capacity and Long-Term Readiness

Milton's ability to deliver strategic capital projects strengthens economic resilience and expands eligibility for competitive funding. Coordinated investments in water, wastewater, stormwater, broadband, transportation, and public facilities reduce operational risks for employers and position the Town for future growth. Strong regional partnerships and multi-year project pipelines enhance Milton's ability to secure grants, complete complex projects, and plan for long-term economic stability.

Strategies

1. Use the Capital Improvement Plan to guide economic priorities and infrastructure sequencing and/or improvements.
2. Pursue competitive grants for mobility, broadband, and stormwater projects.
3. Prioritize partnerships that support project delivery.
4. Evaluate long-term operating costs and maintenance needs when prioritizing capital projects.
5. Maintain multi-year project pipelines to improve funding eligibility.
6. Promote long-term planning practices that reduce business risk and support investment confidence.



Chapter 3: Housing & Community Stability

Overview

Housing is a core component of community stability in Milton. Housing conditions influence whether residents can remain in the community across life stages, including families raising children, older adults aging in place, essential workers living near employment, and young adults establishing households. Stability within the housing system contributes directly to predictable daily life and long-term community resilience.

Milton's housing approach emphasizes alignment among systems that are often planned independently. This includes aligning land use with infrastructure capacity, housing affordability with energy and transportation costs, housing supply with workforce needs, and new development with the Town's historic settlement pattern. Housing stability is not defined by a single housing type or tenure, but by whether residents can remain connected to employment, services, and daily needs as circumstances change.

Housing affordability in Milton extends beyond mortgage or rent payments. Energy and transportation costs represent a substantial share of household expenses, particularly in older housing stock and in locations farther from employment and services, where longer commute distances and reliance on multiple vehicles increase cost burdens. Many homes require weatherization, heating system upgrades, or accessibility improvements to remain efficient and functional, and without these investments, households may face higher ongoing costs that disproportionately affect residents with low or moderate incomes.

Housing stability is further shaped by how communities accommodate transition. Changes in income, household composition, caregiving responsibilities, or employment location require predictable systems that prevent short-term disruption from becoming long-term displacement. Zoning flexibility, clear permitting pathways, coordinated infrastructure investment, compact development patterns, walkable neighborhoods, energy-efficient housing, and proximity to employment, schools, childcare, and services reduce household costs, limit service demand, and reinforce alignment between housing growth and municipal capacity.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Long-term housing and community stability depend on creating conditions that allow people to remain rooted, connected, and able to thrive through alignment, choice, and equitable access to opportunity, supported by predictable growth and coordinated investment.

Three themes guide Milton's approach:

- Expand the range of homes for residents at every stage of life, reinforcing Milton's identity as a year-round, multigenerational community.
- Reduce household cost burdens through energy equity, walkable land use patterns, and strategic reinvestment.
- Strengthen community stability by aligning housing with the systems that make daily life possible.

Existing Conditions

Milton's housing landscape reflects both continuity and change. Population growth, shifting household structures, and rising housing costs have increased demand for homes that fit the lived realities of residents today. These conditions interact with energy burdens, commuting patterns, and demographic shifts, shaping how residents experience housing stability across the community.

Housing stability in Milton includes residents experiencing temporary or transitional needs such as people relocating after a change in life, families between leases, workers temporarily housed during job shifts, or those who need short-term stability to regain long-term footing. Milton's commitment is not to categorize these experiences, but to ensure that temporary instability does not become lasting displacement. The Town's zoning, permitting, and support systems are grounded in a simple expectation: that all residents are afforded safety and stability and that those navigating moments of change can remain connected to their community with dignity.

Housing Supply, Demand & Affordability

Milton's housing inventory shows strong, sustained demand alongside limited turnover. This combination reflects the Town's desirability but also constrains flexibility for residents. Families looking to establish roots, young adults returning to Milton, and essential workers serving the community often encounter tight availability and rising prices.

Demand remains high due to proximity to regional job centers, strong schools, and community identity. The number of available homes remains low, narrowing choice for households needing to move, downsize, or adjust to changing circumstances. Low vacancy means that even predictable life events such as a new job, a family change, or an aging parent needing support can become stressful because the right-sized home is not available.

Affordability pressures compound these challenges. Home values have risen sharply, and rent increases continue to outpace income growth, leaving many households stretched or priced out. Stability becomes harder to maintain when options are limited and the cost of staying does not align with household capacity.

The Chittenden County Regional Planning Commission (CCRPC) has identified long-term regional housing targets to ensure that communities collectively meet projected demand across income levels. Targets, shown on Map 4: The Regional Future Land Use Map, establish low, medium, and high growth scenarios through 2050 and assign proportional responsibility to municipalities based on infrastructure capacity, access to employment, and alignment with designated growth areas. These regional benchmarks inform the scale of housing capacity Milton should plan for within serviced areas over the coming decades; however, they remain approximate as CCRPC finalizes the Regional ECOS Plan in Spring 2026.

Milton is expected to accommodate a share of this regional housing need. Consistent with statewide planning goals, the Town intends to meet this responsibility primarily within the Town Core and Growth Area, where water and wastewater infrastructure, walkability, and access to daily services can support compact and efficient housing development. Planning for this capacity ensures that Milton contributes to regional housing stability while protecting rural landscapes and established neighborhoods outside serviced areas.

Seasonal or recreational housing represents a very small portion of Milton's overall housing stock, accounting for approximately one percent of total units based on Census data. This indicates that housing demand in Milton is overwhelmingly driven by year-round residents rather

than second-home or tourism activity. Accordingly, housing affordability pressures in the Town are structural and workforce-related, reflecting low vacancy, limited housing diversity, and sustained regional demand rather than seasonal market dynamics.

Key Indicators

Housing & Residential Conditions

- Population (2020 Census): ~10,723
- Households: 4,246
- Average household size 2.7
- Median home price: \$335,400
- Home value increase: +35% since 2018
- Median rent increase: +27% since 2015
- Median household income: \$118,421
- Poverty rate: 3.7%
- Annual mobility: 7.4%
- Vacancy rate: <1%

Chittenden County Regional Planning Targets

- Regional Housing Classification: Mixed Urban & Rural Town
- Historic Annual Growth (2000-2023): ~42 units per year
- 2050 Annual Housing Need (Middle): ~50 units per year
- 2050 Housing Target (Low): ~671 units (15%)
- 2050 Housing Target (Middle): ~1,255 units (28%)
- 2050 Housing Target (Upper): ~1,974 units (44%)

Housing Types, ADUs & Neighborhood Patterns

Milton's neighborhoods have long been shaped by single-family homes on individual lots, a pattern that contributes to continuity and connection. As household sizes change and residents' needs evolve, this traditional pattern does not always offer the flexibility necessary for families, older adults, or workers whose lives do not fit a single model.

Small-scale multifamily and missing-middle housing types, including duplexes, triplexes, cottage clusters, and small apartment buildings, are an intentional part of Milton's housing strategy. These forms provide flexibility without disrupting neighborhood continuity and respond directly to the needs of smaller households, older adults, and workforce residents.

Accessory Dwelling Units (ADUs) are one of the most effective tools available to diversify the housing mix while preserving neighborhood character. They support aging in place, provide caregiver or family housing, offer lower-cost rentals for young adults, and create transitional housing options for residents navigating life changes. For homeowners, ADUs can also provide supplemental income that offsets rising utility, energy, and maintenance costs.

Manufactured home communities play a vital role in Milton's housing system and remain one of the Town's most important sources of long-term, naturally affordable housing. Preserving these communities through infrastructure reinvestment, clear zoning protections, and coordinated maintenance planning is essential to sustaining affordability, resident stability, and community continuity over time.

Together, ADUs, small multifamily homes, and manufactured housing form an ecosystem of attainable homes that strengthens resilience without altering the essential character of Milton's neighborhoods.

Key Indicators

- Total housing units: 4,246
- Occupied units: 4,032
- Owner-occupied: ~85%
- Seasonal, Recreational, or Occasional Use Units: ~40-50 units (1%)
- Housing mix: majority single-family; limited small multi-family; significant manufactured home presence
- ADU incentives: weatherization grants, energy rebates, federal tax credits, emerging financing programs, local impact fee exemption
- Racial composition: 90%+ White, with modest and growing diversity

Energy Burden, Transportation & Household Costs

In practice, housing affordability in Milton is shaped by the combined cost of shelter, energy, and transportation. Older housing stock and dispersed development patterns can increase ongoing household expenses through higher energy use and longer daily travel distances. Without reinvestment in efficiency and proximity to services, these costs can erode housing stability even when purchase prices or rents appear manageable.

Transportation costs are a significant factor. Average commute times approach 30 minutes, and households that rely on multiple vehicles often experience transportation expenses that rival or exceed energy costs. These pressures are felt most acutely by households with low or moderate incomes and can quietly undermine long-term affordability.

In response, the Town's approach emphasizes reducing these cumulative cost burdens through land use and infrastructure decisions that support compact development, walkable neighborhoods, energy-efficient housing, and reliable access to services. By aligning growth, investment, and environmental stewardship, the Plan seeks to distribute benefits and burdens more equitably while supporting long-term community health and housing stability.

Key Indicators

- Average commute: 29.4 minutes
- High vehicle reliance increases cost burden
- Many homes built pre-1990
- Common heating fuels: oil & propane
- Weatherization demand exceeds statewide capacity
- Efficiency improvements reduce long-term costs

Infrastructure Readiness & Growth Capacity

Milton holds a significant advantage in its Town Core and Growth Area, which are infrastructure-ready, walkable, and aligned with the Town's long-term land use vision. This readiness supports new homes, including ADUs, duplexes, cottage clusters, small multifamily homes, and mixed-use buildings, in locations where growth can occur efficiently and sustainably.

Directing new development to these areas lowers the cost of public services, strengthens access to daily needs, and protects rural neighborhoods and open spaces, supporting growth that reinforces long-term resilience.

Demographic Trends, Household Needs & Population Shifts

Milton's demographic story is one of continuity shaped by gradual change. Families remain the heart of the community, yet the way households form, evolve, and support one another is shifting. These changes influence not just how many homes Milton needs, but what kinds of homes and for whom.

For families with children, housing availability and affordability influence not only where households live, but whether they are able to remain in the community over time. Predictable access to attainable housing supports stable school enrollment, strengthens the long-term viability of educational and childcare systems, and helps families remain connected to the community, reducing enrollment volatility and reinforcing continuity within local schools.

The Town's population is aging in place. Many long-time residents want to remain in the neighborhoods where they have lived for decades, reflecting closeness to family, routines, and the places that shape daily life. Yet the homes they live in do not always adapt as easily as they do. Accessibility needs increase, maintenance becomes more demanding, and large homes that once held growing families may no longer fit. Without smaller or more accessible options, the choice to stay becomes harder to sustain, even when the desire to remain is strong.

Younger adults and early career workers face limited access to modestly sized and moderately priced housing options. As household sizes continue to decline across Vermont, Milton is seeing growing demand for housing types that better align with current living patterns, including smaller units, walkable locations, energy efficient design, and flexible housing formats that can adapt over time.

Milton's workforce also shapes and is shaped by demographic trends. Many essential workers, including teachers, childcare providers, healthcare staff, tradespeople, and public safety personnel, serve Milton daily but cannot always find housing within the Town. Their ability to participate fully in community life depends on predictable, attainable housing located near the systems they sustain.

Short-term transitions are also a normal part of life in Milton. Families forming or restructuring, residents relocating for work, and individuals navigating changes in health or caregiving roles all rely on the availability of smaller, flexible homes that allow them to remain rooted. Stability during transitions is one of the quiet yet powerful markers of a resilient housing system.

Milton remains a place that attracts new residents seeking affordability, outdoor access, and strong schools. Yet continued population growth, even when modest, means the Town must support housing options that meet the needs of multiple generations at once. The ability to welcome new residents while retaining those who have stayed depends on diversifying the housing available within the Town Core and established neighborhoods.

Together, these demographic patterns point toward a clear truth: Milton's long-term stability relies on homes that reflect lived realities-homes that allow residents to age in place, start new chapters, adapt to life changes, and remain part of the community over time.

Key Indicators

- Median age: 39.4
- Rising share of 1-2 person households
- Growing older-adult population
- Essential workforce facing affordability and commute challenges
- School-age population stable but sensitive to regional housing pressures
- Annual residential mobility: 7.4%
- Continued in-migration from higher-cost communities

Challenges & Opportunities

Milton's housing system is shaped by pressures that affect daily life, including rising costs, limited supply, aging homes, and uneven energy and transportation burdens. These pressures influence whether residents can remain rooted, whether workers can live near their jobs, and whether families navigating life changes can find stability when needed.

Milton also benefits from conditions that create flexibility in addressing housing needs. Infrastructure-ready areas support compact growth, zoning permits a broad range of housing types, opportunities for ADUs continue to expand, and regional partnerships increase technical and implementation capacity. Considering these conditions alongside existing constraints is essential to planning a housing system that supports resilience, affordability, and long-term community stability.

Challenges

- Rising home prices and rents that constrain affordability and mobility.
- Low vacancy rates that limit options for residents navigating life changes or short-term transitions.
- High construction costs that make moderately priced homes difficult to produce.
- Aging housing stock requiring weatherization, accessibility upgrades, and reinvestment.
- Elevated energy burdens for households in older or car-dependent locations.
- Infrastructure needs in manufactured home communities essential to long-term viability.

Opportunities

- Town Core and Growth Area capacity supporting compact, walkable, infrastructure-ready housing.
- Zoning that allows diverse housing types, including ADUs, duplexes, cottage clusters, and multifamily homes.
- ADUs offering flexible, lower-cost housing for caregivers, aging residents, young adults, and transitional needs.
- State and Federal programs providing weatherization grants, energy rebates, and ADU financing tools.
- Energy-efficiency and accessibility improvements that reduce long-term household costs.
- Strong contractor workforce and regional partnerships that expand local capacity.

Goals

Milton's housing goals reflect a commitment to predictability, equity, and long-term resilience. They recognize that stable, attainable housing is foundational to community wellbeing, economic strength, and social continuity, and that housing outcomes depend on the alignment of land use, infrastructure capacity, regulatory clarity, and public-private partnership. Together, these goals guide Milton's approach to meeting housing needs in a way that supports workforce stability, reinforces existing neighborhoods, and sustains the community over time.

Goal 3.1 To the Maximum Extent Feasible, Prioritize Growth of Housing and Expansion of Housing Choices that Support Residents at All Stages of Life

A resilient housing system offers options that match the needs of families, young adults, older adults, caregivers, and residents experiencing transitions. Diverse housing-types, especially ADUs, small multifamily homes, and senior-friendly designs, strengthen Milton's ability to remain a multigenerational community.

Strategies

1. Encourage ADUs, duplexes, cottage clusters, small multifamily homes, and mixed-use housing in the Town Core and Growth Area.
2. Promote intergenerational living options and age-friendly design across housing types.
3. Allow ADUs as flexible units for caregivers, older adults, young residents, and those navigating short-term transitions.
4. Expand access to State and Federal weatherization grants, energy incentives, and ADU financing programs.
5. Maintain predictable, transparent permitting that enables small-scale and incremental housing development.

Goal 3.2 Improve Affordability and Reduce Household Cost Burdens through Equitable Access to Energy Efficiency and Walkable Land Use Patterns

Affordability depends on more than housing price. Energy costs, transportation expenses, and access to efficient, walkable neighborhoods determine whether residents can remain stable over time.

Strategies

1. Promote compact, walkable development that reduces transportation and energy burdens.
2. Expand weatherization, heat pump access, and renewable energy participation for lower- and moderate-income households.
3. Support modestly sized, energy-efficient homes that offer lower long-term operating costs.
4. Encourage development in areas with existing water, wastewater, and transportation infrastructure.
5. Reduce barriers to energy upgrades and improve outreach to households facing the highest energy burdens.

Goal 3.3 Preserve and Reinvest in Existing Homes to Strengthen Long-Term Community Stability

Milton's established neighborhoods anchor community identity. Reinvesting in existing homes, through rehabilitation, accessibility improvements, and energy upgrades, helps residents remain housed safely and affordably.

Strategies

1. Expand access to weatherization, heat pumps, and energy-efficiency programs.
2. Support rehabilitation, code upgrades, and universal design modifications in aging homes.
3. Reinforce infrastructure needs within manufactured home communities to sustain long-term affordability.
4. Promote ADUs as a reinvestment strategy for multigenerational living, caregiver housing, and supplemental homeowner income.
5. Assist homeowners in navigating grants, financing tools, and State and Federal programs that support home repair and ADU creation.

Goal 3.4 Align Land Use, Infrastructure, and Permitting to Support Predictable, Inclusive, and Fair Housing Development

Predictable governance ensures that housing growth aligns with infrastructure and neighborhood context while meeting fair housing obligations by expanding access to diverse housing types across income levels and household structures.

Strategies

1. Maintain clear, consistent permitting processes that support housing for all income levels and household types.
2. Ensure zoning remains compliant with 24 V.S.A. §4412, supporting multifamily housing, manufactured housing, and ADUs.
3. Direct new development to serviced areas, especially the Town Core and Growth Area.
4. Coordinate housing decisions with transportation safety, utility capacity, and public safety needs through technical advisory committee review.
5. Integrate fair housing, universal design, and accessibility considerations into review processes.

Goal 3.5 Strengthen Community Stability through Connected Neighborhoods and Supportive Systems

Stable housing is inseparable from the systems that shape daily life: childcare, mobility, broadband, recreation, and public safety. Supporting these systems reinforces resident retention and long-term wellbeing.

Strategies

1. Improve walking and bicycle connections between neighborhoods, schools, recreation areas, and the Town Core.
2. Support childcare expansion to meet workforce and family needs.

3. Strengthen broadband reliability and digital access across all neighborhoods.
4. Enhance public safety visibility and community-oriented services in residential areas.
5. Expand access to parks, trails, and community gathering spaces that reinforce belonging.



Chapter 4: Education, Childcare & Community Facilities

Overview

Community facilities, education, and childcare form the backbone of daily life in Milton. They influence the conditions through which residents learn, work, connect, and remain rooted in the Town. Through ongoing reinvestment in schools, childcare settings, municipal buildings, and shared community spaces, Milton supports family stability, workforce participation, and access to learning, care, and community connection. Much of this work occurs quietly, yet it allows the Town to function reliably as pressures grow.

Across Vermont, schools, municipal services, and childcare programs face rising operating costs, staffing shortages, aging facilities, and evolving expectations. Milton experiences these same pressures while entering this planning horizon with established capacity in its schools, municipal departments, and childcare providers. Dedicated educators and service staff, an adaptable childcare network, and facilities that serve as both service centers and community anchors position the Town to respond to change with intention, alignment, and long-term stability.

Community involvement remains a defining strength of Milton's education and childcare systems. Ongoing discussion about school facilities reflects strong public investment in education and a shared commitment to student safety, learning quality, and long-term stewardship. Active participation from parents, educators, volunteers, and community partners reinforces school life and strengthens civic trust, regardless of the age or condition of individual buildings.

The impact of these systems is evident in daily life across the community. Children arrive ready to learn, families rely on consistent and accessible care, residents receive support when needed, and community members gather in spaces that feel familiar and welcoming. Together, education, childcare, and community facilities reflect Milton's capacity to adapt through stewardship and reinvestment, supporting residents through change and strengthening community wellbeing over time.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Community facilities, education, and childcare operate as a single, interdependent system that enables people to learn, work, gather, and remain rooted through reliability, alignment, and the capacity to meet families where they are.

Three themes guide Milton's approach:

- Reinforce the places that carry daily life by keeping municipal buildings, schools, and childcare settings accessible, modern, and resilient.
- Support the people who sustain these systems, including educators, childcare providers, municipal staff, librarians, and community partners whose work anchors family stability.
- Align investments with long-term community wellbeing so that facility needs, funding opportunities, partnerships, and programming move in a coordinated direction.

Existing Conditions

Community Facilities & Municipal Buildings

Milton's community facilities, Town offices, the Public Library, public safety buildings, senior spaces, recreation areas, and shared civic buildings form the physical network that supports municipal operations and community life. Most are located within or near the Town Core, reinforcing its role as Milton's administrative and cultural center and allowing residents to access multiple services within walkable proximity. Milton's community facilities and municipal buildings are shown on Map 12: Utilities/Facilities.

Many of these facilities, including the Public Library and core municipal buildings, were constructed between the 1960s and 1980s, with minor modifications in the 2000s. Buildings in this age range typically face growing needs related to accessibility, energy performance, and modernization. Statewide, municipalities experience similar patterns as facilities reach 40 to 50 years of use: maintenance demands increase, energy costs rise, and technology and space expectations evolve beyond what older structures were designed to support. In Milton, these pressures influence public meeting spaces, emergency readiness, recreation and community programming, Library access and circulation, and overall capacity to meet changing expectations.

Maintaining reliable, community-centered facilities will depend on coordinated planning and strategic use of State and Federal funding. Grant programs for accessibility upgrades, building system replacements, energy improvements, Library modernization, and community wellness initiatives can reduce local tax burdens while supporting spaces that remain functional, welcoming, and aligned with Milton's long-term needs. Community facilities also play a critical role in emergency preparedness and continuity of operations, ensuring that essential services, sheltering capacity, and coordination remain available during disruptions or extreme events.

Milton's community facilities, schools, and childcare systems operate within a landscape shaped by rising costs, aging buildings, workforce shortages, and increasing pressure on the programs families rely on. These pressures do not fall evenly. They influence daily routines, the predictability families depend on, and the capacity of staff, providers, and educators to deliver essential services. At the same time, these systems are also sources of strength: collaboration across providers, a strong school district, committed municipal staff, adaptable childcare programs, and a Library and community network that expand access when formal systems are stretched.

Understanding these dynamics together matters. Each challenge narrows the margin for predictability; each opportunity strengthens Milton's ability to remain a place where families can learn, work, gather, and stay rooted. Ensuring that these facilities and services remain accessible to residents across income levels, ages, abilities, and household types is central to long-term community stability. Concentrating community facilities within or near the Town Core further supports walkability, shared infrastructure use, and efficient service delivery while reinforcing the Core as a daily destination. Collectively, these systems serve thousands of residents each week through education, childcare, municipal services, and community programming.

Public Education System & School Facilities

The Milton Town School District (MTSD) serves approximately 1,600 students from early childhood through high school and functions as a core community facility for the Town. Schools shape the daily rhythm of family life by providing places where children learn, essential supports are delivered, and community identity is sustained across generations. Enrollment has remained relatively stable, reflecting Milton's role as a more attainable community within Chittenden County and continued in-migration from higher-cost areas. At the same time, student needs have grown more complex, consistent with statewide trends in which roughly one in five students receives special education services. MTSD increasingly supports behavioral health needs, counseling, differentiated instruction, and mental-health-informed learning environments, expanding the role of educational facilities beyond instruction alone.

Together, these conditions inform current and projected use of school facilities and underscore the importance of coordinated planning to ensure that educational infrastructure continues to meet the needs of students, families, and the broader community over the planning horizon. These demands intersect with staffing realities. Vermont continues to face shortages in teaching, special education, counseling, and paraeducator positions, and MTSD experiences similar pressures. Recruiting and retaining qualified staff is essential to sustaining the district's comprehensive support systems.

Most of MTSD's buildings were constructed between the 1960s and 1990s, with renovations added over time. As programming evolves, the limitations of aging facilities become more apparent. Flexible space, accessibility, energy performance, building systems, and safety expectations change faster than older buildings were designed to accommodate, placing school facilities at the center of long-term planning decisions.

A strong local economy depends on access to education, vocational training, and career pathways that align with regional workforce needs. Milton supports coordination with regional career and technical education centers, apprenticeship programs, and workforce development partners to expand training opportunities in skilled trades, manufacturing, construction, health care, and emerging industries. While many training facilities are located outside municipal boundaries, the Town recognizes their importance to local employers and residents and supports policies and partnerships that strengthen access to vocational and technical education. These considerations inform land use, infrastructure, and economic development planning by recognizing the role of education and training systems in long-term workforce stability and community resilience.

The Innovation Center at Milton High School expands access to hands-on, technical, and career-oriented learning aligned with regional workforce needs. Through partnerships with trades, employers, and regional training programs, students gain exposure to construction, manufacturing, technical skills, and applied problem-solving that complement traditional academic pathways. These opportunities support career readiness, strengthen local workforce pipelines, and reflect a growing emphasis on education that connects learning with practical, real-world experience.

Looking ahead, the Milton Town School District may face future decisions related to major maintenance, modernization, or long-term reinvestment in school facilities. Any future planning will require coordination among the Town, the district, regional partners, and State programs that support school construction, energy upgrades, learning-environment improvements, and student safety. These decisions carry significance not only for educational outcomes, but also for family stability, workforce alignment, and Milton's broader community identity.

Childcare & Early Childhood Ecosystem

Childcare is one of the clearest intersections between family stability and workforce participation. Parents rely on safe, consistent care to maintain employment; children rely on nurturing environments that support early development; and the broader community depends on a childcare network that functions predictably. In Milton, this system is supported by licensed centers, regulated in-home programs, and informal caregivers who collectively form the backbone of early childhood wellbeing.

Demand, especially for infant and toddler care, continues to exceed availability. Vermont faces a statewide shortage of 1,500-2,000 infant and toddler slots annually, and Chittenden County remains among the regions with the highest unmet demand. Families experience this through long waitlists, limited choices, and high costs. The average annual price for infant care in Vermont is typically \$15,000-\$20,000 and often rivals or exceeds a household's housing expenses, shaping decisions about work and caregiving.

Staffing constraints compound these pressures. Roughly one in three programs statewide reports that workforce limitations restrict their enrollment capacity. Milton's providers face similar challenges: balancing regulatory requirements, hiring difficulties, and rising operating costs. Even with these constraints, local providers continue to adapt, adjusting classroom structures, coordinating with MTSD, supporting families, and participating in regional early childhood networks.

Before- and after-school programs extend the learning day for many families, offering safe, enriching environments during work hours. These programs also face staffing and space limitations, reflecting broader statewide conditions in education and childcare.

State and Federal grants, including facility improvement funds, workforce stabilization initiatives, and capacity-building programs, are critical tools for strengthening Milton's childcare landscape. The Town can support providers through predictable permitting, cross-department coordination, and guidance in navigating available programs. Together, these efforts help sustain a childcare ecosystem central to family wellbeing, economic participation, and community resilience.

Milton Public Library

The Milton Public Library is one of the Town's most flexible and accessible community spaces. It supports learning, curiosity, and connection across all ages, offering resources that extend well beyond traditional library services. Families rely on early literacy programming, after-school spaces, and discovery-based activities; teens use the Library to gather, study, and explore; adults turn to it for digital access, research support, community events, and quiet workspace. In every season, the Library provides an open doorway to learning regardless of income, age, or background.

As childcare shortages persist and student needs increase, families increasingly incorporate Library programs, story times, reading initiatives, STEM and craft programs into their weekly routines. Older adults depend on the Library for digital access, information, and low-barrier social connection. Remote workers and households with limited internet access rely on it as a stable, community-centered workspace.

The Library functions as both a civic destination and a natural extension of Milton's community campus. Over the next decade, the Library will strengthen learning, support digital equity, foster belonging, and anchor community life. Sustaining the Library's role as a flexible, welcoming civic anchor will depend on coordinated planning and strategic use of State and Federal funding.

Grant programs for accessibility upgrades, building system replacements, energy improvements, Library modernization, and community wellness initiatives can reduce local tax burdens while helping ensure these spaces remain functional, welcoming, and aligned with Milton's long-term needs.

Community Service & Support Organizations

Milton's families rely on more than municipal buildings, schools, and childcare. A wide network of community partners, such as regional agencies and nonprofits focused on health, youth services and senior wellbeing, forms the connective layer that supports residents through all stages of life. These partners help children thrive, assist caregivers, reduce isolation, and offer essential resources that complement formal services.

Demand for community-based supports has grown statewide. Statewide, providers report increased needs for mental health services, youth programming, caregiving supports, and aging-in-place resources, reflecting the same trends seen in Milton's schools and childcare system. Local organizations respond to these shifts, adapting programs, expanding outreach, and coordinating with one another to make sure families do not fall through service gaps.

Milton's collaborative culture will have to become a defining strength. Providers, educators, municipal staff, and civic leaders share information, align programming, and respond to emerging needs as interconnected partners rather than isolated institutions. This coordination amplifies community capacity. When schools see rising student needs, recreation and youth programs adjust. As childcare shortages affect families, service organizations and the Library will continue to expand their role in offering safe spaces and enrichment. When aging residents require more support, senior services and health partners step in to bridge gaps.

These partnerships become even more vital as mental health needs and workforce shortages increase statewide. Caregiving and support service partnerships allow Milton to respond with adaptability, compassion, and a shared sense of responsibility. Together, these organizations form a network that helps residents remain connected, supported, and able to navigate change with dignity.

Challenges & Opportunities

Milton's community facilities, schools, and childcare systems operate within a landscape shaped by rising costs, aging buildings, workforce shortages, and increasing pressure on the programs families rely on. These pressures do not fall evenly. They influence daily routines, the predictability families depend on, and the capacity of staff, providers, and educators to deliver essential services. At the same time, these systems are also sources of strength: collaboration across providers, a strong school district, committed municipal staff, adaptable childcare programs, and a Library and community network that expand access when formal systems are stretched.

Understanding these dynamics together matters. Each challenge narrows the margin for predictability; each opportunity strengthens Milton's ability to remain a place where families can learn, work, gather, and stay rooted.

Challenges

- Aging buildings and capacity-limited facilities that must meet modern accessibility, technology, energy, and safety expectations.

- Childcare shortages, especially for infants and toddlers, that strain family stability and workforce participation.
- Rising operational costs across schools, childcare settings, and municipal facilities driven by energy expenses, labor shortages, and inflation.
- Staffing constraints in education, childcare, municipal services, counseling, and specialized supports, echoing statewide shortages.
- Increasing family needs, including mental health supports, afterschool care, digital access, and flexible learning environments.
- Pressure on Regional & Community Partners as demand for human services, youth programming, caregiving support, and aging-in-place resources grows.

Opportunities

- Reinforcing the Town Core as a service hub, where municipal buildings, the Library, schools, and community spaces remain accessible and connected.
- Expanding partnerships among MTSD, childcare providers, the Library, recreation programs, health networks, and youth-serving organizations to coordinate supports across systems.
- Leveraging State and Federal funding for facility modernization, school improvement, childcare expansion, energy upgrades, and community wellness.
- Investing in flexible, multi-use spaces that support learning, civic life, childcare, enrichment, and community programs.
- Strengthening the human infrastructure behind Milton's services, educators, municipal staff, childcare workers, librarians, and volunteers, through collaborative planning and supportive local pathways.
- Using shared data and coordinated planning to identify emerging needs early and adapt programs and facilities before pressures become crises.

Goals

Milton's goals reflect a commitment to strengthening the places and systems that shape daily life. Reliable facilities, high-quality education, accessible childcare, and community-centered learning environments form a shared ecosystem that supports families, sustains the workforce, and reinforces the resilience of the Town. Each goal responds to the conditions outlined in this chapter and positions Milton to move into the next decade with clarity and intention.

Goal 4.1 Strengthen Community Facilities That Support Daily Life

Milton's community spaces support the Town's daily life and essential functions. Ensuring that municipal buildings, the Library, public safety facilities, and recreation spaces remain accessible, functional, and welcoming is essential to sustaining the services residents rely on.

Strategies

1. Support planning and investment that maintain reliable access to core municipal and community services.
2. Promote facility improvements that enhance accessibility, energy performance, and community use.



3. Encourage partnerships and shared programming that maximize utility within existing space constraints.
4. Pursue State and Federal grants to support modernization, accessibility upgrades, energy improvements, and facility reinvestment.
5. Maintain predictable, transparent municipal operations that build public trust in service delivery.

Goal 4.2 Support High-Quality, Student-Centered Education

Milton's schools shape the long-term wellbeing of the community. Ensuring that they remain strong, adaptable, and well-supported is central to family stability, youth development, and community identity.

Strategies

1. Strengthening collaboration between MTSD and municipal departments to support shared community goals and coordinated planning.
2. Promote access to mental health, counseling, behavioral support, and academic resources that reflect evolving student needs.
3. Support enrichment, hands-on learning, technical programming, and career readiness opportunities, including the Innovation Center at Milton High School.
4. Facilitate predictable planning conditions for school facility reinvestment, maintenance, modernization, and long-term capital needs.
5. Work with MTSD to identify and pursue State and Federal funding opportunities for facility improvements, safety upgrades, and learning environment enhancements.

Goal 4.3 Expand Reliable, Accessible Childcare Options

Childcare availability directly influences family wellbeing and workforce participation. Sustaining and expanding Milton's childcare capacity is vital to the Town's economic stability and the daily lives of families with young children.

Strategies

1. Support childcare providers through predictable permitting, zoning clarity, and coordination with State regulatory partners.
2. Encourage expansion of licensed and regulated childcare capacity where feasible and consistent with community needs.
3. Promote before- and after-school programming that supports working families and extends learning opportunities.
4. Strengthen partnerships that improve childcare workforce recruitment, retention, and professional development.
5. Help providers navigate State and Federal grant programs that support facility improvements, staffing stabilization, and capacity-building.



Goal 4.4 Strengthen Informal Learning & Community Supports

Learning and connection extend beyond classrooms and childcare centers. Milton's Library, recreation programs, and community organizations provide opportunities that enrich daily life, reduce isolation, and support lifelong learning.

Strategies

1. Support programs that enhance literacy, digital access, informal learning, and community engagement.
2. Encourage collaborations between the Library, MTSD, recreation programs, and youth-serving organizations.
3. Promote access to enrichment opportunities for residents of all ages and income levels.
4. Reduce barriers to learning support, technology resources, and community programs for households facing financial or logistical constraints.
5. Foster community spaces and programming that strengthen belonging and expand opportunities for connection.



Chapter 5: Parks, Recreation & Community Wellbeing

Overview

Recreation in Milton functions as foundational community infrastructure, shaping daily life and wellbeing across the Town. It supports families, strengthens physical and mental health, and reinforces Milton's identity as a place shaped by landscape and belonging. These spaces carry the everyday rhythms of the community, where children play, neighbors gather, and residents find connection to nature and to one another.

Across Vermont, recreation systems are increasingly recognized as essential public infrastructure. They influence youth development, public health, economic resilience, climate adaptation, and the ability for residents to age in place. Milton reflects this reality closely. A walk through Bombardier Park, time in the Town Forest, a youth game on a late-summer evening, or a winter gathering in the Town Core all illustrate how recreation shapes daily experience and community connection.

Milton's recreation network is substantial and diverse for a community of its scale. It includes more than 500 acres of parks, forests, and natural areas, a growing system of trails and river access, and a full calendar of programs and events that generate thousands of participant visits throughout the year. These spaces support low-cost wellness, anchor family stability, and strengthen community identity as economic and social pressures continue to rise. Recreation also functions as preventative community infrastructure, supporting physical health, mental wellbeing, and social connection while reducing long-term pressure on public health systems. Access to nearby parks, trails, and open space shapes who can participate in daily recreation, making proximity and connectivity as important as programming. Recreation areas and pathways are identified on Map 10, Parks and Recreation Areas, and Map 11, Pathways. Together, these conditions guide the analysis and goals that follow, grounding Milton's recreation planning in lived experience, operational reality, and a long-term commitment to equitable access and community wellbeing.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Recreation, wellness, and community identity depend on maintaining the conditions that allow residents to stay connected, supported, and engaged through alignment, accessibility, and thoughtful reinvestment.

Three themes guide Milton's approach:

- Strengthen recreation infrastructure as foundational to community wellbeing, ensuring parks, trails, and natural areas remain safe, accessible, durable, and welcoming for all ages and abilities.
- Promote wellness as a daily community practice, expanding opportunities that support physical health, mental wellbeing, and social connection throughout the year.
- Reinforce community identity through shared spaces and traditions, recognizing parks, natural landscapes, and community events as core elements of belonging and place.



Existing Conditions

Recreation as a Community Anchor

Milton's recreation network carries much of the Town's daily life. It offers families stability through affordable programs, supports mental health through nature access, and reinforces belonging through events that cross generations. The system is carried by a small, deeply committed recreation team and strengthened by Buildings & Grounds, volunteers, a volunteer Recreation Commission, and Regional & Community Partners who consistently step forward to coach, steward trails, and lead local activities.

The 2020 Recreation Master Plan recognizes that recreation contributes to social cohesion, youth success, aging in place, public health, and economic resilience. Milton's lived experience reflects this: recreation is where people connect, heal, grow, and recognize themselves as part of the community.

Parks, Facilities & Physical Assets

Milton's parks and natural areas span high-activity athletic complexes, forested landscapes, neighborhood spaces, and riverfront amenities. Collectively, they support four-season, multi-age, multi-ability activity and form the physical framework that carries much of the Town's recreation life. As use increases, sustaining these places depends on balancing access improvements with stewardship practices that protect habitat, water resources, and long-term trail durability.

Bombardier Park (≈180 acres)

Athletic fields, courts, and a modern playground create a lively, family-oriented setting that anchors organized recreation throughout the week and into weekends. A recently completed ADA-accessible perimeter loop provides a safe, comfortable route for walkers, runners, and residents using mobility devices. Indoor facilities support classes and programs year-round, while multi-season amenities, including tennis, basketball, and pickleball courts as well as winter skating areas, extend the park's use across Vermont's changing seasons.

Beyond its programmed areas, Bombardier Park includes extensive forested land with multi-use trails for hiking, walking, mountain biking, and nature exploration. Picnic areas, natural play features, and shaded gathering spaces offer opportunities for informal recreation and quiet retreat, supported by wayfinding and interpretive signage that help visitors navigate the park's varied landscapes.

The Milton Outdoor Performance Center (MOPC) further strengthens the park's role as a cultural anchor by hosting concerts, outdoor films, and community events that bring residents together throughout the warmer months. Together, these elements make Bombardier Park one of Milton's most valued public spaces, a place where recreation, wellness, and community identity come together and evolve with the seasons.

Milton Town Forest (≈350+ acres)

The Milton Town Forest is one of the community's most significant natural landscapes: a large, interconnected system of woods, trails, and habitat areas offering year-round opportunities for exploration, movement, and learning. Spanning more than 350 acres, the Forest supports an



extensive multi-use trail network with over ten miles of routes suitable for hiking, mountain biking, snowshoeing, and nature-based recreation across all seasons.

Recent accessibility improvements have strengthened the Forest's role as an inclusive community asset. A newly constructed ADA-accessible entry trail and viewing platform, completed in 2025, create a welcoming point of entry for residents of all ages and mobility levels, expanding opportunities for quiet outdoor experiences and connection with nature.

The Forest is actively stewarded by the Conservation Commission, whose ongoing work supports trail maintenance, ecological health, and public education. Habitat areas, native plant communities, and diverse terrain provide rich opportunities for environmental learning and serve as an informal classroom for residents, students, and visitors interested in local ecology, wildlife, and forest stewardship.

As one of Milton's largest and most beloved natural areas, the Town Forest offers a balance of structured and unstructured recreation, grounding the community in a landscape that is both restorative and deeply tied to Milton's identity.

Eagle Mountain Natural Area (≈226 acres)

Eagle Mountain is one of Milton's most iconic natural landscapes as a rugged, scenic area offering some of the most dramatic lake vistas in Chittenden County. Its trail network winds through diverse terrain, providing year-round opportunities for hiking, wildlife observation, and quiet exploration. The area's varied habitat supports a wide range of plant and animal species, reinforcing its ecological significance and its role in local conservation efforts.

Parking areas at Henry Road and Cold Spring Camp Road offer multiple entry points into the landscape, distributing use and providing accessible starting points for visitors. Eagle Mountain's popularity reflects its unique character: a place where residents and regional visitors seek sweeping views, physical challenge, and a sense of connection to Milton's broader natural environment.

As one of the most heavily visited outdoor destinations in town, Eagle Mountain helps define Milton's regional identity: a landscape that draws people in, anchors community pride, and strengthens the Town's connection to the natural world.

Lamoille River Walk & River Access

The Lamoille River Walk offers one of Milton's most peaceful and accessible outdoor experiences, providing a shaded, family-friendly path along the river's edge. Developed through strong community and organizational partnerships, the walkway blends gentle recreation with moments of quiet observation and serves as a place where people can pause, explore, and connect with the natural rhythms of the river.

Informal access points along the corridor allow for fishing, paddling, and waterfront exploration, supporting both spontaneous activity and intentional blue-space recreation. The area also serves as an outdoor learning environment, with opportunities to observe wildlife, discuss river ecology, and deepen understanding of Milton's watershed.

The River Walk's blend of accessibility, natural beauty, and educational value makes it an important part of Milton's recreation system that provides a welcoming place for families, walkers, anglers, and anyone seeking a restorative connection to water and landscape.



River Street Park

River Street Park provides a centrally located, fully accessible gateway to Milton's riverfront. Designed with inclusivity and comfort in mind, the park features ADA-accessible picnic areas, viewing spots, and pathways that allow residents of all ages and abilities to enjoy the river's edge. Paved parking and lighting improvements enhance safety and ease of use, making the park a reliable destination for everyday visits and informal gatherings.

Fishing access and picnic tables offer opportunities for low-cost, restorative recreation, while the park's open design creates a welcoming space for neighbors to meet, rest, and connect with the water. As part of Milton's growing network of blue-space and public realm investments, River Street Park strengthens the community's relationship with the Lamoille River and provides an inclusive setting for relaxation, reflection, and shared experience.

Sandbar State Park

Sandbar State Park, located entirely within Milton, offers one of the community's most recognizable lakefront experiences. With its broad, shallow shoreline and panoramic views, the park provides accessible opportunities for swimming, picnicking, and lakeside recreation throughout the summer months. Families, visitors, and regional travelers rely on Sandbar as a welcoming destination for warm-weather outdoor activity.

As a well-known gateway to Lake Champlain, the park contributes meaningfully to Milton's outdoor identity. Its blend of natural beauty, shoreline access, and seasonal amenities reinforces the Town's connection to the lake and supports a range of recreation experiences that extend beyond municipal boundaries.

Fishing Access Points & GMP Hydro Recreation Areas

Milton benefits from a network of fishing access points and hydro-related recreation areas that provide residents and visitors with additional opportunities to explore the Town's rivers, streams, and lake shoreline. Sites such as Access Road, Gravelle Road, Van Everest, the Sand Bar Wildlife Refuge, Peterson Dam, and Clark's Falls support a range of low-cost, place-based recreation including fishing, paddling, wildlife viewing, and informal outdoor exploration.

These distributed access points help residents engage with Milton's waters in different ways as quiet, shaded banks that lead to wider open-water areas. Together, they broaden the community's opportunities for blue-space recreation and reinforce Milton's connection to its natural water systems, complementing larger recreation destinations across town.

Programs, Events & Community Rhythm

Milton's recreation programming operates year-round and blends structured activities with the informal gathering that strengthens community life. These programs form a predictable rhythm across seasons, supporting youth development, family stability, and opportunities for residents to engage with one another in meaningful ways.

Youth Programs

Milton's youth sports culture is strong. Programs include soccer, baseball, softball, basketball, lacrosse, football, cheer, STEM activities, arts programming, nature-based learning, after-school enrichment, leadership pathways, and junior staffing roles that introduce older youth to mentorship and responsibility.



These offerings support physical health, confidence, social development, and the protective factors that help children and teens thrive. They also reinforce Milton's identity as a community where young people are encouraged, supported, and engaged.

Adult & Senior Recreation

Adult and senior programs include fitness classes, enrichment activities, wellness offerings, and multi-season walking groups. These offerings create dependable, low-cost ways for residents to stay active throughout the year while also providing social connections that reduces isolation and supports mental health.

They play an essential role in helping older adults age-in-place by offering accessible pathways to movement, companionship, and continued engagement in community life. Whether through indoor fitness, gentle outdoor activity, or shared learning experiences, these programs give residents of all ages opportunities to maintain physical and emotional wellbeing in ways that fit comfort, ability, and season.

Camps & Seasonal Programs

Summer and vacation camps provide essential childcare for working families, offering structured activity, outdoor exploration, and opportunities for positive social engagement. These programs help families navigate school breaks while giving children memorable experiences that build confidence and connection.

Community Events

Milton's community events create shared moments that reinforce connection, continuity, and belonging throughout the year. Seasonal traditions such as the Tree Lighting, Trunk or Treat, and National Night Out serve as recurring touchpoints in the Town's civic infrastructure, bringing residents together to celebrate, reconnect, and participate in community life. Hosted in parks, the Town Core, River Street Park, and indoor civic spaces, these events activate familiar places and strengthen relationships among families, neighbors, volunteers, local businesses, and partner organizations. Together, they help residents feel welcomed and rooted, contributing to the social infrastructure that supports community wellbeing and strengthens Milton's identity over time.

Natural Areas & Ecological Connection

Milton's natural areas form a daily touchpoint between residents and the landscape. The Town Forest, Eagle Mountain, and Bombardier Park West offer immersive access to forests, ridgelines, wetlands, and quiet wooded trails that support movement, reflection, exploration, and ecological learning.

These areas host hiking, mountain biking, snowshoeing, and birdwatching; nature-based education and stewardship programs; and opportunities for informal outdoor recreation that remain accessible across income levels and life stages.

Recent accessibility improvements, including ADA trail segments and viewing areas, broaden participation and reflect Milton's commitment to inclusive outdoor access.

Milton's natural areas also serve ecological functions. Wildlife habitat, watershed protection, and climate resilience reinforce their importance not only as recreation assets but as core components of the Town's long-term environmental health.



Scenic Resources & Landscape Character

Milton's scenic landscapes shape how residents experience community and place. Lake Champlain vistas, the forested ridgelines of Eagle Mountain, winding trails, open athletic fields, and seasonal color shifts provide a backdrop that anchors Milton's identity and enhances daily recreation.

These landscapes offer more than visual appeal. They influence how residents feel in their environment, contribute to mental wellbeing, support youth-focused programming, enrich seasonal events, and encourage outdoor participation across all ages. Their presence is a defining element of why families choose to remain in Milton, and why new residents are drawn to the community.

River-Adjacent Recreation

The Lamoille River is one of Milton's most meaningful yet understated recreation assets. Building on the River Walk, River Street Park, fishing access points, and hydro-related recreation areas, the corridor offers opportunities for walking, quiet observation, paddling, fishing, and wildlife viewing along the water's edge. These places create low-cost recreation options that resonate across life stages and serve as outdoor learning environments for understanding river ecology, hydrology, and local habitat.

Statewide interest in blue-space recreation continues to grow, positioning the Lamoille River as an important opportunity for expanded access, improved wayfinding, and continued stewardship. Its presence deepens Milton's relationship with water and landscape while complementing larger recreation destinations across the community.

Seasonal Rhythm

Milton's recreation system follows a familiar seasonal cadence that shapes community life:

- **Spring:** fields reopen and youth sports resume, reactivating outdoor facilities and restoring structured recreation after winter conditions.
- **Summer:** camps, concerts, playgrounds, trails, and lake access draw residents outdoors, increasing demand on parks, waterfront access points, and shared community spaces.
- **Fall:** foliage hikes, community festivals, and cool-weather programs extend recreational use into shoulder seasons and support continued participation.
- **Winter:** snowshoeing, sledding, indoor recreation, and holidays maintain access to physical activity and community connection during colder months.

Together, this seasonal rhythm supports predictable year-round access to recreation and guides planning for facility maintenance, programming, and long-term capital needs in accordance with community use patterns.

Community Wellness & Belonging

Milton's recreation infrastructure supports more than activity; it functions as a core community facility system that contributes directly to public health, social connection, and quality of life. Parks, trails, programs, and shared spaces provide opportunities for mental health benefits, stress reduction, social interaction, youth protective factors, and the independence that allows older adults to remain active and engaged.



Recreation operates as a stabilizing public service that is accessible, reliable, and integrated into daily routines. By supporting physical wellbeing, fostering social connection, and strengthening residents' relationships to the landscape, Milton's recreation facilities reinforce civic pride, community identity, and long-term community resilience.

Challenges & Opportunities

Milton's recreation system operates within conditions shaped by rising participation, aging facilities, evolving community expectations, and increasing pressure on maintenance and staffing capacity. Residents rely on parks, natural areas, and programs at higher levels than in the past, placing added strain on fields, courts, trails, event spaces, and indoor recreation facilities. Statewide trends further influence local planning, including higher expectations for accessibility, growing interest in outdoor and nature-based recreation, and increased demand for year-round programming.

Milton is supported by assets that create opportunity alongside these pressures. Extensive natural areas, an engaged volunteer base, and established recreation facilities that function as community anchors provide a strong foundation for future planning. Considering both the constraints and the available capacity within this system, it is essential to ensure that parks, programs, and natural landscapes continue to support daily life, health, and community connections for residents of all ages. Implementation will rely on phased reinvestment, partnerships, volunteer stewardship, and pursuit of State and Federal funding where available.

Challenges

- Aging recreation facilities and infrastructure, including fields, courts, playgrounds, and trails, that require expanded maintenance and reinvestment.
- Limited indoor recreation space, creating constraints for winter and shoulder-season programming.
- Rising participation in programs and events that exceeds current staff capacity and available facilities.
- Increasing use of natural areas, driving higher demand for sustainable trail design, parking improvements, and long-term stewardship.
- Physical and programmatic accessibility gaps that limit participation for residents across abilities and life stages.
- Growing equipment, material, and operational costs increase the financial burden of maintaining high-quality services.
- Dependence on small recreation staff and seasonal workforce, making the system vulnerable to turnover and capacity challenges.
- Limited water and river access despite strong demand for blue-space recreation and nature-based wellbeing opportunities.

Opportunities

- Strengthening Bombardier Park as a year-round recreation hub through targeted reinvestment, improved accessibility, and multi-season amenities.
- Expanding trail connectivity between the Town Forest, Eagle Mountain, and neighborhood areas to support daily wellness and seamless outdoor access.
- Leveraging Milton's natural landscapes (lake views, forested corridors, wetlands, and riverfronts) to enhance recreation identity and attract regional visitors.



- Supporting sustainable trail design, stewardship partnerships, and volunteer networks to manage growing use in natural areas.
- Improving accessibility across recreation facilities to ensure residents of all ages and abilities can participate fully.
- Deepening collaboration with Milton Town School District (MTSD), volunteer groups, youth-serving organizations, and regional partners to expand programming and share capacity.
- Pursuing State and Federal grants for facility modernization, trail development, accessibility enhancements, and recreation infrastructure investments.
- Enhancing river access and water-based recreation along the Lamoille River and other feasible water-access locations through careful design, partnerships, and stewardship.

Goals

Milton's recreation system includes parks, natural areas, facilities, programs, and community events that support community wellbeing and access to shared public spaces. The goals that follow establish the Town Plan's policy direction for recreation and will inform a future Recreation Master Plan.

Goal 5.1 Strengthen Recreation Infrastructure as a Foundation of Community Wellbeing

Milton's parks, fields, trails, and gathering spaces are essential public assets. Maintaining and reinvesting in these facilities ensures they remain safe, welcoming, and functional across all seasons.

Strategies

1. Modernize fields, courts, playgrounds, and recreation facilities through phased improvement.
2. Increase accessibility across recreation areas such as pathways, surfacing, signage, and inclusive design.
3. Expand maintenance capacity and stewardship partnerships to support aging infrastructure and growing use.
4. Improve trail durability and multi-season usability through sustainable design and reinvestment.
5. Coordinate infrastructure planning with MTSD, Public Works, and Regional & Community Partners to align shared facility needs.

Goal 5.2 Promote Wellness as a Daily Community Practice

Recreation is a core contributor to physical, social, and mental health. Expanding opportunities for wellness strengthens resilience and supports residents across all stages of life.

Strategies

1. Provide low-cost and free programs that meet the needs of residents of all ages and abilities.
2. Integrate wellness-focused offerings, including walking groups, outdoor fitness, and mental health-oriented programs, throughout the year.



3. Improve walking and bicycling connections between neighborhoods, schools, recreation areas, and the Town Core.
4. Expand access to indoor and outdoor spaces that support winter and shoulder-season activity.
5. Support events and activities that reduce isolation and strengthen community connection.

Goal 5.3 Expand Access to Natural Areas and Waterfront Resources

Milton's forests, ridgelines, wetlands, and riverfronts are defining features of the Town's landscape. Strengthening access to these spaces enhances recreation opportunities and deepens residents' connection to place.

Strategies

1. Improve trailheads, wayfinding, parking, and signage at natural areas to create safe, accessible experiences.
2. Support trail expansion and maintenance in the Town Forest, Eagle Mountain, and Bombardier Park West through stewardship and volunteer partnerships.
3. Plan for environmentally responsible access improvements along the Lamoille River and Arrowhead Mountain Lake.
4. Use sustainable trail design practices to protect habitat and manage increasing use.
5. Align natural area planning with conservation priorities to balance access and ecological integrity through a Natural Resources Inventory (NRI).

Goal 5.4 Strengthen Community Identity Through Shared Spaces, Events & Traditions

Milton's sense of identity is shaped through the places where people gather and the traditions they share. Supporting these experiences reinforces belonging and connection across generations.

Strategies

1. Continue supporting concerts, festivals, seasonal celebrations, and other signature community events.
2. Enhance gathering areas within parks and the Town Core to encourage informal social connection.
3. Strengthen partnerships with local organizations, volunteers, and youth-serving programs that help deliver shared traditions.
4. Improve event infrastructure, such as lighting, staging, electrical access, and seating, to support safe, inclusive gatherings.
5. Support year-round programming that celebrates Milton's natural landscapes, culture, and community heritage.



Goal 5.5 Ensure Recreation Access Is Inclusive, Affordable & Equitable

Recreation supports community wellbeing most fully when all residents can participate. Removing barriers and broadening access ensures that Milton's system benefits the entire community.

Strategies

1. Maintain low-cost program fees and expand financial access for families facing economic barriers.
2. Improve ADA accessibility across parks, playgrounds, natural areas, and indoor facilities.
3. Strengthen transportation connectivity to recreation areas, especially for youth and older adults.
4. Expand outreach and communication to ensure all residents are aware of available programs and resources.
5. Integrate inclusive design principles into all new recreation investments.



Chapter 6: Infrastructure, Transportation & Municipal Systems

Overview

Infrastructure is the quiet framework that underpins daily life in Milton. Roads carry school traffic each morning, sidewalks connect neighborhoods to the Town Core, drainage systems move stormwater during heavy rain, and water and wastewater networks allow homes and businesses to function reliably. Much of this system is unseen, yet it shapes how people experience the Town every day, including how safely they move, how predictably services operate, and how confidently the community can grow.

Across Vermont, infrastructure systems face increasing pressure. Aging roads and culverts, rising construction and maintenance costs, more intense storm events, and growing expectations for multimodal and accessible transportation challenge municipalities of every size. Milton reflects these realities closely. Pavement, sidewalks, drainage, and utility systems must adapt to changing weather patterns, school circulation demands, development pressure, and heightened expectations for resilience and stewardship.

Milton approaches these conditions with established operational capacity and coordination. The Town is supported by a highly skilled Public Works team, well-maintained water and wastewater systems with available capacity in the Growth Area, strong regional partnerships with Vermont Agency of Transportation (VTrans) and the Chittenden County Regional Planning Commission (CCRPC), and a community that understands infrastructure as a shared, long-term investment. Together, these factors allow Milton to respond deliberately to evolving needs rather than through reactive decision-making.

Infrastructure also connects directly to Milton's identity and long-term goals. It strengthens the Town Core as a walkable civic and economic center, supports compact growth and housing choice through reliable water and wastewater systems, protects neighborhoods and natural resources through thoughtful stormwater design, and sustains safety, mobility, fiscal responsibility, and the daily rhythms of community life.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Infrastructure supports community stability when it is planned, maintained, and reinvested in ways that keep systems reliable, coordinated, and aligned with how people live, move, and access services every day.

Three themes guide Milton's approach:

- Strengthen and modernize core infrastructure such as roads, sidewalks, stormwater, and utilities to ensure safety, resilience, and reliability in all seasons.
- Align infrastructure with community priorities, supporting the Town Core, multimodal mobility, public safety, and coordinated growth in infrastructure-served areas.
- Invest in long-term capacity, recognizing that proactive maintenance, interdepartmental coordination, and regional partnerships allow Milton to meet future needs predictably and sustainably.



Existing Conditions

Roadway Network & Transportation Infrastructure

Milton's transportation system is primarily auto-oriented, reflecting historic settlement patterns, regional commuting relationships, and the structure of daily life in the community. At the same time, the Town recognizes the role that public transit and regional mobility options play in supporting workforce access, reducing household transportation costs, and improving transportation equity. Existing fixed-route and commuter bus service is provided through regional transit providers, including limited routes connecting Milton to nearby employment centers, and serves as a supplemental mobility option within an otherwise auto-oriented system. Milton will continue to coordinate with regional transit providers and CCRPC to monitor service availability, identify opportunities for improved connections, and ensure that land use and infrastructure decisions do not preclude future transit expansion as regional conditions evolve.

Milton's roadway network forms the backbone of daily movement across the community, carrying the full rhythm of local life: morning school circulation, commuter flows toward regional job centers, access to businesses and services, emergency response, neighborhood travel, freight and deliveries, and consistent trips to recreation. Route 7 functions as the Town's highest-volume spine, supported by key collector roads like Lake Road, East Road, and Main Street, and an extensive system of local roads that carry the patterns of residential life. Together, these routes reflect the community's daily movements and seasonal shifts, shaped by school schedules, employment, tourism, Vermont's weather patterns, and the natural cadence of the Town. The roadway network and potential future streets are shown on Map 13: Transportation and Improvements, with related utility corridors shown on Map 12: Utilities/Facilities.

Traffic volumes rise predictably around Milton's schools, a defining feature of daily mobility. Recreation traffic increases seasonally, particularly toward the Sandbar, Eagle Mountain, and Bombardier Park. Weather plays a major role in how the network performs, from summer visitor traffic to winter conditions that influence speed, traction, and roadway visibility. Each component of this system serves a distinct function, but all contribute to the Town's ability to move safely and predictably every day.

Function & Network Composition

Milton's roadway system is made up of:

- Route 7, the Town's busiest corridor, serves more than 10,000-13,000 vehicles per day (depending on segment). It functions as a regional spine for commuting, commerce, and access to the Town Core.
- collector roads, including Lake Road, East Road, North Road, and Main Street, connect neighborhoods, schools, recreation areas, and local services.
- local roads, which make up roughly 70% of the full network, provide direct residential access across rural, suburban, and village neighborhoods.

Daily traffic patterns follow predictable community patterns:

- the surge of school circulation at Milton Elementary, Middle, and High School;
- midday commercial activity around the Town Core and along Route 7;
- seasonal increases tied to lake and trail recreation;
- and weather-driven fluctuations that influence speed, visibility, and travel behavior.



Condition & Lifecycle Needs

Vermont's climate and the daily operations required to keep roads open both contribute to accelerated pavement wear. Winter plowing, sanding, and de-icing place consistent mechanical and chemical stress on roadway surfaces, and heavy use compounds that strain over time. Even under normal conditions, an asphalt surface often carries a practical service life of approximately a decade; when these operational pressures are added, that lifespan shortens, and pavement deterioration appears sooner than traditional schedules anticipate.

Maintaining roadway reliability requires a continuous lifecycle of reinvestment, including:

- routine crack sealing and spot repair
- ditching, grading, and culvert maintenance to keep roadbeds stable
- resurfacing based on pavement condition assessments
- coordinating paving with drainage and utility upgrades to avoid re-excavation

Material costs add another layer to this reality. Asphalt prices can vary widely from year to year, sometimes shifting 20-40% within a single construction season, and contractor availability often runs six to twelve months out. These conditions make multi-year planning essential and reinforce the value of State programs, such as Class 2 Roadway Grants, Better Roads, and VTrans Municipal Assistance, which help stabilize paving schedules and reduce local tax impacts.

Drainage, Reliability & Weather Response

Road condition in Milton is inseparable from drainage performance. Many historic ditches and culverts were designed decades ago for smaller, slower storm events. Today's rainfall patterns, such as microbursts or high-intensity storms, often exceed those original capacities.

When drainage is insufficient, roads experience:

- shoulder failure along gravel and paved segments
- potholes and frost heaves
- erosion at culvert inlets and outlets
- localized flooding that disrupts access

Winter compounds these pressures. Heavy, wet snow adds weight to roadway surfaces; drifting along open corridors reduces usable roadway width; and rapid temperature swings create black ice and surface cracking. These conditions demand constant vigilance and often require crews to respond before dawn and throughout extended storm cycles.

Milton's roadway reliability depends on the coordinated performance of three systems: roadway maintenance, stormwater management, and winter operations. When they work in concert, residents experience a transportation network that feels safe and familiar even under difficult conditions.

Safety & Access Management

Safety infrastructure across the roadway network requires continuous review, especially in locations where traffic speed, pedestrian movement, and visibility intersect.

Areas of heightened need include:

- school campuses and their surrounding circulation loops
- major intersections along Route 7



- curves and hills with limited sightlines
- rural segments with minimal lighting or narrow shoulders

Community priorities continue to center on improved pedestrian crossings in the Town Core, expanded shoulder width along high-use corridors, enhanced signage in rural areas, and better intersection visibility at key nodes. These improvements support not only mobility, but also the broader goals of school safety, economic access, recreation connectivity, and predictable daily travel.

Sidewalks, Crossings & Pedestrian Infrastructure

Daily Function & Community Role

Milton's sidewalk and pedestrian network, shown on Map 11: Pathways, supports the everyday movements that shape community life. Just over five miles of sidewalks in and around the Town Core link schools, neighborhoods, municipal buildings, recreation areas, and transit stops, forming a network that supports independence, safety, and participation for residents of all ages. For students, these routes provide predictable paths to daily learning. For families, they connect childcare, parks, and errands. For older adults, they offer reliable walking routes that support wellness and social connection.

These connections reinforce the Town Core's role as Milton's civic and commercial center. Walkability strengthens local business activity, reduces household transportation costs, and aligns with long-term land-use goals that direct growth toward compact, infrastructure-ready areas. In this way, the pedestrian network functions not as an amenity, but as a core component of affordability, mobility, and community identity.

Network Condition, Gaps & Accessibility Needs

While the Town Core contains the strongest pedestrian infrastructure, gaps remain across the broader network:

- discontinuous sidewalk segments near schools and major intersections
- limited pedestrian access along portions of Route 7
- missing or incomplete crossings at high-use destinations
- aging infrastructure in older neighborhoods

These gaps affect safety during peak school hours, limit walkability along high-traffic corridors, and constrain residents' ability to move comfortably without a vehicle. While ADA accessibility continues to improve through upgraded curb ramps, detectable warnings, and enhanced crosswalk visibility, challenges remain in historic segments where non-compliant slopes, settled pavement, inconsistent widths, and missing connections to parks and natural areas persist. Continued accessibility reinvestment is essential to ensure that residents using mobility aids, wheelchairs, or strollers can navigate the transportation network safely, independently, and with confidence.

Seasonal Conditions, Safety & Multimodal Integration

Snow accumulation narrows sidewalk widths, and the need to maintain clear routes during extended winter conditions creates demanding operational requirements. Clearing sidewalks near schools, the Town Core, and recreation areas remains a community priority, requiring



durable materials, strategic investment, and consistent winter operations to keep routes safe and accessible.

Pedestrian safety depends on well-designed crossings, visible markings, adequate lighting, and traffic-calming measures. Priority locations include:

- school zones and surrounding intersections
- Route 7 segments linking neighborhoods to businesses
- Town Core corridors with limited sight distance
- high-use recreation routes

Future improvements may include rectangular rapid-flashing beacons (RRFBs), curb extensions, pedestrian refuge islands, and enhanced lighting to reinforce predictable, safe travel for all users.

Transit integration further elevates the role of the pedestrian network. Green Mountain Transit (GMT) service along Route 7 relies on safe, accessible pedestrian connections to transit stops. The GMT transit service line is shown on Map 11: Pathways. Strong pedestrian infrastructure supports Town Core revitalization, housing development in serviced areas, recreation access, and mobility for vulnerable users, positioning the sidewalk network as a cornerstone of Milton's multimodal transportation system.

Stormwater, Drainage & Resilience – Protecting Roads, Neighborhoods & Waterways

Stormwater infrastructure, ditches, culverts, catch basins, swales, storm drains, and outfalls, plays a critical but often unseen role in Milton's safety, mobility, and environmental health. Consistent maintenance, including ditch cleaning, culvert replacement, erosion control, and coordinated improvements during paving projects, allows these systems to manage routine flows and respond more effectively during high-volume storm events. When systems function as intended, roads remain stable, neighborhoods stay accessible, and waterways such as the Lamoille River are protected from erosion and sedimentation. When capacity is exceeded, impacts are felt quickly through flooding, washouts, shoulder failures, and winter conditions that disrupt reliable travel and essential access.

Much of Milton's stormwater network reflects earlier design standards and the rural character of many neighborhoods. Undersized culverts, shallow historic ditches, and legacy drainage paths were not designed for the volume and intensity of precipitation the community now experiences. Storms that once moved through the system without issue can now exceed capacity, leading to overtopping, erosion, and accelerated deterioration during peak flows. These conditions make clear that roadway durability is directly tied to effective stormwater management.

The link between stormwater, transportation, and public safety is direct. Inadequate drainage accelerates pavement breakdown, contributes to potholes and surface distortion, and increases winter hazards when standing water refreezes. Drainage failures also affect water quality in streams and the Lamoille River, making erosion control and hydrologic connectivity essential components of the Town's stewardship of natural resources. For these reasons, Milton treats stormwater improvements as a core element of transportation reliability and public safety.

Milton's strengthened stormwater ordinance and the establishment of the Stormwater Utility in 2025 provide the framework for managing, maintaining, and funding stormwater services. The ordinance defines the Municipal Separate Storm Sewer System (MS4), regulates illicit discharges, requires erosion and sediment control for construction activities, and authorizes oversight of both public and regulated private stormwater systems. It also establishes a



dedicated Stormwater Reserve Fund to support maintenance, capital improvements, engineering and planning, equipment needs, and compliance with State and Federal permits, including the MS4 permit and the Town's Phosphorus Control Plan. These tools allow Milton to meet Municipal Roads General Permit (MRGP) requirements, prioritize high-risk road segments, and direct investment to locations where drainage improvements have the greatest impact on roadway reliability and water quality.

Recurring challenges include aging culverts nearing the end of their service life, drainage corridors that no longer align with current development patterns, erosion-prone gravel roads, and narrow or constrained rights-of-way in built-up areas such as the Town Core. These pressures compete with other infrastructure needs, including paving, sidewalks, water system upgrades, and wastewater improvements, requiring coordinated long-term planning and investment.

Stormwater planning is deeply connected to several of Milton's priorities:

- protecting streets, businesses, and civic spaces in the Town Core from flooding
- supporting functional and cost-effective development in the Growth Area
- safeguarding wetlands, forested drainage areas, and riparian corridors
- reducing risk in housing and economic development through predictable infrastructure

Water, Wastewater & Utility Infrastructure: Reliability, Public Health & Long-Term Growth

Milton's water and wastewater systems, shown on Map 14: Municipal Water and Map 15: Municipal Wastewater, are among the most quietly essential components of daily life. These systems support public health, fire protection, economic activity, community safety, and long-term growth. Service is provided to the Town Core, the Growth Area, and nearby neighborhoods that have been intentionally designated for compact development because they are already supported by reliable municipal infrastructure. The presence of these systems allows Milton to guide growth to locations where it is most efficient, cost-effective, and consistent with the Town's long-term land use vision.

Behind this infrastructure is a highly skilled Water and Wastewater team whose work is both technical and service oriented. Operators monitor water quality, maintain pump stations, oversee regulatory compliance, and respond to service needs at a moment's notice, often during storms, overnight hours, or unplanned system disruptions. Much of this work occurs out of sight, yet it is foundational to public safety, wellbeing, and daily function.

System Function & Service Area

The municipal water system provides:

- safe, dependable drinking water
- consistent pressure for homes, businesses, schools, and public facilities
- essential fire-flow capacity that underpins community and firefighter safety
- redundant loops in key areas that reduce vulnerability to single-point failures

The wastewater system:

- safely conveys and treats effluent
- protects rivers, streams, and Lake Champlain from nutrient and pollutant impacts
- supports housing, commercial investment, redevelopment, and public facilities



Growth Capacity & Development Readiness

One of Milton's most meaningful infrastructure advantages is the presence of public water and wastewater systems within the Growth Area and Town Core, allowing growth to be directed to locations already supported by municipal services. This infrastructure supports compact development patterns and enables the Town to guide housing, redevelopment, and economic activity in a manner that is efficient, cost-effective, and aligned with long-term land use goals.

Milton actively manages its water and wastewater systems using industry-standard practices consistent with professionally operated public water suppliers in the region. These practices include continuous system monitoring, maintenance of operational reserves necessary for reliability and emergency response, and coordination with long-range capital planning. Together, they ensure that growth occurs in a deliberate, sequenced manner that remains responsive to system performance over time.

Infrastructure planning within the Town Core is informed by the phased redevelopment framework established in the Downtown Core Master Plan. Early phases of redevelopment, including the Hourglass area and adjacent parcels, are intentionally concentrated in locations already served by municipal water and wastewater systems. Focusing growth on infrastructure-served areas aligns with State and regional priorities to concentrate development where systems already exist and can be efficiently maintained and improved. This approach reduces long-term municipal costs, supports housing choice and walkability, and allows infrastructure investments to be planned in response to demonstrated need rather than speculative build-out.

Within this managed framework, existing infrastructure supports a range of development types, including:

- compact residential development
- mixed-use redevelopment in the Town Core
- accessory dwelling units (ADUs) and duplexes
- small multifamily homes and cottage clusters
- commercial and employment uses
- predictable permitting and capital planning

System Modernization & Reliability

Milton's investments improve operational performance and prepare the system for increasing pressures such as infiltration during storm events, temperature variability, and the natural aging of underground infrastructure. Some examples are:

- Supervisory Control & Data Acquisition (SCADA) upgrades that improve real-time monitoring, automation, and system response
- replacement of aging mains, valves, hydrants, and service lines
- pump station upgrades that enhance efficiency and extend service life
- planned redundancy improvements that reduce outage risk and improve service continuity

Interdependence With Other Infrastructure

When these systems are planned and maintained together, Milton achieves lower long-term costs, stronger infrastructure performance, and more predictable outcomes for residents and developers. Water and wastewater infrastructure is affected by:



- road projects frequently include utility upgrades to prevent future excavation and extend pavement life
- stormwater improvements reduce infiltration and protect sewers from surcharging during major storms
- emergency services depend on reliable water pressure and hydrant access for fire protection
- housing and economic development require predictable, accessible utility capacity
- land use planning relies on clearly defined service area and coordinated infrastructure capacity

Pressures, Challenges & Emerging Needs

Even with challenges experienced across Vermont, Milton's water and wastewater systems remain fundamentally strong, well-maintained, and capable of supporting future growth when paired with sustained reinvestment and coordinated planning. Examples include:

- Rising construction, materials, and replacement costs
- Aging system components in older neighborhoods
- Increasing expectations for reliability and redundancy
- Weather-related infiltration and inflow
- Development proposals that must be sequenced with utility capacity and capital planning
- Evolving State and Federal regulatory requirements for stormwater, water quality, and infrastructure resilience that increase planning, documentation, and implementation demands.

Public Works Operations & Facilities

The Town's ability to provide and maintain public facilities and services is closely tied to long-term capital planning, fiscal capacity, and day-to-day operational readiness. Capital investments in infrastructure, public facilities, fleet, and municipal systems are prioritized through the Capital Improvement Plan (CIP), which supports coordinated decision-making, budgeting, grant planning, and infrastructure sequencing. Growth and development policies in this Plan are intended to align with the Town's ability to finance, operate, and maintain public facilities and services over time, ensuring that expansion does not outpace municipal capacity.

Facilities, Equipment & the Don Turner Jr. Public Works Facility

The Don Turner Jr. Public Works Facility is the operational heart of the Highway Department. Planned and championed under the leadership of Don Turner Jr., the facility reflects a long-term commitment to strengthening Milton's infrastructure capacity. Its design supports year-round fleet maintenance, safe materials handling, indoor vehicle servicing during storms, administrative coordination, and efficient staging for plow routes and emergency response. The facility stands as a lasting reflection of the Town's investment in dependable, well-equipped public works operations and the leadership that helped modernize them.

The Water & Wastewater Division operates from its own dedicated facility, supporting system monitoring, SCADA operations, testing, pump station maintenance, equipment storage, and emergency utility response. Together, the two facilities form a coordinated operational system that supports roadway function, utility reliability, environmental compliance, and the Town's long-term capacity.



Public Works maintains specialized equipment across both divisions, including graders, loaders, dump trucks, plow trucks, excavators, sidewalk plows, jetting equipment, and generators. All require predictable replacement cycles to avoid cascading system disruptions during storms or system emergencies. Fleet reliability is a core determinant of Milton's ability to maintain safe roads and continuous utility service.

Emergency Coordination & Systemwide Role

Police, Fire, Rescue, and the Milton Town School District (MTSD) operate safely during severe weather events and community emergencies. Public Works is central to the Town's emergency preparedness. Crews from both divisions:

- clear emergency routes during storms
- respond to washouts, flooding, and downed trees
- support emergency staging or shelter operations
- manage water or sewer disruptions
- address culvert failures or drainage blockages

Operational Constraints & Long-Term Outlook

Operational pressures include rising material and fuel costs, aging roadway and stormwater infrastructure, overlapping fleet replacement needs, increased expectations for sidewalk and winter service, and limited staffing flexibility during prolonged weather events. Despite these challenges, Public Works remains integral to nearly every priority in Milton's long-range plan, including Town Core mobility, housing readiness, recreation access, economic development, school circulation, public safety, and long-term resilience. Disciplined maintenance, coordinated planning, and strategic capital investment allow the Department to sustain essential services while preparing for future demands.

Interdepartmental & Regional Coordination

Milton's infrastructure system functions effectively because the people and departments responsible for it work together. Roads, utilities, stormwater, schools, parks, public safety, and regional systems intersect every day, and the quality of those intersections determines how reliably the community moves, learns, gathers, and responds to emergencies. Coordination is not a procedural step; it is the mechanism that allows Milton's infrastructure to function as a unified network rather than a collection of separate parts.

Local Coordination

Day-to-day operations depend on consistent communication among departments whose responsibilities overlap across the landscape. These relationships show up in practical, daily ways: joint site plan reviews, shared input on paving and drainage priorities, coordinated traffic control for major events, and real-time communication during storms or emergencies. Each department holds part of the system, but none of it functions independently. Emergency operations, school mobility, public safety, recreation access, and daily community rhythms all depend on a level of responsiveness that is both technically rigorous and human centered.

- Public Works (Highway & Water/Wastewater): maintaining and repairing the systems that carry vehicles, pedestrians, stormwater, and utilities.
- Planning & Zoning: aligning infrastructure with land-use decisions, development review, the Growth Area, and long-term capital planning.



- Milton Town School District (MTSD): coordinating school circulation, crossings, storm response, bus routing, and shared facility needs.
- Police, Fire & Rescue: identifying safety concerns, ensuring emergency access, and partnering on incident response, detours, and winter storm operations.
- Recreation & Parks: coordinating field use, trail access, lighting, parking, event support, and seasonal needs tied to community programming.

Regional & State Partnerships

Regional and State partnerships further expand Milton's capacity to plan and deliver complex infrastructure improvements. Collaboration with the Chittenden County Regional Planning Commission, Vermont Agency of Transportation, Green Mountain Transit, utilities, water-quality programs, and emergency management partners supports corridor studies, traffic modeling, multimodal planning, stormwater coordination, and watershed-based investments along Route 7 and other critical corridors. These partnerships strengthen Milton's competitiveness for State and Federal funding, align roadway, sidewalk, stormwater, and utility upgrades, and reinforce safe school circulation, transit access, and emergency operations.

Together, capital planning, operational capacity, and coordinated partnerships allow Milton's infrastructure to function as a coherent, predictable system that enhances each resident's experience.

Challenges & Opportunities

Milton's infrastructure system carries the everyday functions of community life: movement to and from school and work, safe access to homes and businesses, reliable water and wastewater service, drainage during heavy storms, and the Public Works operations that hold these systems together. As infrastructure ages and conditions shift, pressures on these networks have become more visible. Storms arrive with greater intensity, regional traffic continues to increase, expectations for walkability and accessibility grow, and construction costs increasingly outpace traditional funding sources.

Milton approaches these conditions with established capacity and a clear planning framework. A skilled and dedicated Public Works team, upgraded utility systems that can support continued growth in the Growth Area through active management and reinvestment, strong regional partnerships, and a land use framework that directs growth toward areas already served by infrastructure together provide a stable foundation for decision-making. Understanding where systems are strained and where capacity exists helps guide long-term planning, capital investment, and daily operational decisions.

Challenges

- Aging roadway, culvert, utility, and stormwater infrastructure that requires ongoing reinvestment, replacement, and modernization.
- Rising construction, material, equipment, and labor costs that outpace historic funding levels and compress project scopes and timelines.
- Drainage systems and legacy stormwater corridors not designed for modern storm intensities, leading to erosion, overtopping, washouts, and increased maintenance demands.
- Growing expectations for walkability and accessibility, including sidewalk expansion, ADA-compliant crossings, and safe, coherent school circulation patterns.



- Limited winter operations capacity, with staffing, fleet readiness, and storm variability placing sustained strain on crews during extended events.
- Increasing regional and local traffic volumes, particularly along Route 7 and in school-adjacent corridors, elevating safety and access management needs.
- Aging culverts and stormwater structures in older neighborhoods that no longer match current hydrology, development patterns, or regulatory standards.
- Tight labor markets for skilled public works and utility operators, complicating recruitment, succession planning, and coverage for specialized roles.
- Regional utility dependencies (electric, broadband, GMP hydro assets, and telecommunications) that require cross-agency coordination to maintain reliability and support local projects.
- Balancing implementation of Milton's strengthened stormwater ordinance and MRGP requirements with limited staff, funding, and construction windows.
- Managing the timing and sequencing of development proposals to ensure that water, wastewater, and stormwater systems continue to perform reliably as conditions evolve.

Opportunities

- Public water and wastewater systems in the Town Core and Growth Area that support compact development and reinvestment aligned with long-term land use goals.
- Modernized utility systems, including SCADA upgrades and targeted replacement of aging mains, valves, hydrants, and pump stations, that strengthen reliability and operational flexibility.
- Regional partnerships with CCRPC, VTrans, GMT, and State stormwater and water-quality programs that expand Milton's planning, technical, and funding capacity.
- Established grant pathways, such as Better Roads, Class 2 Roadway, Clean Water, and Municipal Assistance Programs, that help sustain capital reinvestment and reduce local tax pressure.
- Strong institutional knowledge and system awareness within Public Works and utility operations that supports proactive maintenance, early issue detection, and informed capital decision-making.
- Coordinated planning among Public Works, Planning & Zoning, Recreation & Parks, MTSD, and Public Safety that supports predictable, cross-system decision-making.
- Growing community interest in walkability, sidewalks, bike- and pedestrian-scale improvements, and active transportation, aligning local needs with State and regional funding priorities.
- Strong demand for river access, trails, and outdoor mobility that supports investment in low-cost, high-impact public infrastructure such as paths, trailheads, and river-adjacent improvements.
- Long-term land use clarity that directs development to infrastructure-ready locations, reducing future municipal costs and strengthening Town Core and Growth Area investment.
- A culture of collaboration with regional and State partners that positions Milton to pursue complex projects, from intersection upgrades to stormwater retrofits, that would be difficult to complete independently.



Goals

Milton's roads, culverts, utilities, and stormwater systems form the structural foundation of community life. The following goals guide the next decade of investment and operations so these systems remain dependable, resilient, and aligned with Milton's land use vision and community priorities.

Goal 6.1 Maintain and Modernize Core Infrastructure to Support Daily Life

Milton's roads, culverts, utilities, and stormwater systems require ongoing reinvestment to remain reliable, safe, and functional as conditions change. Maintaining and modernizing these systems ensures infrastructure capacity is aligned with predictable service delivery and long-term planning for growth, affordability, and resilience.

Strategies

1. Prioritize roadway resurfacing, drainage upgrades, and culvert replacement through data-informed, multi-year capital planning.
2. Integrate stormwater improvements into roadway and sidewalk projects to extend asset life and reduce long-term maintenance.
3. Continue modernization of water and wastewater systems, including expansion of water capacity and replacement of aging mains, valves, hydrants, and critical service lines.
4. Maintain and update asset management tools to schedule lifecycle maintenance and support predictable budgeting.
5. Pursue State and Federal programs (e.g., Class 2 Roadway, Better Roads, Clean Water, Municipal Assistance) that help fund roadway, utility, and stormwater reinvestment.

Goal 6.2 Strengthen Resilience to Weather, Climate, and Infrastructure Stressors

Infrastructure must function safely and predictably during storms, extended winter conditions, and periods of elevated demand. Strengthening resilience requires upgrading vulnerable components, improving drainage performance, enhancing system redundancy, and preparing infrastructure for operational and environmental stress.

Strategies

1. Upgrade undersized culverts, outfalls, and drainage systems to meet MRGP standards and handle modern storm intensities.
2. Improve erosion control, ditch stabilization, and surface treatments on gravel and hydrologically connected roads.
3. Expand redundancy, monitoring, and backup power within water and wastewater systems to reduce vulnerability to single-point failures.
4. Strengthen winter operations capacity through clear route prioritization, equipment planning, staffing strategies, and materials management.
5. Integrate resilience considerations, including access, redundancy, and climate projections, into development review, emergency planning, and capital projects.



Goal 6.3 Expand Safe and Connected Mobility Options for All Users

Sidewalks, crossings, paths, and pedestrian-scale improvements expand mobility for residents of all ages and abilities. Improving these systems increases safety, strengthens daily connections to schools and community destinations, and supports the vitality of the Town Core while reinforcing long-term affordability and access.

Strategies

1. Address sidewalk gaps near schools, within the Town Core, and along key routes to parks, recreation areas, and civic facilities.
2. Improve pedestrian crossings with ADA-compliant design, visibility enhancements, lighting, and traffic-calming where appropriate.
3. Coordinate with MTSD to improve school circulation patterns, drop-off and pick-up areas, and crossings at high-activity intersections.
4. Expand multi-use path and trail connections, where feasible, to support both recreation and daily transportation.
5. Integrate pedestrian and transit access improvements along the GMT Route 7 corridor, including safe connections to transit stops.

Goal 6.4 Align Infrastructure Investment with Long-Term Land Use & Community Vision

Where and how Milton invests in infrastructure shapes where and how the Town grows. Aligning investment with the Town Core, Growth Area, and designated development districts supports compact land use patterns, reduces long-term municipal costs, and ensures growth occurs where infrastructure can support it.

Strategies

1. Direct major roadway, stormwater, water, and wastewater investments toward designated compact, infrastructure-supported development areas.
2. Coordinate capital planning with the Future Land Use Map and Growth Area policies to align infrastructure capacity with development patterns.
3. Sequence infrastructure investments and development approvals so growth proceeds in step with system performance, operational capacity, and planned reinvestment.
4. Ensure utility and transportation capacity planning supports housing, economic development, and public facility needs in infrastructure-ready locations.
5. Maintain clear, predictable permitting pathways that integrate utility, mobility, and stormwater considerations early in project review.
6. Utilize capital planning tools that align multi-system investments, such as combining roadway reconstruction with culvert, stormwater, and utility replacement.
7. Project applicants and developers shall bear the costs of and fund new public improvements that are recommended or necessary to serve or mitigate impacts from the proposed project



Goal 6.5 Strengthen Public Works Capacity, Safety, and Operational Reliability

Milton's ability to maintain roads, operate utilities, respond to emergencies, and support daily life depends on a skilled workforce, reliable equipment, and functional facilities. Strengthening Public Works capacity ensures operational readiness and continuity of service throughout the year.

Strategies

1. Maintain predictable equipment replacement cycles for highway, utility, and winter operations fleets to reduce breakdowns during critical periods.
2. Support ongoing training, certification, and professional development for specialized Public Works positions, including succession planning for key roles.
3. Reinforce the operational capacity of the Don Turner Jr. Public Works Facility and Water & Wastewater facilities through storage, workspace, and systems improvements.
4. Improve interdepartmental communication tools and emergency coordination protocols to streamline response during major events.
5. Strengthen recruitment and retention strategies, including workplace safety, supportive culture, and competitive compensation context, for skilled Public Works personnel.

Goal 6.6 Expand Funding, Partnerships, and Regional Coordination to Support Infrastructure Needs

Milton's long-term infrastructure strategy depends on leveraging partnerships, State programs, and federal funding opportunities. Collaboration expands capacity, reduces the burden of local cost, and supports complex, multi-system projects.

Strategies

1. Collaborate with regional and State partners on corridor studies, safety projects, scoping analyses, and planning efforts that inform local decision-making.
2. Pursue grant funding for roadway, stormwater, utility, pedestrian, and multimodal projects through State and Federal programs.
3. Strengthen partnerships to broaden access to alternative funding sources with GMT, ANR (Clean Water State Revolving Fund, Drinking Water State Revolving Fund), regional utilities, GMP hydro and energy partners, and watershed organizations to coordinate multi-system improvements.
4. Expand data sharing and integrated planning with MTSD, Public Safety, and Recreation & Parks to align priorities and project timing.
5. Align infrastructure priorities with regional climate resilience, water-quality, and transportation goals to position Milton for future funding and technical support.



Chapter 7: Public Safety

Overview

Public safety is a core system that supports daily life in Milton. It shapes how confidently residents move through the community, how supported families feel during moments of crisis, and how reliably essential services respond when needed. Police, fire, rescue, emergency management, and public works function as a coordinated network that protects life, property, and community wellbeing. Much of this work occurs quietly, yet it creates the conditions that allow the Town to function with consistency and trust.

Across Vermont and the region, the nature of emergencies has changed. Calls increasingly involve overlapping medical, behavioral health, safety, and environmental factors, often requiring coordinated responses across multiple disciplines. Effective outcomes depend not only on response time, but on communication, shared protocols, training, and the availability of appropriate response options. In this environment, public safety performance is measured by the system's ability to manage complexity, prevent escalation, and support positive outcomes for all involved.

Milton's public safety services meet these demands through daily coordination, but capacity, staffing models, and operational pressures vary across departments. As call complexity increases, maintaining a balance between prevention, presence, and response becomes more challenging. The ability to invest in staffing, training, equipment, facilities, and interagency coordination directly influences whether the system can remain proactive or is pushed toward reactive service delivery.

Community expectations remain high, including rapid response, skilled de-escalation, proactive engagement, and calm navigation of uncertain risks. Meeting these expectations requires deliberate planning and sustained investment. Together, these conditions underscore a central reality: public safety is a system shaped by choice. A resilient, prevention-capable public safety network protects lives, strengthens community trust, supports economic vitality, and ensures that Milton remains a place where people feel secure through intention rather than chance.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Public safety creates the conditions that allow people to move through daily life with confidence by relying on coordinated, well-prepared systems that are accessible, responsive, and able to meet changing needs across the community.

Three themes guide Milton's approach:

- Strengthen response capacity and prevention across all departments, ensuring that police, fire, rescue, and emergency management have the staffing, tools, facilities, and coordination needed to meet evolving demands.
- Improve preparedness, resilience, and communitywide readiness by modernizing plans, communication systems, partnerships, and emergency operations to anticipate risks rather than respond to them in isolation.
- Align public safety with land use, community wellbeing, and municipal systems, integrating safety considerations into development patterns, infrastructure planning, education, mobility, and the Town Core so that daily life remains predictable and supported.



Existing Conditions

Milton's public safety system functions through a coordinated network of Police, Fire, Rescue, Emergency Management, Public Works, and regional dispatch. Each component holds distinct responsibilities, yet the effectiveness of the system depends on how these departments operate collectively during routine incidents, periods of elevated demand, and major emergencies. This integrated approach supports reliability, resilience, and community stability. Map 12: Utilities/Facilities highlights locations of Milton's public safety network.

As Milton's population continues to age, the performance of public safety systems has become increasingly central to residents' ability to age in place safely and independently. Data documented through the Town's Age-Friendly Action Plan demonstrate a sustained increase in rescue and medical service demand associated with an aging population, reinforcing the need for coordinated response, reliable infrastructure, and proactive system planning. Emergency response capacity, roadway and winter maintenance, accessibility of public facilities, and coordination with regional partners all directly influence whether older adults can remain in their homes and neighborhoods. Milton's interconnected public safety framework aligns with best practices for age-friendly communities and ensures that emergency services, daily operations, and long-term planning collectively support safety, dignity, and stability across all stages of life.

Law Enforcement, Fire Protection & Emergency Medical Services

Police Services

The Milton Police Department is the Town's only fully career-staffed, 24/7 emergency service. It carries the highest call volume of any department, far above Fire and Rescue, and responds to the widest range of incident types. Calls increasingly involve behavioral-health crises, medical complexity, youth and family-related incidents, welfare checks, crimes against persons, substance-use emergencies, property crimes, and situations requiring trauma-informed communication. Statewide trends show lengthening call durations are being driven by mental health needs, limited external resources, and increasing safety considerations, which collectively reduce the time available for proactive patrol and community policing.

Prevention is a core function of policing and requires time, presence, and capacity. When staffing is stretched thin, the spectrum shifts: officers are forced to prioritize reactive response posture, and prevention, the work that reduces future incidents, becomes difficult to sustain. The department has no ability to bolster their capabilities with volunteers or per-diem responders as policing requires fully certified and trained personnel who can safely manage unknown risks, operate within constitutional frameworks, and make rapid decisions with legal and life-safety implications.

Modern incidents also increasingly require unified responses with Fire and Rescue. Safe outcomes depend on cross-training, shared communication practices, and the availability of medical, tactical, and technical responses. As incident complexity increases, the probability of a positive and peaceful resolution improves when responders have adequate staffing, modern tools, access to mental health services, and the ability to approach incidents methodically using proven de-escalation strategies and techniques.

Across Vermont, police departments continue to face recruitment and retention challenges, raising concerns about long-term staffing sustainability. Maintaining effective service requires predictable staffing models, professional development, mental health support for responders, reliable equipment, and technology that enhances communication and situational awareness.



Fire Protection & Life Safety

Milton's Fire Department provides fire suppression, rescue support, initial hazardous materials response, life-safety services, and assistance during medical incidents. Statewide National Fire Incident Reporting System (NFIRS) data indicates that more than half of fire service calls are now non-fire incidents, reflecting increased medical assists, alarm activations, and weather-related hazards placing greater demands on the department's operational capacity.

Fire response increasingly overlaps with EMS and Police, requiring continuous training in structural firefighting, rescue operations, hazardous materials response, wildland fire protocols, and incident command. As call complexity grows, departments must manage both traditional fire risks, alongside a wider range of non-fire emergencies. Mutual aid agreements between Chittenden and Franklin County departments help to support responses to structure fires, multi-agency incidents, and large-scale critical incidents.

Sustaining an all-volunteer fire service is becoming more challenging by the day, and the department will likely need to transition to a hybrid staffing model in the near future. As training requirements continue to evolve and expand, it will become increasingly difficult to meet those requirements with the limited availability that volunteers are able to offer. Capital planning for apparatus, turnout gear, radios, and facility improvements remains essential to sustain operational readiness.

Emergency Medical Services (EMS) – Milton Rescue

Milton Rescue provides 24/7 emergency medical care to residents and visitors using a hybrid staffing model that combines career staff, per-diems, and volunteers. Behavioral and mental health emergencies, higher acuity medical events, and longer transport times due to Vermont's rural landscape are among some of the current challenges faced by today's EMS agencies.

Milton Rescue responds to a wide range of emergencies. Cardiac events, strokes, respiratory illness, overdoses, traumatic injuries, pediatric and geriatric emergencies, and mental health crisis are among the call types that are frequently responded to. These calls require advanced training, reliable equipment, and in many instances, a coordinated response with Police and Fire. Whether it be at crash scenes for traffic control, vehicle stabilization and occupant extrications or behavioral-health interventions with safety-related concerns, these agencies must continually work together in a coordinated effort to resolve today's emergencies.

Predictable replacement of ambulances, cardiac monitors, stretchers, radios, medication supplies, and PPE are essential for reliability and responder safety. EMS workforce trends mirror those statewide: aging personnel, higher certification requirements, increased exposure to cumulative stress and trauma, and increased call volumes. All of which necessitates the need for continual evaluation of agency needs to ensure we are keeping up with the growing community.

Emergency Management, Operational Partners & Regional Coordination

Emergency Management coordinates prevention, mitigation, preparedness, response, and recovery across all municipal departments. The Local Emergency Management Plan (LEMP), All-Hazards Mitigation Plan (AHMP), Emergency Operations Plan (EOP), and continuity-of-operations planning together guide readiness for storms, flooding, severe weather, extended outages, sheltering needs, and human-caused emergencies. Vermont's increasing frequency of extreme precipitation events and flood-related emergencies reinforces the need for proactive,



coordinated planning. Recent analyses by Chittenden County Regional Planning Commission (CCRPC) and Federal Emergency Management Agency (FEMA) show that climate resilience and emergency preparedness are not experienced evenly across communities. Residents living with aging housing stock, limited infrastructure capacity, or reduced mobility may face heightened risks during emergencies due to inadequate ventilation, plumbing, heating, or access to safe shelter.

Public Works plays a critical role in reducing these risks by maintaining emergency access, restoring stormwater function, clearing debris, stabilizing infrastructure, and supporting incident response during and after storm events. Across Vermont, departments now report more storm-response days than plowing days, reflecting changing climate conditions and the growing importance of resilient, well-maintained infrastructure systems in protecting public safety.

Central Dispatch supports emergency response by coordinating multi-agency incidents, while mutual aid agreements across Chittenden and Franklin Counties expand access to apparatus, specialized teams, and emergency medical services when local capacity is exceeded. Interoperability with regional partners is essential for large-scale incidents and periods of elevated call volume, ensuring that response capacity can scale as conditions demand and that no single community bears a disproportionate burden during emergencies.

Challenges & Opportunities

Milton's public safety system plays a central role in protecting residents during increasingly complex and climate-driven emergencies. Behavioral-health calls, medical incidents, severe storms, and other high-impact events require coordinated, well-prepared responses across police, fire, rescue, and emergency management. Community confidence depends on effective incident management, clear communication, and the ability to maintain access and services during disruptive events.

Milton's public safety services are supported by experienced departments, expanded emergency management planning capacity, and strong mutual aid relationships across Franklin and Chittenden counties. Investments in modernized facilities, training, communications, and response equipment strengthen the Town's ability to prepare for, respond to, and recover from emergencies. Integrating emergency preparedness with land use planning, infrastructure investment, and hazard mitigation supports long-term resilience and reduces risk to people, property, and essential services.

Challenges

- Rising behavioral health and medically complex emergencies, combined with regional gaps in mental health services, requiring extended on scene care, trauma-informed practices, and increased coordination across Police, Fire, Rescue, and partner agencies.
- High and increasing call volumes across emergency services driven by 24/7 coverage requirements, recruitment and retention constraints, and rising emergency medical demand associated with an aging population, reducing surge capacity and placing sustained strain on staffing, response times, and interagency coordination, particularly during prolonged storms, simultaneous incidents, and hospital delays.
- Aging vehicles, apparatus, radios, protective gear, and digital systems with rising replacement costs and limited funding predictability.
- Climate driven hazards, including extreme rainfall, flooding, wind events, and freeze-thaw cycles, increasing operational demands across all departments.



- Facilities that must support modern training, technology, secure storage, decontamination, and responder wellness, but are not designed for current operational needs.
- Multi-agency incidents requiring synchronized operations, unified protocols, and cross training across departments and counties.

Opportunities

- Strong interdepartmental coordination across Police, Fire, Rescue, Emergency Management, Public Works, and Milton Town School District (MTSD) that support unified planning and response.
- Robust mutual-aid networks in Franklin and Chittenden counties that expand access to apparatus, EMS units, and specialized teams during high-demand events.
- Established planning frameworks, including the Local Emergency Management Plan (LEMP), All-Hazards Mitigation Plan (AHMP), Emergency Operations Plan (EOP) and continuity-of-operations plans, to strengthen preparedness and hazard mitigation.
- Momentum in capital planning, modernizing apparatus, radios, protective gear, and digital systems to improve operational readiness.
- Expanding regional mental health partnerships, including crisis clinicians and mobile teams that can reduce strain on emergency responders.
- Public Works as a central resilience partner in storm response, infrastructure stabilization, and emergency access maintenance.
- Opportunities to integrate public safety into subdivision design, roadway improvements, trail networks, and Town Core redevelopment by using aging-in-place and age-friendly planning.
- Advancements in communication and technology, such as CAD improvements, radio interoperability, and GIS mapping, that support prevention and coordinated response.
- Growing community interest in prevention, readiness, and wellbeing that can reinforce long-term investment in public safety.

Goals

Milton's public safety goals reflect a commitment to reliability, prevention, and long-term resilience. They recognize that strong public safety systems are foundational to community wellbeing, economic stability, and residents' confidence in navigating daily life. These goals translate Milton's challenges and strengths into a cohesive direction that supports staffing, training, preparedness, facilities, and cross-department coordination.

Goal 7.1 Strengthen Public Safety Capacity, Prevention, and Response

A resilient public safety system requires staffing, training, and equipment that reflect modern incident complexity. Ensuring responders have the tools, time, and support needed to prevent escalation and manage emergencies safely strengthens daily community stability.

Strategies

1. Support staffing, training, mental-health resources, and professional development for Police, Fire, Rescue, and Emergency Management.



2. Modernize apparatus, equipment, radios, protective gear, and digital systems through predictable capital planning.
3. Expand data-informed approaches to patrol deployment, fire prevention, EMS readiness, and community risk reduction.
4. Strengthen communication protocols and coordination across departments and regional partners.
5. Enhance public education related to prevention, behavioral health, fire safety, and emergency preparedness.

Goal 7.2 Improve Preparedness, Resilience, and Communitywide Readiness

Preparedness ensures that residents and responders can navigate severe weather, medical surges, infrastructure disruptions, and behavioral-health emergencies with confidence.

Strategies

1. Maintain updated LEMP, LHMP, COOP, and sheltering plans.
2. Strengthen emergency communication systems, including multilingual tools and accessible alerts.
3. Coordinate with regional partners, including CCRPC, VEM, hospitals, and mental-health agencies, for hazard mitigation and crisis response.
4. Expand interdepartmental and regional training for storms, flooding, multi-vehicle incidents, extended outages, and behavioral-health emergencies.
5. Identify and support vulnerable populations in emergency communication and planning.

Goal 7.3 Align Public Safety with Land Use, Infrastructure, and Community Design

Land use and infrastructure decisions shape emergency access, prevention, response times, and neighborhood safety. Integration across municipal systems strengthens community resilience.

Strategies

1. Incorporate public safety review into subdivision and site design.
2. Align roadway, pathway, utility, and stormwater improvements with emergency access needs.
3. Incorporate prevention and access considerations into long-range planning and capital projects.
4. Strengthen collaboration with Planning & Zoning, Public Works, MTSD, and Recreation on Town Core and Growth Area planning.
5. Use land use and mobility planning to reinforce safe, predictable emergency response.



Goal 7.4 Ensure Facilities and Infrastructure Support Long-Term Public Safety Operations

Modern operations require facilities that support training, technology, decontamination, secure storage, and responder wellbeing.

Strategies

1. Modernize facilities for Police, Fire, Rescue, and Emergency Management.
2. Maintain and improve dispatch and communication infrastructure.
3. Coordinate infrastructure upgrades with emergency access needs.
4. Evaluate long-term staffing, space, and training requirements.
5. Pursue State and Federal funding (including Assistance to Fire Fighters (AFG), Staffing for Adequate Fire and Emergency Response (SAFER), Emergency Management Performance Grant (EMPG), EMS stabilization grants, and Opioid Settlement Funds) to support modernization.

Goal 7.5 Strengthen Regional Coordination and Shared Capacity

Regional collaboration expands capability, reduces response times, and strengthens medical and behavioral-health outcomes.

Strategies

1. Maintain and expand mutual-aid agreements across Chittenden, Franklin & Grand Isle counties.
2. Improve radio interoperability and communication alignment with regional dispatch.
3. Participate in regional and state training initiatives.
4. Coordinate hazard mitigation and emergency planning across municipalities.
5. Strengthen partnerships with crisis clinicians, hospitals, and mental-health teams to support safer outcomes.



Chapter 8: Energy

Overview

Energy systems shape daily life in Milton in ways that are often noticed only when they are disrupted. Heating homes through long winters, traveling to work and school, operating businesses, and maintaining essential municipal services all depend on systems that are often unnoticed until they are strained. When energy is reliable and affordable, daily life moves with balance. When costs rise or service is disrupted, the effects are felt quickly across households, businesses, and public services.

Milton's energy conditions reflect long-standing settlement patterns and land use. Development concentrated in the Town Core, where infrastructure already exists, supports shorter travel distances and more efficient use of shared systems, while rural areas rely on longer commutes and housing stock that often predates modern building standards. These structural conditions shape energy use and cost in ways that are not easily changed by individual choice, contributing to uneven energy burdens across the community, particularly for renters, seniors living alone, mobile home residents, and households in older homes.

Heating and transportation systems are gradually shifting toward electricity, utilities are adapting infrastructure to meet new demands, and renewable energy plays a growing role in supplying power. Managing this transition deliberately creates opportunities to improve resilience and reduce long-term costs while introducing new considerations related to infrastructure capacity, land use compatibility, and household affordability. In addition to improving system performance and reducing energy burdens, the Town supports the responsible development of renewable energy resources in locations that are compatible with community character, environmental constraints, and mapped suitability. Renewable energy is viewed as one component of a broader, balanced approach to energy resilience and affordability, guided by state and regional mapping and coordinated with utilities, property owners, and regional partners to minimize land use conflicts and support community stability.

As Milton looks toward 2034, the Town approaches energy planning as a connected community system:

Energy flows through daily life in ways shaped by land use, heating, travel, and system reliability during storms and high demand, influencing affordability, resilience, and long-term planning decisions.

Three themes guide Milton's approach:

- Reduce household energy cost pressure by improving performance in existing buildings, supporting weatherization, and expanding access to practical cost-saving options for residents facing the highest and most variable expenses.
- Maintain a reliable and resilient energy system by preparing infrastructure for changing demand, reducing vulnerability to service disruptions, and ensuring municipal and critical facilities can operate during severe weather and extended outages.
- Guide energy-related decisions through land use and community design by reinforcing growth in the Town Core where infrastructure already exists, supporting efficient travel patterns, and siting energy infrastructure in locations that respect rural character, working lands, and natural systems.

Existing Conditions

Milton's energy future is shaped by statewide transitions toward electrification alongside local land use patterns, housing characteristics, commuting realities, and increasing fiscal pressures. Transportation remains the largest contributor to local energy use, while older housing stock and manufactured communities experience some of the highest energy burdens. Rising costs, grid conditions, siting considerations, and uneven access to incentives add further complexity to local energy decisions. In August 2025, the Milton Planning Commission adopted an Enhanced Energy Plan prepared in accordance with state municipal energy planning standards. The Energy Plan is incorporated into this Plan to provide energy element guidance and support alignment with the enhanced energy planning framework established under Act 174.

Map 19: Potential Solar Energy Resources and Map 20: Potential Wind Energy Resource Areas illustrate the distribution of modeled renewable energy resources across Milton based on factors such as slope, aspect, exposure, and wind potential. These maps identify areas where renewable energy development may be technically feasible; they do not represent an endorsement of development. Actual suitability is shaped by land use patterns, access to infrastructure, site-specific conditions, mapped natural resource constraints, and consistency with local priorities, including proximity to residences, forest block integrity, wildlife habitat, scenic resources, and community character. In many locations, areas with resource potential overlap with significant environmental or community constraints. As a result, renewable energy proposals are evaluated on a site-specific basis and guided toward preferred locations and existing development patterns that reduce conflicts, protect natural systems, and support a predictable, community-scaled energy transition rather than maximizing theoretical capacity.

Electricity

Electricity use in Milton reflects both perpetual growth and an emerging transition in how energy is consumed across the community. Residential and commercial electricity demand has increased incrementally over the past several years, driven by population growth, business activity, and early adoption of electric technologies. Total annual electricity consumption increased from approximately 77.2 million kWh in 2021 to 79.3 million kWh in 2023, with commercial and industrial uses accounting for slightly more than half of total demand. Residential electricity use has remained relatively stable on a per-household basis, averaging just under 8,000 kWh per residential premise per year, while the total number of residential accounts continues to grow.

Table 8-1. Annual Electricity Use in Milton

Sector	2021 (kWh)	2022 (kWh)	2023 (kWh)
Residential	35,393,859	35,237,122	35,771,739
Commercial & Industrial	41,848,886	43,849,740	43,535,641
Total	77,242,745	79,086,862	79,307,380
Residential Premises	4,469	4,537	4,540
Avg. Residential Use (kWh)	7,920	7,767	7,879

While overall demand growth has been modest to date, future electricity demand is expected to rise as heating systems and vehicles increasingly shift toward electric power. This transition changes not only how much electricity is used, but when and where it is needed. Winter peak demand is expected to increase as electric heating becomes more common, while vehicle charging introduces new load patterns that interact with daily and seasonal demand cycles.

Electric service reliability remains a critical consideration for Milton. Storm-related outages caused by ice, high winds, and falling trees continue to affect portions of the community, particularly during winter months when energy demand is highest and outages have the greatest consequences. Extended outages affect not only household comfort but also water systems, emergency response, communications, and access to essential services. These conditions underscore the importance of both grid resilience and local preparedness.

Milton’s electric distribution system has substantial headroom to accommodate additional load and generation under current conditions, with an estimated 50 megawatts of grid distribution capacity available. This capacity provides flexibility for electrification and distributed generation but does not eliminate the need for targeted infrastructure upgrades as demand patterns change or as generation is added in specific locations. Localized constraints, transformer capacity, and feeder limitations may still require upgrades depending on the scale and siting of new loads or generation.

Milton already hosts substantial renewable electricity generation. Solar, wind, and hydroelectric facilities within the Town produce approximately 86,418 MWh annually, exceeding Milton’s modeled municipal electricity generation target. As a result, future energy planning can focus on maintaining system performance, strengthening resilience, and guiding appropriate siting, rather than pursuing additional generation solely to meet numerical benchmarks. Renewable energy siting in Milton is guided by clear, map-based preferences rather than solely by modeled resource potential. Map 18: Preferred Sites for Net Metering & Existing Renewable Energy Generation identifies preferred locations for net-metered and distributed renewable energy generation, alongside existing solar, wind, and hydroelectric facilities. Preferred locations emphasize rooftops, parking areas, previously disturbed lands, industrial parcels, and areas with existing infrastructure and grid access. These locations are prioritized to reduce land-use conflicts, limit impacts to working lands and natural systems, and improve project feasibility and predictability. Areas with known constraints, including floodplains, river corridors, forest blocks, and primary agricultural soils, are intentionally de-emphasized to avoid avoidable environmental and community impact. These siting preferences are intended to guide local decision-making and support coordination with state and regional energy planning efforts. Preferred siting is also intended to reinforce Milton’s designated growth areas by prioritizing renewable energy and electrification-supportive investments where existing infrastructure and compact development patterns already reduce long-term costs and land-use conflicts.

Table 8-2. Existing Renewable Electricity Generation

Technology	Sites	Capacity (MW)	Annual Generation (MWh)
Solar	398	9.59	12,608
Wind	3	5.00	13,148
Hydroelectric	2	13.85	60,663
Total	403	28.44	86,418

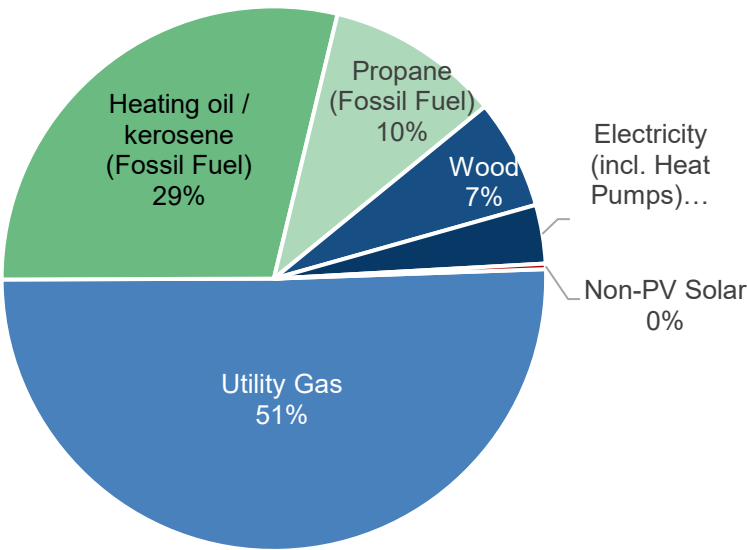
Thermal Energy

Thermal energy use is one of the most significant drivers of household energy costs in Milton, particularly during winter months. Unlike electricity, which benefits from a largely renewable regional supply, most space heating in Milton continues to rely on fossil fuels, exposing households to fuel price volatility, supply constraints, and high seasonal expenses. These conditions shape both energy affordability and housing stability across the community.

Milton’s residential heating profile reflects the age and type of its housing stock. Approximately half of Milton homes are heated with utility gas, while a substantial share rely on heating oil, kerosene, or propane, and fuels that are delivered and subject to market fluctuations. Only a small portion of homes currently rely primarily on electric heating systems such as cold-climate heat pumps, though adoption has increased in recent years.

Table 8-3. Primary Home Heating Fuel (2022)

Heating Source	Estimated Homes	Share of Homes
Utility gas	2,000	~50%
Fossil Fuels	1,551	~39%
Heating Oil / Kerosene	1,141	~28%
Propane	410	~10%
Wood	258	~6%
Electricity (incl. heat pumps)	138	~3%
Non-PV solar	13	<1%



A large portion of Milton’s housing stock was constructed before modern energy efficiency standards were adopted, meaning many homes have limited insulation, older heating equipment, and higher heat loss. These conditions are especially common in older single-family homes, mobile homes, and smaller rental properties. As a result, households in older buildings often require significantly more energy to maintain safe and comfortable indoor temperatures, regardless of income level.

The share of household income spent on energy, or energy burden, emerges from the interaction of fuel type, building efficiency, and household income. In Milton, this burden falls unevenly. Households relying on delivered fuels such as oil or propane face higher and less predictable heating costs, while renters often lack control over building upgrades that could reduce consumption. Seniors living alone and households with fixed or limited incomes are particularly vulnerable to these dynamics, as heating costs are largely non-discretionary during winter months.

Recent efficiency activity demonstrates both progress and constraint. Between 2021 and 2023, Milton households completed nearly 800 residential energy efficiency projects, including heat pump installations, weatherization measures, and high-efficiency water heaters. These improvements reduce fuel use and operating costs where they occur, but they represent only a portion of the total housing stock and are unevenly distributed across neighborhoods and housing types.

Table 8-4. Residential Energy Efficiency Activity (2021–2023)

Measure	Total Installations
Cold-Climate Heat Pumps	372
Heat Pump Water Heaters	66
Weatherization Projects	24
Home Performance with ENERGY STAR®	17
Wood Heating Installations	22
Total Residential Projects	794

Several structural factors limit the pace and reach of thermal energy transition. Upfront costs for equipment replacement and weatherization remain a barrier, particularly for lower-income households and small landlords. Housing tenure affects participation, as renters may pay energy bills without having authority to make building upgrades. In mobile home communities, older construction and system constraints further complicate retrofits. These barriers help explain why fossil fuels continue to dominate heating even as cleaner and more efficient alternatives become available.

Looking ahead, reducing thermal energy demand through efficiency and building performance improvements is central to improving affordability and resilience. Transitioning heating systems without addressing building efficiency risks increasing electric demand and shifting, rather than reducing, household energy costs. Understanding the condition of Milton’s housing stock and

the distribution of heating fuels is therefore essential to managing energy transition in a way that strengthens equity rather than exacerbating existing disparities.

Transportation

Transportation is the largest source of energy consumption in Milton, exceeding both electricity and thermal energy use. This dominance is not incidental; it is the result of settlement patterns, regional employment geography, and transportation infrastructure that have evolved around personal vehicle travel over many decades. Together, these factors shape daily travel behavior and household energy costs in ways that are difficult to change quickly.

Milton’s location within the Chittenden County region places many employment centers, services, and institutions outside Town boundaries. As a result, a significant share of daily trips involve regional travel, often along Route 7 and other arterial corridors. Development patterns outside the Town Core are generally lower density and separated from employment and services, reinforcing reliance on single-occupancy vehicles for commuting, errands, and school transportation.

Household vehicle energy use in Milton remains overwhelmingly fossil-fuel based. In 2022, light-duty vehicles consumed approximately 308,700 MMBTU of energy, with more than 99 percent derived from gasoline and diesel. Electric vehicles represent a growing but still small share of the local fleet, meaning that most transportation energy costs remain tied to fuel prices and vehicle efficiency rather than electricity rates or renewable generation.

Table 8-5. Household Transportation Energy Use in Milton

Indicator	Value
Total Light-Duty Vehicle Energy Use (MMBtu)	308,696
Fossil-Fuel LDV Energy (MMBtu)	306,407
Electric LDV Energy (MMBtu)	2,289
Fossil-Fuel Vehicles	5,945
Electric Vehicles (BEV + PHEV)	146
EV Share of Vehicle Fleet	2.4%

Public transportation serves Milton but remains limited in coverage and frequency, constraining its ability to significantly offset private vehicle use. Fixed-route transit primarily supports commuter travel along regional corridors and is less effective for local, off-peak, or multi-stop trips. As a result, transit provides important access for some residents but does not currently function as a comprehensive alternative to car ownership for most households.

Active transportation options are most viable within the Town Core, where sidewalks, shorter distances, and connected street networks support walking and bicycling. Outside these areas, longer travel distances, higher-speed roadways, and limited infrastructure reduce the feasibility of non-motorized travel for daily needs. These conditions contribute to higher per-household transportation energy use in rural areas and reinforce disparities between residents with and without access to reliable vehicles.

Electric vehicle adoption is increasing statewide and locally, but several factors influence the pace and equity of this transition. Upfront vehicle costs, housing tenure, access to home charging, and the availability of public charging infrastructure all affect who can participate. In Milton, charging infrastructure is unevenly distributed and closely tied to land use patterns and electrical capacity, particularly in multifamily housing areas and rural locations where home charging may be less feasible.

Transportation energy use is therefore closely linked to land use and infrastructure decisions. Compact development patterns, proximity to services, and multimodal transportation options reduce vehicle miles traveled and household fuel costs over time. Conversely, dispersed development patterns increase long-term transportation energy demand and limit the effectiveness of vehicle electrification alone in reducing overall energy use.

Understanding transportation energy use as a structural outcome, rather than an individual choice, is essential to managing long-term costs, emissions, and resilience. These conditions frame both the challenges and opportunities associated with reducing transportation energy demand while maintaining access, mobility, and economic participation for residents across Milton.

Challenges & Opportunities

Milton's existing energy conditions reveal a set of interconnected challenges and opportunities that will shape decision-making over the life of the Plan. Structural factors such as housing age, transportation patterns, infrastructure capacity, and exposure to climate impacts influence energy affordability, reliability, and resilience. At the same time, Milton is supported by a growing Town Core, established partnerships with utilities and statewide energy organizations, available sites for renewable generation, and increasing community interest in efficiency and resilience. Together, evolving technologies, coordinated planning, and targeted investment present opportunities to reduce energy burdens, improve system performance, and guide energy development in ways that are compatible with local priorities.

Municipal and critical facilities play a central role in community resilience. Town offices, emergency services, schools, and water and wastewater infrastructure depend on reliable electricity to function during routine operations and emergencies alike. While some facilities have backup power, not all are designed to support extended outages or increasing electric loads associated with future electrification. Improving energy efficiency, demand management, and backup power capacity at these facilities represents an important opportunity to reduce operational costs while strengthening continuity of operations.

Milton's electricity system is stable and evolving. Current demand levels are manageable, renewable generation capacity is strong, and grid headroom is available. As electrification of heating and transportation advances, reliance on electric service will increase, elevating the importance of winter reliability and coordinated planning across land use, infrastructure investment, and utility systems. These conditions frame the challenges and opportunities associated with building a resilient, modern energy system over the coming decade.

Challenges

- High household energy burdens, particularly in older homes, rental units, and mobile home communities where building efficiency is limited and fuel costs are difficult to control.

- Transportation energy use driven by limited alternatives, resulting in high vehicle miles traveled and strong sensitivity to fuel price volatility.
- Uneven access to efficiency and electrification measures, including heat pumps, weatherization, and rooftop solar, due to upfront costs, permitting complexity, and landlord–tenant barriers.
- Localized grid hosting capacity constraints, which limit where new solar and other distributed energy resources can be reliably interconnected.
- Balancing renewable energy development with resource protection, including rural character, forest blocks, agricultural soils, and scenic landscapes.
- Insufficient resilience measures at some facilities, including limited battery storage, backup power, and redundancy for critical services.
- Complex and fragmented incentive landscape, making it difficult for households, especially low- and moderate-income residents, to navigate available programs and technical assistance.
- Aging municipal buildings and vehicle fleets, requiring phased investment to improve efficiency, electrification readiness, and emergency resilience.
- Limited regional transit access, constraining options to reduce transportation energy use outside the Town Core.
- Increasing climate-related stressors, including heat waves, severe storms, and winter outages that expose weaknesses in energy and infrastructure systems.

Opportunities

- Town Core growth patterns that support walkability, compact housing, multimodal access, and reduced per-capita energy use.
- Municipal leadership by example, through energy audits, facility upgrades, fleet transitions, and resilience investments.
- Suitable rooftops, parking areas, and industrial parcels for solar canopies and appropriately sited ground-mounted systems.
- Strong partnerships with utilities, efficiency providers, nonprofits, and regional agencies to expand incentives, outreach, and technical support.
- Community solar and shared-energy models that can directly reduce energy burdens for income-eligible households.
- Access to State and Federal funding sources supporting weatherization, electrification, grid modernization, and resilience investments.
- Growing community interest in energy efficiency, electric vehicles, solar, and battery storage, supporting long-term adoption.
- Opportunities to integrate clear siting standards and preferred locations into a predictable and transparent local permitting framework.
- Potential for municipal microgrids or resilience districts to support emergency operations and critical services during extended outages.
- Alignment with regional energy planning efforts, reinforcing Milton’s long-term direction and reducing duplication of effort.

Goals

Milton's energy goals focus on reducing household cost burdens, strengthening system reliability, and guiding the energy transition in ways that align with land use, transportation, and community character. Together, these goals recognize energy as both a daily necessity and a long-term infrastructure system that shapes affordability, resilience, public safety, and environmental stewardship. Rather than treating energy in isolation, the Town's approach emphasizes coordinated planning that reduces demand, improves performance, and ensures that energy investments support broader community outcomes.

Goal 8.1 Reduce Household Energy Burdens and Improve Energy Affordability Across the Community

Energy costs directly affect housing stability, health, and financial security. In Milton, heating and transportation expenses are largely unavoidable and vary widely depending on housing type, fuel source, and location. Reducing household energy burdens requires improving building performance, expanding access to efficiency measures, and addressing structural barriers that limit participation in available programs. This goal also recognizes that households experiencing the highest energy burdens are often disproportionately affected by poor air quality, inefficient housing, and environmental exposure.

Strategies

1. Support weatherization and building efficiency improvements in existing homes, with priority for older housing stock, rental units, and mobile home communities where energy burdens and environmental exposure are highest.
2. Encourage adoption of efficient heating systems, including cold-climate heat pumps and high-efficiency alternatives, paired with building envelope improvements to reduce overall energy demand and improve indoor air quality.
3. Work with regional and statewide partners to expand outreach, technical assistance, and participation in efficiency and electrification programs, particularly for low- and moderate-income households.
4. Address barriers faced by renters and small landlords by supporting education, incentives, and program models that enable efficiency upgrades in rental housing.
5. Promote energy solutions that reduce combined housing and transportation costs, recognizing that affordability, emissions, and air quality are shaped by both heating expenses and travel needs.
6. Support shared and community-based energy models, including community solar and similar approaches, that provide direct cost savings and environmental benefits to households unable to install on-site systems.

Goal 8.2 Build a Resilient, Reliable, and Modern Energy System That Supports Public Safety and Continuity of Operations

As electricity becomes increasingly central to heating, transportation, and daily life, system reliability and resilience grow in importance. Storm-related outages, winter peak demand, and aging infrastructure expose vulnerabilities for households,

businesses, and municipal operations. Strengthening energy resilience requires reducing demand, improving system performance, and ensuring that critical facilities can function during disruptions while protecting air, water, and natural systems during extreme events.

Strategies

1. Reduce overall energy demand through efficiency and load management as a first step in preparing for increased electrification.
2. Improve energy performance and resilience of municipal buildings and critical facilities through efficiency upgrades, backup power, and demand-reduction measures that protect public health and safety during outages.
3. Coordinate with utilities and regional partners to plan for electrification impacts, infrastructure needs, and evolving load patterns over time, with attention to environmental constraints and watershed protection.
4. Support deployment of energy storage, microgrids, and other resilience measures where they improve reliability for critical services and reduce reliance on fossil-fuel backup generation.
5. Incorporate energy resilience considerations into capital planning, facility management, and emergency preparedness efforts.
6. Encourage design and development practices that reduce vulnerability to outages and extreme weather, while minimizing impacts to water quality, wildlife habitat, and forest systems.

Goal 8.3 Encourage Energy Transition Through Land Use, Transportation, and Siting Decisions That Respect Community Character and Natural Systems

Energy systems do not operate independently of land use and development patterns. Where housing, jobs, and services are located influences transportation energy demand, infrastructure efficiency, and the feasibility of renewable energy development. Guiding energy transition through coordinated planning helps reduce long-term costs protect air and water quality, maintain forest and agricultural resources, and ensure that environmental benefits and burdens are shared equitably across the community.

Strategies

1. Reinforce mixed-use development patterns in the Town Core that reduce transportation energy demand, vehicle emissions, and pressure on outlying natural and working lands.
2. Support multimodal transportation options, including walking, biking, and transit, as part of a long-term strategy to reduce vehicle miles traveled, improve air quality, and protect community health.
3. Direct renewable energy development to mapped areas planned for such development and growth, which are depicted on Map 19 and Map 20, while continuing to prioritize rooftops, parking areas, previously disturbed sites, and locations with existing infrastructure for redevelopment as renewable energy facilities.
4. Avoid siting renewable energy development in areas that provide critical ecological, agricultural or flood-storage unless impacts can be clearly avoided or substantially minimized.

5. Integrate clear siting standards and preferred locations into local planning and permitting processes to improve predictability, transparency, and environmental outcomes.
6. Coordinate energy, land use, and transportation decisions so investments reinforce one another, avoid long-term environmental, fiscal, or infrastructure inefficiencies, and, where feasible, support renewable energy projects through coordination, information sharing, or assistance with identifying funding opportunities.

Chapter 9: Natural Resources, Flood Risk & Climate Resilience

Overview

Milton's forests, wetlands, rivers, and soils form the natural systems that shape how water moves across the landscape and how the community experiences storms, flooding, and erosion. These systems influence where runoff concentrates, how slopes respond to saturation, and where pressure reaches roads, culverts, drainage infrastructure, and access routes. When natural systems remain intact, they moderate flood impacts and reduce erosion. When they are disturbed or fragmented, impacts are felt most directly by infrastructure, emergency response operations, and long-term municipal maintenance.

Flood resilience in Milton depends on aligning land use decisions, infrastructure investment, hazard planning, and municipal operations with the permanent characteristics of the land and the conditions the Town now experiences. Heavier rainfall, more frequent rain-on-snow events, and greater seasonal variability are placing new demands on systems designed for past conditions, resulting in recurring flooding, localized erosion, and ongoing maintenance needs at constrained crossings and low-lying road segments. These same land use, transportation, and energy patterns also influence regional air quality and community health, reinforcing the importance of compact development, energy efficiency, transportation safety, and reduced vehicle dependence as part of a coordinated resilience approach.

State and regional mapping provides a clear picture of flood hazards, river corridors, wetlands, forest blocks, and other natural features. Large intact forest blocks, functioning wetlands and floodplains, and connected riparian corridors continue to slow runoff and reduce downstream impacts. Recognizing these conditions within land use policy, combined with coordinated Public Works operations and emergency response practices, allows the Town to reduce long-term exposure through informed planning and targeted investment.

Flood risk is not experienced evenly across the community. Housing type, location, access routes, and household circumstances influence how residents experience and recover from storm events. Areas with limited access, older housing stock, and manufactured home communities may face greater disruption when drainage systems are overwhelmed or road segments overtop. Together, these conditions frame a planning approach that supports predictable decision-making, reduces repeated damage, and strengthens Milton's capacity to adapt as environmental conditions continue to change.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Resilience requires planning for the climate the Town has now, not the one it remembers.

Three themes guide Milton's approach:

- Reduce long-term exposure by aligning land use decisions and infrastructure investment with mapped flood risk and land capability.
- Protect natural and rare resources that function as permanent landscape constraints and moderate flood and erosion impacts when intact.
- Strengthen preparedness and equity by supporting reliable access, clear communication, and targeted assistance for residents facing disproportionate risk.



Existing Conditions

Flood and Erosion Patterns

Flooding and erosion in Milton occur in identifiable locations shaped by watershed patterns, topography, and the interaction between upland runoff and river systems. Floodplains, river corridors, tributaries, slopes, and low-lying areas establish where impacts recur and where pressures are concentrated on roads, drainage infrastructure, and access routes. These patterns are reflected in mapped hydrologic features and flood hazard areas shown on Map 6: Hydrologic Features and Map 16: State Known Constraints, providing a clear spatial basis for planning and infrastructure decisions.

Flood risk in Milton takes multiple forms, each affecting the community differently. Floodplain inundation occurs when rivers exceed their banks and spread into low-lying areas, affecting roads, structures, and access during major storm events. Fluvial erosion behaves through a distinct process, as rivers adjust laterally under high flows, influencing banks, road embankments, and adjacent land beyond mapped floodplain limits. Tributary flooding responds differently still, with streams draining upland areas reacting rapidly to intense rainfall and concentrating flows at crossings and drainage systems before mainstem rivers reach peak stage. Recognizing these differences allows the Town to tailor responses based on how and where flooding occurs, rather than treating all flood risk as uniform.

Changing precipitation patterns are intensifying these conditions. Heavier rainfall, more frequent rain-on-snow events, and variable winter weather increase runoff volumes and reduce infiltration, increasing demands on drainage systems designed for historic conditions. In Milton, these shifts are evident through localized overtopping, constrained culverts, accelerated bank erosion, and recurring sediment accumulation at known chokepoints. These observations align closely with mapped upland flow paths and downstream convergence areas, reinforcing the value of targeted maintenance, infrastructure upgrades, and land use coordination in predictable locations.

Flood and erosion impacts extend beyond physical damage to include water quality and stormwater management challenges. Milton is located within watersheds that drain to Lake Champlain and the Lamoille River, both of which include waters impaired by phosphorus and other pollutants. Increased runoff volumes, accelerated erosion, and sediment transport during storm events contribute to pollutant loading and place additional demands on drainage systems. As a regulated Municipal Separate Storm Sewer System (MS4) community, Milton's stormwater discharges from developed areas are subject to permit requirements intended to reduce pollutant loading and protect surface and groundwater resources. Public Works records document recurring issues along specific corridors and slopes following intense downpours and mid-winter thaw events, reflecting faster runoff, higher peak intensities, and increased sediment movement during freeze-thaw cycles. This operational knowledge informs prioritization of capital improvements, stormwater management practices, and coordinated planning decisions that address both flood risk and water quality.

Taken together, these conditions underscore a practical reality for planning and operations. Flood risk in Milton is not episodic or random. It is spatial, repeatable, and increasingly influenced by storm intensity and seasonal variability. Addressing these patterns requires recognizing where flood behavior is persistent, where impacts are amplified by landscape characteristics, and where coordinated planning, infrastructure investment, and land use decisions can meaningfully reduce long-term exposure.



Natural and Rare Resources as Foundational Landscape Systems

Milton's natural and rare resources form foundational landscape systems that shape how the community experiences flooding, erosion, and infrastructure performance over time. Forests, wetlands, floodplains, riparian corridors, soils, slopes, and river systems influence how water moves across the landscape, where runoff concentrates, and how pressures are experienced by roads, drainage systems, and access routes. Because these systems operate continuously and at a landscape scale, they remain influential even as development patterns change, making them essential reference points for long-term planning and investment decisions.

The distribution of these foundational systems across the Town is uneven. Areas with intact forest cover, connected riparian corridors, and functioning wetlands absorb and slow runoff, stabilize soils, and reduce downstream impacts. Other areas concentrate flow, accelerate erosion, or provide more limited capacity for flood storage. These differences in land capability are reflected in mapped land cover, hydrologic features, and flood hazard areas shown on Map 3: Existing Land Use/Land Cover, Map 6: Hydrologic Features, and Map 16: State Known Constraints, which together provide a shared spatial framework for understanding how natural systems influence development suitability and infrastructure performance.

Certain areas within Milton are identified at the state and regional level as Rare and Irreplaceable Natural Areas (RINAs). These areas represent some of the Town's most valuable ecological assets, supporting natural communities and habitat functions that are difficult to replace if lost. In addition to their ecological significance, RINAs contribute to flood moderation, water quality, and long-term landscape resilience. Recognizing their value, land use and development decisions give these areas heightened consideration to help maintain functions that support both environmental health and community stability. RINAs, including Significant Natural Communities and Rare, Threatened, and Endangered Species habitats, are shown on Map 16: State Known Constraints and reflected in regional planning on Map 4: Regional Future Land Use Map, highlighting their importance within both local and regional planning contexts.

Forest blocks play a central role within Milton's foundational landscape systems. Large, contiguous forested areas regulate runoff by promoting infiltration, slowing surface flow, and stabilizing upland soils before water reaches lower elevations. Regionally significant forest blocks and habitat connectivity areas are shown on Map 3: Existing Land Use/Land Cover, illustrating the extent and continuity of forested areas that support watershed stability and habitat connectivity. Fragmentation through clearing, access expansion, or dispersed development alters hydrologic response and shifts runoff, sediment, and erosion pressures downstream, influencing both flood behavior and infrastructure performance.

Wetlands, floodplains, and riparian corridors provide continuous storage and stabilization during storm events. Floodplain wetlands along the Lamoille River store peak flows and reduce downstream impacts, while smaller upland wetlands influence seasonal drainage and localized runoff behavior. Wetlands and floodplain storage areas are shown on Map 2: Planning Areas, supporting coordination between land use planning, infrastructure investment, and emergency response. Riparian buffers stabilize streambanks, reduce sediment transport, and moderate channel adjustment during high flows. Where these systems are narrowed or removed, erosion accelerates and pressures increase on infrastructure and adjacent properties, reinforcing their importance as components of the Town's natural infrastructure.

Together, these natural and rare resources establish clear considerations for development suitability across Milton. Their location, condition, and connectivity help inform where development can proceed with lower long-term risk and where thoughtful siting and design



support flood resilience, infrastructure reliability, and predictable municipal operations. The mapped conditions and characteristics described in this chapter provide guidance for land use policy and development review, supporting consistent application of the Unified Development Regulations in a manner that reflects flood risk, land capability, and long-term exposure as regional planning frameworks and state review expectations continue to evolve.

Challenges & Opportunities

Milton's natural landscape shapes where flood and erosion impacts are most likely to recur and how those impacts affect infrastructure reliability, access, and long-term municipal costs across the community. As precipitation intensity increases and seasonal conditions become more variable, these patterns are reflected in recurring maintenance demands, access disruptions, and localized flooding at known locations throughout Town. Understanding where these pressures concentrate clarifies both the challenges facing municipal systems and the opportunities to respond more effectively through informed land use and infrastructure decisions.

Flood resilience planning in Milton is grounded in established mapping, data, and landscape conditions. State and regional mapping provides reliable information on flood hazards, hydrologic features, soils, slopes, and land capability. Large intact forest blocks, functioning wetlands and floodplains, and connected riparian corridors moderate runoff, reduce downstream impacts, and support long-term landscape stability. Land use and environmental policies emphasize the wise and efficient use of natural resources by directing development and resource activity to appropriate locations, protecting environmental quality and community character, and ensuring that where earth resources are present, their use, management, and restoration protect surrounding land uses, water resources, and scenic qualities. Incorporating these conditions into land use decisions, municipal operations, and emergency response practices supports reduced long-term exposure through coordinated planning, targeted investment, and consistent development review.

Challenges

- Flooding and erosion recur in predictable locations, particularly where tributaries, culverts, and low-lying road segments intersect with floodplains and river corridors.
- Increasing storm intensity, rain-on-snow events, and frequent freeze-thaw cycles place growing demands on drainage and roadway infrastructure designed for earlier conditions.
- Development pressure in floodplains, river corridors, wetlands, forest blocks, and erosion-prone soils can increase long-term exposure and concentrate impacts on municipal infrastructure when not aligned with land capability.
- Incremental disturbance of natural systems reduces flood moderation and redistributes runoff, sediment, and erosion pressures downstream.
- Repeated maintenance at known chokepoints strains Public Works capacity and increases long-term costs without addressing underlying causes.
- Neighborhoods with limited access routes, manufactured home communities, and older housing stock experience disproportionate disruption during flood and erosion events.
- Climate variability complicates emergency response, infrastructure planning, and maintenance scheduling, increasing operational uncertainty.



Opportunities

- State and regional mapping of flood hazards, river corridors, wetlands, forest blocks, soils, and slopes provides clear, shared guidance for land use decisions and infrastructure investment.
- Large intact forest blocks, functioning wetlands and floodplains, and connected riparian corridors continue to moderate runoff and reduce downstream impacts when incorporated into planning decisions.
- Aligning development intensity and design with land capability can improve infrastructure performance, reduce recurring impacts, and lower long-term maintenance demands.
- Targeted infrastructure investment at documented problem locations can break cycles of repeated repair and improve system reliability.
- Consistent application of mapped natural and flood-related conditions supports predictable development outcomes and clearer long-term decision-making.
- Clear articulation of land capability establishes shared expectations for residents, developers, and decision-makers.
- Focused attention on neighborhoods facing disproportionate flood risk supports more equitable preparedness, response, and recovery.

Goals

Milton's natural resource and flood resilience goals focus on reducing long-term exposure, strengthening landscape functions that moderate risk, and ensuring that land use, infrastructure investment, and emergency operations reflect current and emerging conditions. These goals recognize that resilience depends on aligning development patterns and municipal decision-making with the permanent characteristics of the land, the responsible and productive use of natural resources, and the realities of a changing climate.

Goal 9.1 Conserve and Regulate the Natural Systems that Moderate Water, Reduce Hazard, and Support Long-Term Resilience to the Maximum Extent Practicable

Milton's forests, wetlands, floodplains, and riparian corridors, and working agricultural and forest lands function as critical natural infrastructure. Maintaining the integrity and connectivity, and active management of these systems reduces erosion, slows runoff, supports ecological health, sustains local food production and forest economies, and limits downstream impacts that would otherwise be transferred to roads, drainage systems, emergency response and municipal budgets.

Strategies

1. Conserve and restore forest blocks, riparian buffers, floodplains, and wetlands identified through state, regional, and local mapping.
2. Limit fragmentation of natural systems and working lands through predictable land use standards and voluntary conservation tools.
3. Integrate nature-based solutions, including buffer restoration and floodplain reconnection, into municipal projects where feasible.
4. Align natural resource protection with compatible recreation and access where impacts can be managed.



5. Encourage sound forest and agricultural management practices that sustain long-term productivity, protect soil and water resources, and maintain large, contiguous management units.
6. Support locally grown food products, value-added agricultural activities, and local food systems that strengthen community resilience and reduce reliance on long-distance transport.
7. Support community partners in promoting local farms, community gardens, farmers markets, consumer-supported agriculture, and related initiatives.

Goal 9.2 Reduce Exposure of People, Property, and Infrastructure to Flooding, Erosion, and Climate-Related Hazards

Long-term risk reduction requires directing development and land-disturbing activities away from areas where flood and erosion pressures are persistent and where disturbance increases downstream impacts and municipal costs.

Strategies

1. Guide new development away from river corridors, floodplains, steep slopes, wetlands, and other mapped hazard areas.
2. Support mitigation, elevation, retrofitting, or voluntary relocation of vulnerable structures in high-risk locations.
3. Apply updated flood hazard, river corridor, slope, wetland, and soil mapping consistently during development review.
4. Encourage conversion of repeatedly impacted sites to open space or compatible low-intensity uses.
5. Direct earth resource extraction activities to appropriate locations where impacts to water resources, ecological systems, scenic qualities, and adjacent land uses can be avoided or minimized.
6. Require proper site management, restoration, and reclamation practices for earth resource extraction to reduce long-term environmental and fiscal impacts.

Goal 9.3 Modernize and Maintain Infrastructure to Meet Current and Future Climate Conditions

Infrastructure designed for historic rainfall and runoff assumptions must be adapted to address increasing storm intensity, frequent freeze-thaw cycles, and rapid hydrologic response to maintain safety, reliability, and long-term system performance.

Strategies

1. Prioritize culvert upsizing, ditch stabilization, and roadway reinforcement in locations with documented recurring issues.
2. Incorporate updated rainfall data and climate-informed hydrologic standards into municipal engineering and design practices.
3. Coordinate roadway, stormwater, and utility improvements to improve system performance and reduce repeat disruption.
4. Use post-storm evaluations to refine maintenance cycles, project prioritization, and design assumptions



Goal 9.4 Strengthen Emergency Preparedness, Communication, and Access to Reduce Risk During Storm Events

Reliable access, timely communication, and coordinated response are essential as storm events become more variable and less predictable particularly for neighborhoods with limited connectivity, including constrained routes during emergencies or other factors that create higher vulnerability.

Strategies

1. Maintain and expand multi-channel alert systems and preparedness communications.
2. Identify and monitor critical access routes, especially for manufactured home communities and neighborhoods with limited ingress and egress.
3. Provide residents with accessible, practical preparedness information in multiple formats.
4. Support emergency responders with up-to-date mapping, training, and inter-departmental coordination.

Goal 9.5 Advance Equity by Reducing Disproportionate Environmental Burdens and Expanding Access to Environmental Benefits

Resilience is strongest when residents with the least capacity to prepare for or recover from storm impacts receive targeted protection and support.

Strategies

1. Identify vulnerable households and neighborhoods using exposure, access, and recovery-capacity indicators.
2. Prioritize investments that protect essential housing, access routes, and community services in high-risk locations.
3. Coordinate with health providers, schools, and community organizations to support residents before and after storm events.
4. Ensure preparedness, outreach, and emergency communication tools are accessible regardless of technology, language, or mobility limitations.



Chapter 10: Land Use & Development

Overview

Land use is the quiet architecture of how Milton grows and holds together. It shapes relationships between homes and workplaces, the flow of daily routines, the character of neighborhoods, and the enduring presence of the fields, forests, and waterways that have defined the Town for generations. More than the location of development, land use determines whether growth supports affordability, whether infrastructure performs reliably, and whether Milton's identity remains grounded as the community evolves.

Milton's development pattern has formed over more than a century, shaped by geography, transportation routes, and the gradual expansion of public services. This evolution has preserved qualities residents value, including intact forest blocks, neighborhoods reflecting different periods of growth, agricultural lands with ongoing cultural and economic significance, and rural views that define Milton's sense of place. At the same time, limited reinvestment in the Town Core, aging industrial areas, and constrained housing diversity have produced conditions that now require intentional, coordinated action.

Pressures shaping land use in Milton mirror statewide trends but are experienced locally, as housing demand intensifies, expectations for environmental stewardship grow, and severe storms and shifting economic patterns increasingly influence what the Town can responsibly sustain. Addressing these conditions requires intentional alignment, recognizing that land use decisions shape daily movement, public system performance, and how costs are shared over time, and that directing growth to locations supported by existing infrastructure and bounded by environmental limits allows Milton to manage change with clarity while protecting natural systems and established community patterns.

As Milton looks toward 2034, this chapter centers on intentional alignment:

Land use shapes how daily life functions in Milton by influencing movement, infrastructure performance, and long-term public costs, and by guiding growth to infrastructure-served areas within environmental limits, the Town can manage change while protecting natural systems and established community patterns.

Three themes guide Milton's approach:

- Advance affordability and predictability by guiding growth to places supported by municipal infrastructure, lowering long-term service and maintenance costs, and providing consistent expectations for applicants, residents, and decision-makers.
- Strengthen resilience by aligning land use with natural systems, including wetlands, forest blocks, riparian buffers, steep slopes, and shallow soils, that reduce hazard exposure, protect water quality, and support ecological stability.
- Reinforce community identity by shaping development to complement the places that define Milton, including the Town Core, established neighborhoods, working lands, and rural landscapes, and by strengthening the settlement patterns that give the Town continuity and coherence.



Existing Conditions

Planning Areas & Land Use Framework

Milton's Planning Areas, shown on Map 2: Planning Areas, function as the Town's future land use framework and provide clear geographic guidance for applying local land use goals. Referenced alongside the CCRPC Regional Future Land Use Map (Map 4), they demonstrate regional consistency and long-range coordination while defining where growth, reinvestment, and conservation are most appropriate. Together, these maps illustrate where industrial and employment uses can be supported, where natural and rural systems should remain protected, and how development intensity should align with infrastructure readiness, capital investment priorities, environmental constraints, and municipal capacity. This framework supports predictable, equitable, and fiscally responsible decision-making over time. Milton's Planning Areas are consistent with the CCRPC Regional Future Land Use Map (Map 4), which identifies Tier 1B and conceptual Tier 1A areas pursuant to 10 V.S.A. §§ 6033 and 6034. Milton's Tier 1B area corresponds to the Town Core which is served by municipal water, wastewater, and multimodal infrastructure and intended to accommodate a substantial share of future housing and mixed-use development. Tier 1A areas identify locations with the highest long-term readiness for compact growth based on infrastructure capacity, environmental constraints, and coordinated capital planning. Milton's conceptual Tier 1A area is shown as the portion of the New Downtown Subarea has the most development potential.

Within this framework, and consistent with statewide growth-management principles, Milton directs the majority of new residential and mixed-use development to infrastructure-served locations, including the Town Core and other designated Planning Areas that function as locally planned growth areas. These areas are intended to accommodate a substantial majority of the housing needed to meet regional housing targets while supporting walkable development, efficient service delivery, and reinvestment in established centers. Vermont's Center and Neighborhood Designation Programs function as implementation tools within this framework, directing growth, reinvestment, and public investment to locations that reflect Milton's established settlement pattern and support compact, context-sensitive development in infrastructure-served areas, thereby advancing the Plan's goals for housing affordability, infrastructure efficiency, walkability, and long-term fiscal and environmental resilience. Strip development along highways is discouraged, and lower-density rural areas are planned to remain predominantly agricultural, forested, or natural in character reinforcing the role of Center and Neighborhood designations in concentrating growth where services exist. Economic growth is similarly encouraged within designated growth areas or through reinvestment in existing centers, reinforcing compact settlement patterns and long-standing development form.

Milton's land use pattern reflects more than a century of incremental growth shaped by geography, transportation access, and the expansion of public services, and historic settlement patterns that continue to influence development form and community identity. The result is a Town composed of distinct but interconnected areas, including a civic and commercial center, established residential neighborhoods, industrial districts, working lands, and largely intact natural systems. Recognizing how these areas function today, and how infrastructure capacity and environmental limits influence future decisions, allows Milton to guide redevelopment, conservation, and land use change in a coordinated and fiscally responsible manner.

Historic resources continue to shape Milton's development pattern and community identity, including historic settlement areas and locally recognized districts such as the Milton Falls Historic District and the Checkerberry Village Green Historic District. As documented in



Appendix C, the Town supports preservation and adaptive reuse where feasible and encourages reinvestment that maintains historic character while allowing buildings and places to continue serving community needs. Land use and development decisions are informed by historic context alongside infrastructure capacity, housing needs, and environmental considerations, ensuring that reinvestment strengthens Milton's continuity and functioning rather than eroding established patterns.

Within this framework, the Planning Areas serve as a practical tool for aligning zoning, capital planning, development review, and long-term investment. They support consistent application of policies, reduce uncertainty for applicants and residents, and provide a shared understanding of how Milton intends to grow and evolve while maintaining affordability, environmental stewardship, and community identity.

Land Use, Equity & Daily Experience

Land-use patterns directly shape household affordability, resilience, and access to daily services. Energy burdens remain higher in older housing stock, manufactured home communities, and rural areas where weatherization and electrification are less accessible. Transportation costs increase outside the Town Core, where sidewalk gaps, limited multimodal options, and dispersed destinations reinforce car dependence, while reliance on onsite wastewater systems places added financial pressure on rural households and limited wastewater capacity constrains infill and redevelopment opportunities near the Core. Together, these conditions illustrate how land-use decisions influence access to housing, transportation, services, and the long-term economic benefits of reinvestment across the community.

Townwide Land Use Patterns, Conditions & Opportunities

Milton's land-use pattern is organized around a strong Town Core, surrounding neighborhoods, extensive rural lands, and well-defined natural systems that together shape daily life and long-term growth. The Town Core remains the center of civic life and economic activity, supported by municipal water and wastewater service, transit access, and the Town's most complete sidewalk network. While aging commercial sites and inconsistent building form present challenges, they also create clear opportunities for reinvestment, mixed-use redevelopment, and expanded housing choices aligned with community priorities for a walkable, connected, and vibrant center guided by the Downtown Core Master Plan.

Neighborhood areas surrounding the Town Core vary in their readiness for additional growth. Some are largely built out with stable character, while others include undeveloped parcels constrained by wetlands, slopes, and drainage networks. Sidewalk gaps and limited multimodal connections affect safety and daily mobility. Community input consistently supports modest, context-sensitive density, including missing-middle housing types, where infrastructure and neighborhood form can support it.

Rural Milton remains defined by working lands, forest blocks, wildlife corridors, and long views. While agricultural operations have consolidated over time, productive soils and forested landscapes remain central to the Town's identity and ecological function. Incremental rural subdivision raises concerns about fragmentation, long-term road maintenance, and natural resource protection. Residents consistently express a desire to preserve rural character while allowing carefully sited, low-impact development.

Industrial and employment areas, including Catamount, Lamoille, and the I-89 corridor, support a significant share of Milton's tax base and employment. Many sites predate modern standards



for stormwater management, buffering, and internal circulation, creating opportunities for operational improvements, environmental upgrades, and safer transitions to adjacent residential areas. Targeted modernization can strengthen long-term productivity and compatibility.

Natural systems shape development feasibility throughout Milton. Wetlands, riparian corridors, steep slopes, shallow soils, forest blocks, groundwater recharge areas, and flood-prone lands provide critical community functions, including flood storage, erosion control, habitat connectivity, and water quality protection. In areas such as Arrowhead Lake, East Milton, and the West Milton planning area, these conditions impose clear limits on development intensity and siting. Incorporating natural systems early in planning and development decisions reduces long-term municipal risk and enhances community resilience.

Infrastructure capacity remains a primary determinant of where compact development can occur. Water and wastewater service is strongest in the Town Core and nearby neighborhoods, while areas outside service zones rely on onsite wastewater systems and rural road networks that inherently limit density. Sidewalks and multimodal connections are similarly concentrated near the Town Core. Stormwater infrastructure, including MS4 obligations, influences where retrofits and modernization are required. Recent and planned capital investments in wastewater, pedestrian infrastructure, drainage, and the Route 7 corridor increase readiness for reinvestment in strategic locations and reinforce sustainable growth patterns.

Planning Areas

Milton is made up of places with distinct identities, functions, and futures. Some areas are ready for compact growth supported by strong infrastructure and community interest. Others must remain rural or resource focused to preserve working lands, ecological systems, and the landscapes that define Milton's character. Between these areas lie neighborhoods, industrial districts, and transition zones whose form reflects both opportunity and constraint.

The Planning Areas organize this diversity into a coherent and predictable land use framework. They translate community values of affordability, resilience, stewardship, and fairness into geographic direction by identifying where reinvestment and infill are appropriate, where context sensitive growth can be supported, where industrial modernization should occur, and where conservation-based design is necessary. Natural systems and infrastructure capacity together establish clear expectations for land use intensity, development form, and sequencing.

Together, the Planning Areas constitute Milton's present and prospective land use framework. As shown on the Map 4: Regional Future Land Use, this framework is compatible with regional planning direction and is used to inform zoning updates, capital improvement planning, and coordinated public and private investment. Each Planning Area describes existing conditions, the development form appropriate to its context, and what these expectations mean for applicants, staff, and the Development Review Board. The subsections that follow describe each Planning Area's role in Milton's future and the policies that should shape development within it.

Town Core Planning Area

Existing Conditions & Character

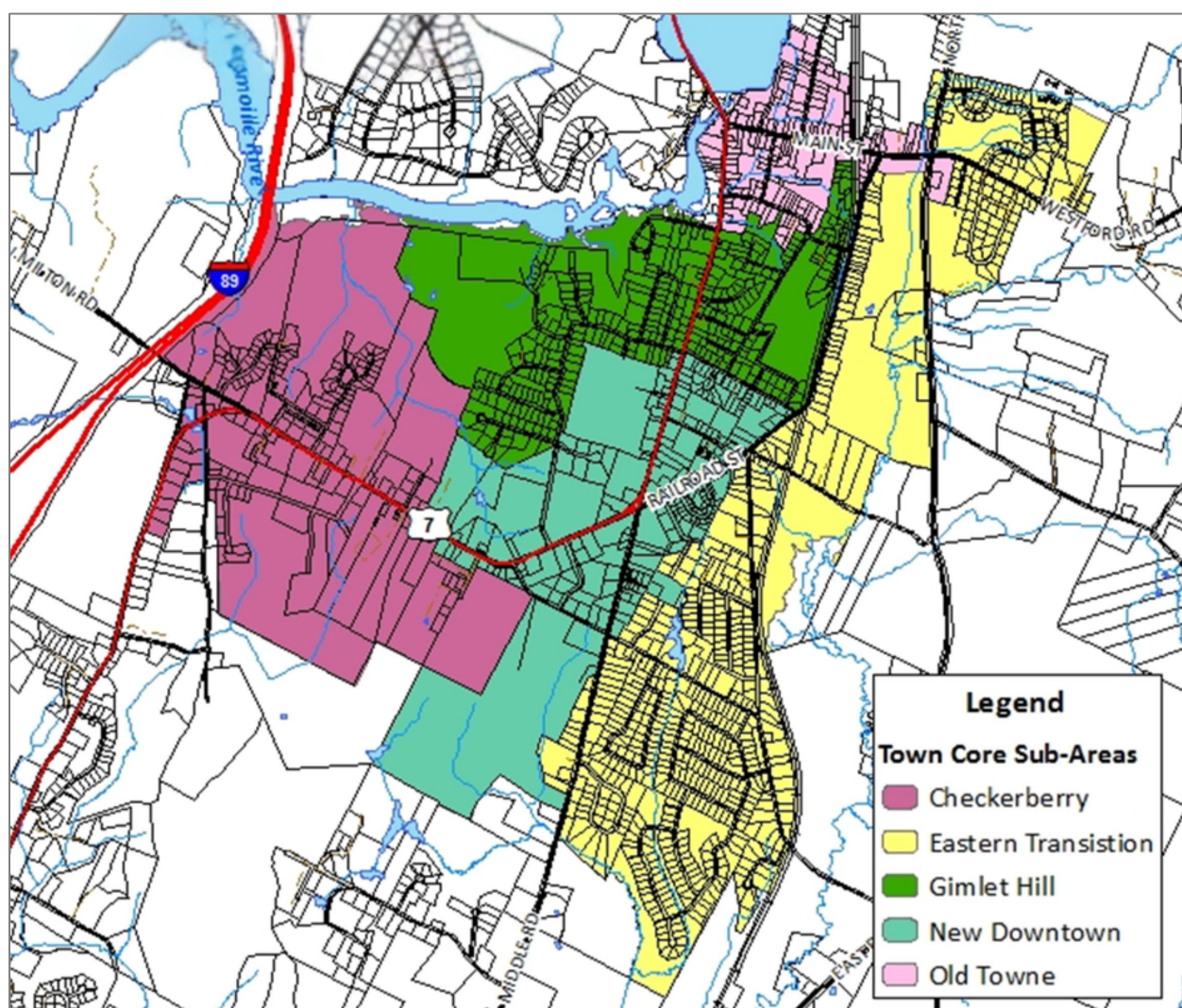
The Town Core is Milton's geographic and functional center, where civic institutions, commercial services, higher density housing, and community life converge. Its built form reflects the Town's evolution over time, including compact village blocks in Old Towne, mid-century commercial



development along Route 7, established neighborhoods shaped by post-war growth patterns, and the emerging mixed use fabric taking shape in New Downtown.

The Town Core contains the strongest concentration of infrastructure in Milton, including municipal water and wastewater service, transit access, sidewalk continuity, and multimodal connections. These conditions support current activity and create a strong foundation for reinvestment. Underutilized parcels, aging building stock, inconsistent streetscape quality, and gaps in pedestrian comfort and safety limit full performance in some areas. Engagement throughout this planning process emphasized strengthening the Town Core not only as a focus for development, but as a place central to Milton's identity, economic vitality, affordability, and long-term resilience.

Figure 10.1. Town Core Sub-Areas



Prospective Land Use & Planning Intent

The Town Core is identified as Milton's principal location for compact growth. A significant share of future housing and commercial activity is intended to occur here, where infrastructure capacity and location efficiency provide the greatest long-term benefits. Compact mixed-use buildings, higher-density residential development, structured or internalized parking, and context-sensitive adaptive reuse are encouraged to reinforce walkability and reduce reliance on single-occupancy vehicle travel.

Natural systems, including riparian corridors, wetlands, mature tree canopy, and existing drainage channels, must be incorporated into site planning to support stormwater performance and ecological function. The Town Core's five subareas depicted on Figure 10.1 below (New Downtown, Old Towne, Gimlet Hill, Checkerberry, and Eastern Transition) each play a complementary role, collectively forming a connected, attractive, and functional center that aligns with Milton's economic and housing goals.

What This Means for Development

- Redevelopment, infill, and adaptive reuse should be prioritized over outward expansion to optimize infrastructure investments and support predictable growth patterns.
- Projects are expected to strengthen walkability and multimodal connectivity, including cross-parcel circulation, access management, and safe pedestrian routes.
- Building scale, massing, and site organization must reinforce a cohesive Town Core form, emphasizing active frontages, human-scaled design, and coordinated streetscape improvements.
- Ecological features must be integrated into design, including riparian buffers, wetland protection, green stormwater infrastructure, and shading or canopy preservation.
- Development Review Board (DRB) findings and staff review are encouraged to use this section and the FLUM to guide decisions related to intensity, mixed-use configuration, compatibility, and access patterns. Town Core zoning districts are expected to reflect and support this intended form.
- Public Investment Priorities include: sidewalk gap closures, pedestrian lighting, crossing upgrades, drainage improvements, transit-ready design, and coordinated streetscape investments should be prioritized in Core corridors to support redevelopment outcomes.

New Downtown Subarea

Existing Conditions & Character

New Downtown is Milton's most infrastructure-ready and strategically positioned subarea within the Town Core. It benefits from strong municipal water and wastewater availability, proximity to schools and civic services, consistent transit access, and a block structure that can accommodate redevelopment. The existing built environment is in transition: older auto-oriented commercial sites along Route 7 coexist with emerging mixed-use buildings and development interest from private property owners.

The area contains several underutilized parcels, wide frontages, and opportunities to improve circulation and shared access. Natural resource features, including isolated wetlands, riparian drainageways, and utility easements, shape feasible site design and must be incorporated into redevelopment strategies.



Prospective Land Use & Planning Intent

New Downtown is intended to evolve into a highly walkable, mixed-use district with compact building forms, active ground-floor uses, and strong pedestrian orientation. Redevelopment should consolidate curb cuts, improve internal circulation between parcels, and support multimodal mobility. Parking should be located internally or behind buildings to reinforce a street-oriented form. Streetscape improvements and cross-parcel connectivity are central to achieving the district's long-term identity.

What This Means for Development

- Compact mixed-use buildings and higher-density residential uses are encouraged and appropriate.
- Redevelopment of underutilized parcels should improve walkability, streetscape quality, and access management.
- Natural constraints must guide design, with wetlands and drainageways integrated into green stormwater solutions.
- Site design standards should support active frontages, reduced curb cuts, and pedestrian-focused circulation.
- Priority Investment Priorities include improvements include Route 7 corridor streetscape upgrades, sidewalk infill, crosswalks, transit-ready design, and shared-access connections.

Old Towne Subarea

Existing Conditions & Character

Old Towne is Milton's traditional village center and one of its most recognizable places. Compact blocks, historic civic buildings, narrow streets, mature street trees, and small-scale commercial uses define its walkable character. The building stock reflects multiple eras, with many structures contributing to historic identity and community memory. Some buildings, sidewalks, and public realm elements require reinvestment to meet modern accessibility, stormwater, and safety standards. The area's fine-grained fabric remains one of Milton's strongest place-based assets, though its infrastructure and building conditions vary widely.

Prospective Land Use & Planning Intent

Future development in Old Towne must maintain and strengthen the village-scale form that distinguishes this subarea. Infill should be compatible in scale, architectural character, frontage rhythm, and lot configuration. Adaptive reuse and rehabilitation of older buildings are preferred mechanisms for reinvestment, supporting both economic vitality and cultural preservation. Streetscape enhancements, improved pedestrian crossings, stormwater retrofits, and traffic calming measures are critical to sustaining Old Towne as a community anchor within the Town Core and reinforcing its role in Milton's long-term identity.

What This Means for Development

- New structures must be designed at a village scale, with massing, rooflines, and materials that fit established architectural patterns.
- Rehabilitation and adaptive reuse of existing buildings are strongly encouraged, particularly where they preserve historic character while supporting modern functionality.



- Redevelopment should include coordinated streetscape improvements, pedestrian safety enhancements, and green stormwater infrastructure.
- Development review should apply Village Center dimensional standards, design expectations, and compatibility criteria to ensure new development reinforces the historic fabric.
- Public Investment Priorities include sidewalk rehabilitation, pedestrian lighting, stormwater upgrades, intersection safety measures, and targeted street tree restoration to reinforce Old Towne's character and function.

Gimlet Hill Subarea

Existing Conditions & Character

Gimlet Hill forms Milton's northern gateway to the Town Core, characterized by wooded slopes, scattered residences, small commercial uses, and highly visible parcels along Route 7. The area reflects a transitional landscape where rural form begins to give way to more compact development near the Core. Steep grades, variable frontage widths, and limited access points create operational challenges, particularly for turning movements and corridor safety. Infrastructure availability varies, with some constraints related to topography, stormwater flows, and sight distance. The wooded backdrop and topographic complexity give the area a distinct arrival experience, but they also impose clear limits on development scale and intensity.

Prospective Land Use & Planning Intent

Development in the Gimlet Hill should reinforce its role as a transition zone between rural Milton and the Town Core. Building intensity should remain modest, with site design that respects natural slopes, preserves wooded buffers, and avoids excessive grading. Uses should be small in scale and compatible with the corridor's visual and functional role. Enhancements to access management, stormwater performance, and pedestrian safety will help strengthen the area's gateway identity and support a safer Route 7 corridor.

What This Means for Development

- Buildings must be modest in scale and carefully sited, avoiding extensive cut-and-fill or alteration of slopes.
- Wooded buffers and topographic features should be preserved, serving as both visual screening and natural stormwater management.
- Access points should be consolidated where feasible, supporting corridor safety and smoother traffic flow.
- Development review should prioritize slope protection, driveway spacing standards, vegetative buffering, and compatibility with gateway character.
- Public Investments Priorities should include shoulder widening, lighting, signage, and targeted safety improvements can reinforce the gateway's function and support multimodal accessibility where appropriate.



Checkerberry Subarea

Existing Conditions & Character

Checkerberry serves as the southern gateway into the Town Core and is defined by a mix of older commercial buildings, auto-oriented uses, and residential properties along Route 7. The character of the area is strongly shaped by a large Class II wetland complex and associated hydrologic features that constrain where buildings, parking areas, and access drives can be located. These natural systems also influence stormwater behavior, flooding potential, and infrastructure design.

Existing development patterns include fragmented access, inconsistent building setbacks, and limited pedestrian infrastructure. Several commercial sites require modernization to meet current performance standards for circulation, stormwater management, and buffering. Despite these challenges, upland parcels offer redevelopment potential that can strengthen corridor identity and improve functionality.

Prospective Land Use & Planning Intent

Future development in Checkerberry should concentrate on upland areas outside of mapped wetlands and required buffers. Redevelopment is preferred to greenfield expansion, with a focus on improving site organization, enhancing stormwater treatment, and reducing the number of uncontrolled curb cuts along Route 7. The long-term vision for this subarea includes a more coordinated and visually cohesive corridor, supported by updated building forms, shared access drives, and improved multimodal conditions where feasible.

What This Means for Development

- Development should be limited to upland areas that avoid mapped wetlands, hydric soils, and wetland buffers.
- Redevelopment of existing commercial sites is strongly preferred, particularly where it modernizes circulation, consolidates access, or improves stormwater performance.
- Projects should incorporate green stormwater infrastructure to address downstream sensitivity and reduce flooding risk.
- Development review should apply wetland protection standards, stormwater performance requirements, and access management criteria to ensure safe and sustainable corridor function.
- Public Investment Priorities include corridor drainage upgrades, access consolidation projects, lighting improvements, and targeted sidewalk or crossing enhancements can reinforce redevelopment outcomes and improve gateway identity.

Eastern Transition Subarea

Existing Conditions & Character

The Eastern Transition subarea forms a gradual shift between the compact Town Core and the more rural landscapes of East Milton. It contains a mix of moderate-density neighborhoods, undeveloped parcels, forest edges, and riparian features, resulting in varied development patterns and infrastructure conditions. Municipal water is available in some locations, but wastewater capacity is limited, influencing feasible density and site layout. Sidewalk coverage



and internal street connections are inconsistent, creating fragmented mobility patterns and reduced connectivity to Town Core destinations.

Environmental features, including wetlands, drainageways, and habitat edges, play a significant role in shaping the form and viability of new development. These features also define opportunities for conservation-oriented subdivision and natural resource protection.

Prospective Land Use & Planning Intent

Future development in the Eastern Transition should reinforce a scaled approach to residential growth. Missing-middle housing types may be appropriate in locations with adequate infrastructure, compatible neighborhood form, and safe multimodal access. Larger parcels should apply conservation-oriented or clustered subdivision design to protect riparian features, wetlands, and habitat corridors, and to maintain a clear transition into rural areas. Connectivity improvements, including sidewalk extensions, shared-use paths, and internal street links, are essential for better integrating this subarea with the Town Core.

What This Means for Development

- Development intensity must align with infrastructure capacity, especially wastewater limitations.
- Missing-middle housing may be appropriate where neighborhood scale, multimodal safety, and infrastructure support it.
- Clustered or conservation subdivision should be used on larger parcels, especially near rural edges or sensitive natural resources.
- Riparian buffers, wetlands, and habitat corridors must be protected and incorporated into subdivision and site design.
- Subdivision standards, conservation requirements, and connectivity expectations should guide DRB review and ensure consistent application of the Town Plan.
- Public Investment Priorities include strategic investments in sidewalk links, shared-use paths, stormwater upgrades, and localized street connectivity can improve safety and support context-appropriate growth.

Catamount Area

Existing Conditions & Character

The Catamount Area is Milton's largest and most established industrial district, supporting a substantial share of the Town's employment base and tax revenue. It includes a diverse mix of manufacturing operations, contractor yards, warehousing, service-commercial uses, and related outdoor storage. Parcels in this area are generally large and configured to accommodate heavy vehicles, loading, laydown space, and operational circulation.

Much of the district was developed prior to modern standards for stormwater management, internal circulation, buffering, and screening. As a result, site functionality and environmental performance vary considerably. The area's proximity to residential neighborhoods requires careful attention to noise, lighting, visual impacts, and circulation patterns to minimize land use conflicts. Natural features such as drainage channels, wetlands, and wooded buffers form the edges of industrial sites and contribute to necessary transitions between uses.



Prospective Land Use & Planning Intent

The Catamount Area is intended to remain a long-term hub for industrial and employment uses. Future development should focus on modernization of industrial capacity, emphasizing improved circulation, stormwater infrastructure upgrades, organized site layout, and consistent screening of outdoor storage, rather than expansion into new areas. Industrial intensification is appropriate where environmental constraints, traffic capacity, and buffering allow. Non-industrial uses, including general retail and residential development, are not appropriate due to incompatibility with existing operations and long-term land use intent. Reinvestment should reinforce the district's role in Milton's economic base while reducing potential conflicts with adjacent neighborhoods and improving environmental outcomes.

What This Means for Development

- Industrial and employment uses remain the primary future land uses and should guide site planning and investment decisions.
- Site modernization is strongly encouraged, including improved circulation patterns, loading areas, stormwater treatment, and outdoor storage organization.
- Buffering and screening are important considerations to protect nearby residential areas and reduce visual impacts.
- Environmental constraints, including wetlands and drainageways, must be integrated into site layout and stormwater solutions.
- Industrial zoning standards, performance criteria, and buffering requirements should direct Development Review Board (DRB) review to ensure operational compatibility and environmental compliance.
- Public Investment Priorities include roadway improvements, targeted stormwater retrofits, and signage or access upgrades can support safer circulation and long-term industrial viability.

Cobble Hill Area

Existing Conditions & Character

The Cobble Hill Area consists of established residential neighborhoods situated at the transition between the compact Town Core and the more rural landscapes to the east and south. Development patterns reflect moderate-density housing, a network of local streets, limited sidewalk coverage, and a mixture of mature tree canopy and open areas. Natural features, including slopes, drainageways, and forest edges, strongly influence existing neighborhood form and the development feasibility of remaining undeveloped parcels.

While portions of the area are largely built out, several parcels provide opportunities for context-sensitive infill or subdivision. Infrastructure is variable; some streets have adequate width and utilities for modest additional development, whereas others are constrained by topography, stormwater capacity, or limited access.

Prospective Land Use & Planning Intent

Future development in the Cobble Hill Area should reinforce the scale and character of existing neighborhoods while protecting natural features that define the area's identity. Modest residential infill may be appropriate where infrastructure supports it, provided it matches surrounding form and massing. Conservation-oriented or clustered subdivision is encouraged.



on larger parcels to preserve steep slopes, drainage systems, forest edges, and scenic resources. Connectivity improvements, including short local linkages or pedestrian paths, can strengthen neighborhood cohesion and safer access to the Town Core.

What This Means for Development

- Residential infill should match neighborhood scale and form, emphasizing compatible building heights, setbacks, and lot patterns.
- Clustered or conservation subdivision is encouraged to protect slopes, drainageways, tree cover, and adjacent habitat areas.
- Infrastructure limitations must be considered early, particularly stormwater capacity, street width, and access constraints.
- Subdivision and residential district standards should guide DRB review to ensure compatibility, resource protection, and appropriate density.
- Public Investment Priorities include targeted improvements such as sidewalk infill, drainage upgrades, and localized traffic calming can support neighborhood safety and modest reinvestment.

Arrowhead Lake Area

Existing Conditions & Character

The Arrowhead Lake Area is defined by a mix of year-round and seasonal homes situated along narrow roads, steep slopes, forested edges, and shoreline environments. Development patterns reflect the constraints of the landscape: limited access, varying road widths, shallow soils, and sensitive natural resources. Wetlands, riparian buffers, and steep slopes shape both the location and condition of existing structures.

The area offers significant scenic, ecological, and recreational value, but these same qualities highlight its vulnerability. Wastewater suitability, stormwater runoff, erosion potential, and limited emergency access present challenges for both redevelopment and new construction. The area's physical constraints make it one of the most hazard-sensitive landscapes in Milton.

Prospective Land Use & Planning Intent

Future land use in the Arrowhead Lake Area must prioritize water quality protection, shoreline stability, and hazard avoidance. New development is expected to be low-intensity, carefully sited, and designed to minimize disturbance to slopes, vegetative cover, and hydrologic systems. Redevelopment of existing structures should improve stormwater management, reduce erosion risks, and upgrade septic performance where feasible.

Clustered or upland housing patterns may be appropriate in limited locations where slopes are moderate, access is safe, and environmental constraints can be avoided. The overarching intent is to maintain ecological integrity while ensuring that any redevelopment contributes to long-term resilience.

What This Means for Development

- New development should avoid steep slopes, shoreline hazards, and flood-prone areas, with siting driven by hazard data and resource protection requirements.



- Redevelopment of existing homes should improve stormwater, erosion control, and wastewater performance, reducing impacts to Arrowhead Lake and adjacent ecosystems.
- Clustered upland development may be considered where environmental constraints are minimal and safe road access is available.
- Development review should apply steep-slope protections, shoreland requirements, flood hazard and river corridor standards, and wastewater suitability criteria to ensure safe and responsible development.
- Public Investment Priorities include culvert replacements, erosion control improvements, road stabilization, and stormwater upgrades are critical long-term investments to maintain access and reduce hazard vulnerability.

North Road Area

Existing Conditions & Character

The North Road Area is one of Milton's most distinctly rural landscapes, defined by active and former agricultural lands, large forest blocks, scattered homesteads, and undeveloped space with clustered industrial potential. Parcels tend to be large, with long road frontages and significant distances between homes. High-quality agricultural soils and intact forest cover contribute to the area's ecological value and its role within Milton's working landscape.

While a small number of residential subdivisions exist, most development is dispersed and low-intensity. Infrastructure is limited to rural roads, roadside drainage, and onsite wastewater systems, which together constrain the scale and pattern of future development. The presence of the Husky complex adds an unusual large-parcel industrial component but is isolated within the broader rural context. Scenic views, open fields, and forest edges reflect a landscape where natural and working systems remain dominant.

Prospective Land Use & Planning Intent

Future development in the North Road Area should preserve rural character, maintain the viability of working lands, and protect habitat connectivity and ecological function. Low-density residential development is appropriate, provided it avoids fragmentation of agricultural soils and forest blocks. Conservation-oriented or clustered development is strongly encouraged to maintain large contiguous open spaces and minimize road and driveway proliferation.

Non-rural land uses, including suburban-scale residential development or commercial expansion beyond small-scale, agriculture-supportive activities, are not appropriate. Long-term land use strategy emphasizes limited, well-sited growth that reinforces the area's identity while ensuring environmental stewardship.

What This Means for Development

- Low-density residential or clustered industrial development is appropriate, with a focus on maintaining the open, rural landscape pattern.
- Subdivision design should avoid fragmentation of agricultural soils and forest blocks, prioritizing contiguous conservation areas and shared driveways or access points.
- Septic feasibility, slope stability, and rural road capacity are critical determinants of development suitability.



- Rural district standards, conservation subdivision tools, and natural resource protection criteria should guide development review to ensure compatibility with long-term land use intent.
- Public Investment Priorities include a focus on rural road maintenance, culvert upgrades, and drainage improvements, instead of extending water or wastewater infrastructure, which would be inconsistent with the area's intended pattern.

Lamoille Area

Existing Conditions & Character

The Lamoille Area's geography is strongly shaped by the Lamoille River, with significant portions of land located within mapped flood hazard areas, river corridors, or areas with seasonal inundation. This area consists of an active quarry and light industrial uses centered along the I-89 corridor, while mobile home communities and established residential neighborhoods are along town roads that connect to Colchester.

Site conditions vary widely. Industrial parcels often include outdoor storage, modest building footprints, and functional site layouts, while residential clusters rely on local streets, limited sidewalks, and onsite wastewater. Manufactured home communities contribute essential affordable housing but face infrastructure and resilience challenges, including stormwater and neighborhood infrastructure limitations. Natural features, such as wetlands, riparian corridors, and forested edges, play an important role in structuring development suitability.

Prospective Land Use & Planning Intent

Land use intent for the Lamoille Area reflects its dual character: industrial and service-commercial uses remain appropriate near the interstate and along major access routes, while low- and medium-density residential uses are appropriate in upland areas outside of hazard zones. Redevelopment in industrial areas should improve circulation, screening, stormwater management, and site organization.

Residential areas should prioritize resilience, safe access, and infrastructure reliability, particularly in mobile home communities. Hazard-sensitive lands near the river are not suitable for new development and should remain undeveloped to protect water quality, reduce risk, and maintain ecological function.

What This Means for Development

- Industrial and contractor uses should remain concentrated near I-89, with upgrades that improve circulation, reduce conflicts, and enhance environmental performance.
- Residential development must avoid flood hazard areas, river corridors, and unstable soils, with siting guided by hazard mapping and resource protections.
- Redevelopment in manufactured home communities that improves safety, infrastructure reliability, and affordability is encouraged.
- Outdoor storage areas must be screened, organized, and sited away from hazard-prone lands to prevent downstream impacts.
- Development review should apply flood hazard and river corridor standards, industrial district performance criteria, and buffering requirements to ensure safe, compatible, and sustainable development outcomes.



- Public Investments Priorities include stormwater retrofits, roadway stabilization, hazard mitigation improvements near the river, and infrastructure upgrades supporting mobile home community resilience.

West Milton Area

Existing Conditions & Character

The West Milton Area is Milton's largest geographic planning area and one of its most distinctly rural landscapes. It includes a mix of agricultural lands, forested ridgelines, dispersed homes, and several small neighborhood clusters located along rural town highways, many of which are unpaved. Development intensity is low, supported by onsite wastewater systems, private wells, and a rural road network characterized by limited width, variable maintenance conditions, and constrained emergency access in certain locations.

Natural features such as wetlands, steep slopes, mature forest cover, and headwater drainageways play significant roles in shaping feasible development patterns. Scenic views and unfragmented open space contribute strongly to the area's community identity. Existing commercial activity is limited and generally neighborhood-serving, consistent with the area's rural scale.

Prospective Land Use & Planning Intent

Future development in West Milton should remain modest in scale, reinforcing the area's rural character, agricultural viability, and ecological function. Residential growth should occur primarily through low-density development or conservation-oriented subdivision, concentrating homes on buildable uplands while preserving contiguous open space and working lands.

Commercial uses may be appropriate where they serve local needs and do not introduce suburban or auto-centric development patterns. The intent is to maintain rural functionality while allowing limited, well-sited growth that fits the landscape and avoids long-term service burdens.

What This Means for Development

- Development intensity should remain low, with density determined by onsite wastewater feasibility, road capacity, and natural resource constraints.
- Subdivision design should use clustered or conservation-oriented layouts, preserving agricultural soils, forest blocks, and scenic corridors.
- New commercial activity must remain small in scale and neighborhood-serving, with careful siting to avoid altering rural character.
- Rural zoning and subdivision standards, including conservation subdivision tools, habitat protection requirements, and corridor form expectations, should guide DRB review.
- Public Investment Priorities include a focus on rural road maintenance, culvert upgrades, drainage improvements, and safety enhancements, rather than expansion of municipal utilities or urban-scale infrastructure.



East Milton Area

Existing Conditions & Character

East Milton is one of the Town's most ecologically significant landscapes, defined by large, unfragmented forest blocks, agricultural fields, headwater streams, steep slopes, and extensive wildlife corridors. Development is dispersed, with homes located along narrow rural roads that offer limited width, variable maintenance levels, and constrained sight distances. Infrastructure is minimal; the area relies entirely on onsite wastewater systems, private wells, and rural stormwater drainage.

The combination of steep topography, shallow soils, hydrologic sensitivity, and limited access creates a landscape where development feasibility is highly variable and often constrained. Scenic quality, habitat integrity, and ecological connectivity are defining features of this area and central to its long-term identity.

Prospective Land Use & Planning Intent

Future development in East Milton should prioritize conservation of forest blocks, wildlife corridors, agricultural soils, and headwater resources. Low-density or clustered residential development may be appropriate only where slopes, access conditions, and wastewater suitability allow. Subdivision designs should be shaped by natural resource protection and the preservation of large contiguous open space.

Suburban-scale residential patterns and intensive commercial uses are generally incompatible with the area's long-term land use intent, given infrastructure limitations, ecological sensitivity, and East Milton's rural role within Milton's land use framework.

What This Means for Development

- Low-density or clustered subdivision is the appropriate development pattern, with siting driven by natural resources, slope stability, and wastewater feasibility.
- Forest blocks, wildlife corridors, agricultural soils, and riparian features should be protected, forming the basis of subdivision layout, building envelopes, and access routes.
- Roadway access and emergency response considerations are critical, given narrow road widths, limited turnarounds, and steep grades.
- Conservation subdivision standards, rural district requirements, steep slope protections, and habitat connectivity criteria should guide DRB review.
- Public Investment Priorities should focus on rural road resilience, drainage improvements, and culvert upgrades instead of expansion of utilities or urban-level services inconsistent with long-term land use intent.

Goals

Milton's land use goals translate the Town's values of affordability, predictability, resilience, and stewardship into clear direction for development, conservation, infrastructure investment, and regulatory updates. These goals support the Town Core as the heart of civic life, guide compatible growth in neighborhoods, protect rural and natural areas, and modernize industrial districts that anchor the local economy. Together, they provide the framework for consistent decision-making and long-term community stability.



Goal 10.1 Establish a Predictable, Infrastructure-Aligned Pattern of Growth

Milton's land use policies and investments should reflect infrastructure capacity, landscape suitability, and long-term fiscal responsibility. Predictable growth patterns reduce risk for residents, applicants, and the Town.

Strategies

1. Direct the majority of new housing and commercial activity to areas served by municipal water, wastewater, and multimodal infrastructure through zoning and land use policy.
2. Align zoning districts, dimensional standards, and DRB review criteria with the Planning Areas and Future Land Use Map (FLUM).
3. Use capital planning and infrastructure investment to reinforce development readiness in priority areas rather than induce growth in unsuitable locations.
4. Update subdivision and site design standards to address access management, stormwater capacity, and transportation safety.

Goal 10.2 Reinforce the Town Core as Milton's Civic, Housing, and Mixed-Use Center

The Town Core shall function as the community's most walkable, connected, and active place, supporting a wide range of homes, services, and public spaces.

Strategies

1. Ensure zoning districts support compact mixed-use buildings, higher-density residential options, and context-sensitive redevelopment.
2. Prioritize pedestrian, bicycle, and transit infrastructure investments that strengthen connectivity within the Town Core.
3. Promote adaptive reuse and reinvestment in aging commercial sites and historic buildings through regulatory flexibility and targeted incentives.
4. Coordinate streetscape improvements, green stormwater infrastructure, and access management along Route 7.
5. Use zoning updates to allow the intensity and form envisioned in the designated Planning Areas.

Goal 10.3 Modernize Industrial and Employment Districts to Support Economic Stability

Milton's industrial areas are essential to the tax base and local employment and must continue to function safely, efficiently, and compatibly with surrounding land uses.

Strategies

1. Encourage site modernization that improves circulation, loading, storage organization, and operational efficiency.
2. Require stormwater upgrades, buffering, and screening where industrial areas interface with residential neighborhoods.
3. Maintain industrial areas as long-term employment centers by preventing incompatible uses.
4. Prioritize infrastructure investments such as drainage upgrades and roadway improvements that support industrial functionality.



5. Promote redevelopment that improves environmental performance and reduces conflicts with adjacent uses.

Goal 10.4 Protect Rural Character, Working Lands, and Ecological Integrity to the Maximum Extent Feasible

Milton's rural landscapes are central to its identity, agricultural viability, habitat connectivity, and long-term resilience.

Strategies

1. Apply conservation-based or clustered subdivision designs to maintain large, contiguous forest blocks and agricultural soils.
2. Guide low-density residential development away from steep slopes, sensitive habitats, wetlands and buffers, and remote areas with limited access.
3. Support working lands by discouraging subdivision design patterns that fragment fields or forest management units.
4. Apply zoning and design standards that maintain rural scale, consider scenic resources including prominent views, gateway corridors, ridgelines, open fields, and forested landscapes, and avoid suburban development patterns in land use and development decisions.
5. Leverage conservation partnerships and funding for voluntary easements and habitat connectivity projects.

Goal 10.5 Reduce Hazard Exposure and Guide Development Away from Vulnerable Areas

Hazard-aware land use planning is essential to protecting lives, property, municipal budgets, and ecological systems.

Strategies

1. Align land use policies and zoning standards to limit new development in flood hazard areas, river corridors, steep slopes, and hydrologically sensitive locations.
2. Prioritize redevelopment and retrofits that improve stormwater management, erosion control, and wastewater performance, particularly near Arrowhead Lake and the Lamoille corridor.
3. Require subdivision and site design to incorporate climate-resilient stormwater practices and natural resource protection.
4. Coordinate land use decisions with hazard mitigation planning and capital investments in road resilience, drainage, and culvert replacements.
5. Ensure development review incorporates hazard mapping, natural resource data, and resilience criteria.



Chapter 11: Intermunicipal Coordination

Overview

Intermunicipal partnerships provide the structural framework for regional stability. They influence whether residents can move safely through shared corridors, whether natural systems function predictably across boundaries, and whether essential services operate without disruption. Cooperative relationships with neighboring municipalities and regional organizations allow Milton to address challenges that extend beyond any single town.

The systems that support daily life in Milton operate within a regional context. Transportation networks, watersheds, emergency response, workforce patterns, housing markets, and public infrastructure cross municipal lines and depend on coordination. Intermunicipal partnerships provide a practical structure for aligning local priorities with shared systems and shared responsibilities.

Milton participates in this regional landscape through established coordination and long-standing working relationships. Mutual aid, shared planning efforts, and regional collaboration support predictable service delivery, informed decision-making, and long-term community stability, while allowing Milton to maintain local control and respond to its own priorities.

Milton's approach to intermunicipal coordination aligns with the land use patterns, growth areas, and overall direction of the 2018 ECOS Regional Plan and takes into account the draft 2026 ECOS Plan. This helps ensure that local land use, infrastructure, and investment decisions support shared regional systems and coordinated growth across municipal boundaries.

Intermunicipal coordination also supports efficiency and predictability in local decision-making. By sharing information, aligning planning assumptions, and coordinating investments where systems overlap, Milton can reduce duplication, manage risk, and anticipate regional impacts before they reach the local level. This approach allows the Town to plan proactively, protect municipal capacity, and respond to change with clarity rather than urgency.

As Milton looks toward 2034, this chapter centers on a grounded insight:

Intermunicipal coordination strengthens the shared systems that allow communities to function together through alignment, communication, and collective investment, reinforcing local stability without duplication or isolation.

Three themes guide Milton's approach:

- Advance regional coordination across transportation, watershed management, emergency services, and natural resource protection to ensure safe, functional, and resilient shared systems.
- Align housing, economic development, and infrastructure planning with regional needs and impacts, ensuring compatibility with neighboring towns and equitable distribution of opportunity.
- Strengthen communication, agreements, and shared planning frameworks to support predictable, long-term collaboration across municipal boundaries.



Existing Conditions

Milton's systems, including transportation corridors, emergency services, natural resources, economic networks, and resident movement patterns, extend far beyond town boundaries. These cross-border relationships shape where people work and shop, how they travel, how watersheds behave, and how quickly services can respond during emergencies, particularly as regional housing growth, commuting patterns, and infrastructure investment continue to evolve across Chittenden and Franklin Counties. Regional planning through CCRPC, VTrans, the Lamoille Basin Plan, and neighboring municipal plans provides a shared framework that influences Milton's long-term stability.

Regional patterns show that Milton is part of a major north to south commuter corridor, with daily flows connecting St. Albans, Georgia, Fairfax, Colchester, and Burlington. Natural systems such as the Lamoille River watershed, the Lake Champlain basin, and east to west forest block networks cross multiple jurisdictions and require coordinated land use and hazard planning. Similarly, mutual aid agreements, shared infrastructure, and countywide communication systems link Milton to neighboring communities during storms, crashes, fires, and periods of high emergency demand.

These cross-border dynamics create both advantages and shared responsibilities. Infrastructure improvements in one town affect traffic, watershed behavior, or emergency routing in another. Differences in zoning or growth priorities influence regional housing and employment patterns. Coordination strengthens predictability for Milton and its neighbors by supporting compatible land use, infrastructure investment, and public safety systems across municipal boundaries.

Land Use Compatibility

Milton's Future Land Use, as shown on Map 2: Planning Areas, establishes the spatial organization of growth areas, rural landscapes, conservation areas, and enterprise districts within the Town. This map forms the basis for evaluating compatibility with adjacent municipal plans and the Chittenden County Regional Planning Commission's ECOS Plan.

Under 24 V.S.A. § 4382(a)(8), municipal plans must demonstrate compatibility with adjacent municipal plans and the regional plan. Compatibility is evaluated through comparison of Future Land Use designations, development intensity, settlement pattern, and infrastructure planning at shared municipal boundaries.

A review of Milton's Planning Areas Map alongside adopted Future Land Use maps in neighboring municipalities and the ECOS Regional Future Land Use Map indicates that Milton's boundary conditions are compatible in scale, intensity, and character.

Town of Westford

Milton's eastern boundary with Westford is designated primarily as rural and conservation with the East Milton planning area on Map 2. These areas anticipate low-density residential, agricultural, and forest uses, with no designated mixed-use growth areas or enterprise districts located at the boundary. Westford's adopted Future Land Use Map similarly designates Rural, Agricultural, and Conservation areas at this interface, with village-scale growth located internally. Rural-to-rural and conservation-to-conservation land use patterns align compatibility across the boundary, with no conflicting commercial, industrial, or higher-density residential designations.



Town of Essex

The southeast corner of Milton is the northwest corner of Essex boundary. Milton's East Milton planning areas identifies rural and conservation areas, with the Town Core and higher-density mixed-use areas located internally. Essex directs compact growth to designated centers and corridors while maintaining lower-intensity residential and open lands near its municipal edge. Development intensity transitions are gradual across the municipal boundary, with compact growth areas located within each town's interior and lower-density residential patterns at the edge, providing compatible land use.

Town of Colchester

Milton's southern boundary with Colchester includes Rural, Conservation, and Enterprise Planning Areas on the Regional Future Land Use Map and East Milton, Cobble Hill, Catamount and West Milton planning areas on the Planning Areas Map with the border of Colchester. Colchester maintains lakeshore residential, low-density residential, and open land designations near the boundary, directing higher-intensity development to internal nodes. Low-density residential, conservation, and enterprise land use designations are compatible across the boundary, with higher-intensity mixed-use areas set back from the municipal interface. Watershed-sensitive planning reinforces shared environmental priorities.

Town of South Hero

Milton's western connection to South Hero is through a land bridge over Lake Champlain. Conservation Planning Areas of West Milton Planning Area emphasizes preservation of natural features, such as waterways, habitat blocks, and flood hazard areas. South Hero maintains rural, agricultural, and low-density residential land uses in the transition. The shared Lake Champlain connection with conservation areas provides compatible support for preservation of Lake Champlain and watershed areas.

Town of Georgia

Milton's northern boundary is designated primarily as Rural, Agricultural, and River Corridor Conservation Planning Areas which are the West Milton, Arrowhead Lake and East Milton Planning Areas. The compact mixed-use growth is concentrated in the Town Core further south. Georgia's adopted plan similarly maintains Rural and Agricultural land use designations along the shared boundary, with village-scale development located internally. Agricultural-to-agricultural and rural-to-rural land use patterns align across the municipal line, maintaining working landscapes and low-density settlement patterns at the boundary.

Town of Fairfax

Milton's northeast corner is adjacent to Fairfax. Milton's East Milton Planning Area emphasizes rural and conservation areas, with the Town Core and higher-density mixed-use areas located internally. Fairfax Conservation Lands border Milton with no connecting roads between the Towns. The Conservation Lands are listed as generally not physically fit for development. The conservation area transitions provides compatible land use across the municipal boundaries.

Regional ECOS Plan

The ECOS Plan establishes a regional settlement framework that directs compact growth to planned growth areas and centers while preserving rural, agricultural, and resource lands outside those areas. Milton's Town Core and Growth Areas, as identified on Map 2 and Map 4,



function as locally designated growth areas consistent with the ECOS Regional Future Land Use Map. Higher-density residential, mixed-use, and commercial development are concentrated within infrastructure-served areas. Rural, Agricultural, and Conservation Planning Areas, such as West Milton, East Milton, and Arrowhead Lake Planning Areas, correspond with regional rural/resource designations and avoid extension of urban-scale development into working landscapes.

Public infrastructure investment, including water, wastewater, transportation, and stormwater systems, is prioritized within these designated growth areas rather than extended into Rural or Conservation Planning Areas. Milton's Planning Areas Map aligns with the ECOS regional settlement framework by reinforcing compact growth in serviced areas, maintaining rural resource lands at municipal edges, and coordinating infrastructure investment with planned development locations.

Shared Transportation & Mobility Systems

Transportation is one of Milton's most significant intermunicipal linkages. Route 7 functions as a regionally critical north-south arterial, with CCRPC traffic counts documenting high daily volumes between Milton, Colchester, Georgia, and St. Albans. These flows include commuter travel, freight movement, and emergency routing. I-89 Exits 17 in Colchester and 18 in Georgia further shape regional access, influencing development interest, congestion management, and travel behavior throughout northern Chittenden and southern Franklin Counties.

At a more local scale, Milton's roadway network, as illustrated on Maps 11 and 13, also operates as part of the regional transportation system. East-west routes support travel between Milton, Westford, and Fairfax, while West Milton Road and Route 2 provide key connections to South Hero. Several collector roads accommodate cross-town trips related to schools, childcare, and recreation. Because these systems are shared, roadway improvements, pavement conditions, intersection changes, or major development decisions in one municipality can directly affect safety, traffic flow, and congestion in neighboring communities.

Key Indicators

- Route 7 is identified in CCRPC's ECOS transportation plan and VTrans classifications as a regionally significant corridor.
- I-89 access points outside Milton significantly shape local commuting patterns, with a large share of residents using Exit 17 (Colchester) and Exit 18 (Georgia) for daily travel.
- CCRPC peak-hour modeling shows interconnected congestion patterns between Milton and Colchester on Route 7.
- Regional bicycle and pedestrian planning identifies cross-municipal trail opportunities linking Milton to Georgia and Westford.

Shared Natural Resources, Watersheds & Environmental Systems

Milton lies within the Lamoille River watershed, linking the Town hydrologically to Cambridge, Westford, Fairfax, and Georgia. Stormwater, sediment, and flood flows from upstream communities influence water levels and channel behavior downstream in Milton. Floodplain storage, river corridor protections, and riparian management represent interconnected responsibilities across municipal boundaries. Agency of Natural Resources River corridor maps show migration zones extending from Fairfax and Westford into Milton, reinforcing the need for coordinated hazard planning.



Forest blocks and wildlife corridors connect Milton with Colchester, South Hero, Georgia, and Westford. These upland and lowland corridors support wildlife movement, maintain biodiversity, and regulate stormwater infiltration and temperature. Lake Champlain basin water quality efforts, particularly those tied to phosphorus reduction, link Milton to regional stormwater retrofits, buffer restoration, and agricultural improvements across multiple municipalities.

Key Indicators

- The Lamoille River is identified as a priority basin in Department of Environmental Conservation's (DEC) Tactical Basin Plan, with interconnected flood risk across upstream towns.
- Agency of Natural Resources (ANR) forest block mapping shows regional connectivity between Milton, Colchester, Georgia, and Westford, forming one of the largest contiguous ecological networks in northwestern Vermont.
- Lake Champlain water quality regulations classify Milton as a Municipal Separate Storm Sewer System (MS4) community, linking it to regional phosphorus reduction targets.
- River corridor modeling identifies shared sediment and erosion dynamics between Fairfax and Westford uplands and Milton's lower-elevation floodplain.

Public Safety, Emergency Services & Mutual Aid Networks

Milton participates in countywide and regional systems of mutual aid for fire protection, emergency medical services, and law enforcement. Emergency response depends on multi-town coordination that allows agencies to share staffing, equipment, and coverage during high call volumes or severe weather events. Regionally coordinated dispatch services link Milton's first responders with neighboring municipalities and state agencies, supporting efficient communication during emergencies.

Storm response demonstrates the depth of these partnerships. Major flooding, winter storms, and high wind events often require assistance from Georgia, Colchester, Fairfax, or St. Albans. Equipment sharing, coordinated road closures, and cross-town routing strategies help ensure that emergency vehicles can reach residents even when local corridors are compromised. Emergency management planning, shelter coordination, and regional hazard mitigation efforts are similarly interconnected.

Key Indicators

- Milton Fire and Rescue maintain formal mutual aid agreements with departments in both Chittenden and Franklin Counties.
- Dispatch and communication systems serve multi-town emergency zones, enabling coordinated response to incidents along regional corridors like Route 7 and I-89.
- CCRPC hazard mitigation planning identifies the Lamoille River corridor as a regional flood risk area, requiring shared emergency planning with bordering towns.
- Public safety call data show cross-jurisdictional response patterns during severe weather and large-scale incidents.

Housing, Workforce & Economic Interdependence

Milton's housing market and workforce dynamics operate within a regional context. Census data and CCRPC mobility analyses show that many Milton residents work in Colchester, Essex, Burlington, Georgia, and St. Albans, while workers from those communities rely on Milton's



housing supply, particularly family housing and more affordable rental options. This interdependence shapes housing demand, commuting flows, and economic stability across municipal boundaries.

Milton's industrial parks and Town Core support employers whose labor pools extend into neighboring municipalities. Childcare, health care, recreation programs, and schools serve residents from multiple towns, creating shared service demands and regional benefits. Economic activity flows north to south along Route 7 and east to west between Milton, Fairfax, and Westford, meaning that commercial, industrial, and employment decisions in one community affect workforce and market conditions across the region.

Key Indicators

- Regional commuting data show Milton as part of a bi-county labor shed spanning Chittenden and Franklin Counties.
- Housing turnover and availability in Milton influence workforce retention for employers located in nearby towns.
- CCRPC housing analyses identify Milton as a regional housing contributor, especially for family-sized units.
- Commercial activity in Milton's industrial districts draws employees and contractors from multiple towns.

Shared Infrastructure, Utilities & Regional Services

Infrastructure systems cross town boundaries in ways that are essential to Milton's daily operations. Broadband and telecommunications networks serve multi-town regions. Electrical distribution lines span Milton, Georgia, Colchester, and South Hero. Transportation infrastructure maintained by VTrans supports freight movement, commuting, and emergency response throughout the region. Solid waste and household hazardous waste programs rely on regional facilities rather than town-specific infrastructure.

Stormwater and water quality systems also operate regionally. Municipal Separate Storm Sewer System requirements, phosphorus reduction mandates, and Basin Plan initiatives link Milton's stormwater practices with those of Colchester, Essex, Winooski, South Burlington, and other regulated communities. Recreational resources, including Lake Champlain access, trail systems, and regional parks, similarly serve residents across municipal boundaries.

Key Indicators

- Milton participates in the regional MS4 stormwater program, aligning its stormwater priorities with surrounding municipalities.
- Electrical distribution infrastructure serving Milton is part of a regional grid spanning Chittenden and Franklin Counties.
- Solid waste and recycling services depend on regional facilities, not only town-specific infrastructure.
- Broadband expansion initiatives identify Milton as part of a multi-town service expansion corridor, especially toward Georgia and Westford.



Challenges & Opportunities

Milton's intermunicipal landscape is shaped by shared systems that cross municipal boundaries, including transportation corridors, watersheds, public safety networks, economic ties, and regional housing patterns. These systems influence how residents move, how infrastructure performs, how emergency services coordinate, and how development pressures emerge along town borders. As commuting patterns evolve, hydrologic conditions shift, and service demands increase across Chittenden and Franklin Counties, Milton must navigate both the pressures and the strengths that accompany regional connectivity.

Challenges

- Regional commuter activity along Route 7 creates congestion and safety pressures that extend across multiple towns.
- Upstream watershed conditions in Fairfax, Westford, and Georgia influence downstream flood behavior and river corridor needs in Milton.
- Differences in zoning and growth priorities between municipalities create uneven development patterns and shifting demand pressures.
- Mutual aid reliance during severe weather or high-call events can strain emergency service capacity across several communities at once.
- Regional housing imbalances affect availability and affordability, influencing where workers can live relative to employment centers.
- Shared infrastructure systems, transportation, power, broadband, stormwater, create cross-border vulnerabilities during outages or storm events.

Opportunities

- CCRPC's regional planning framework provides shared data and coordinated strategies that strengthen compatibility across municipal borders.
- Longstanding public safety partnerships and mutual aid networks enhance response capability and regional resilience.
- Shared natural systems, including the Lamoille River and regional forest blocks, create opportunities for coordinated conservation and hazard mitigation.
- Regional housing initiatives support balanced growth and strengthen the bi-county labor force serving Milton and its neighbors.
- Cross-municipal economic ties reinforce local businesses and expand workforce and customer access.
- Multi-town collaboration increases competitiveness for State and Federal funding for transportation, stormwater, recreation, and hazard mitigation projects.

Goals

Milton's intermunicipal partnership goals focus on strengthening coordination with neighboring towns, aligning shared systems, and supporting regional solutions that improve daily life for residents. These goals recognize that transportation, natural resources, housing, public safety, and economic activity function within broader networks that require predictable collaboration.



Goal 11.1 Strengthen Coordination Across Transportation, Land Use, and Infrastructure Systems That Span Municipal Boundaries

Milton's transportation corridors and development patterns influence and are influenced by conditions in surrounding towns. Coordinated planning helps ensure safe travel, efficient investment, and compatible land use decisions across the region.

Strategies

1. Align transportation planning with CCRPC, VTrans, and neighboring municipalities, especially along Route 7 and key east–west corridors.
2. Coordinate land use decisions in border areas to maintain compatibility with adjacent zoning and growth priorities.
3. Share information during major development reviews to evaluate cross-border impacts to traffic, infrastructure, and public services.
4. Support regional transit, bike, and pedestrian connections that strengthen mobility across town lines.

Goal 11.2 Protect Shared Natural Resources and Watershed Systems to the Maximum Extent Feasible Through Coordinated Regional Planning

Milton's forests, river corridors, wetlands, and floodplains connect with systems in Colchester, Georgia, Westford, Fairfax, and South Hero. Collaborative stewardship improves resilience for all communities in the watershed.

Strategies

1. Coordinate river corridor, floodplain, and stormwater management with upstream and downstream municipalities.
2. Support regional water quality efforts, including Lake Champlain basin initiatives and Lamoille River watershed programs.
3. Align forest block and habitat connectivity protections with neighboring towns' conservation strategies.
4. Work with regional partners to implement nature-based solutions that reduce shared hazard risks.

Goal 11.3 Prioritize Regional Public Safety, Emergency Management, and Mutual Aid Systems That Protect Residents Across Communities

Emergency response depends on coordinated communication, shared staffing, and cross-border operations. Strong regional networks improve reliability during both routine calls and large-scale events.

Strategies

1. Maintain and update mutual aid agreements with fire, EMS, and law enforcement agencies in surrounding municipalities.
2. Strengthen communication, training, and dispatch coordination with regional public safety partners.
3. Collaborate on emergency planning, sheltering, and storm response strategies that depend on multi-town routing or resources.



4. Identify regional hazards that require coordinated mitigation or shared equipment.

Goal 11.4 Advance Regional Housing and Economic Coordination to Support Workforce Stability and Community Wellbeing

Milton's housing supply, workforce patterns, and commercial activity interact closely with those of neighboring towns. Coordinated planning helps distribute opportunity and maintain economic and social stability across the region.

Strategies

1. Align Milton's housing goals with regional demand and CCRPC housing analyses.
2. Coordinate with nearby municipalities on workforce needs, childcare access, and transportation connections.
3. Support economic development initiatives that benefit multiple towns and expand shared opportunities.
4. Monitor regional housing pressures and development trends to ensure compatible land use and infrastructure planning.

Goal 11.5 Strengthen Communication, Partnerships, and Shared Planning Frameworks to Support Long-Term Regional Alignment

Predictable, transparent coordination supports better outcomes for all communities and ensures Milton meets its obligations for regional compatibility.

Strategies

1. Participate actively in CCRPC committees, basin planning groups, and regional coordination forums.
2. Maintain regular communication with adjoining towns on land use, infrastructure, and public safety matters.
3. Support collaborative grant applications and shared capital planning efforts when regional benefits are clear.
4. Use intermunicipal coordination to strengthen Milton's long-term resilience, service delivery, and infrastructure capacity.



Chapter 12: Implementation Matrix

Overview

Planning in Milton has evolved through continuity, incremental decision-making, and sustained investment in the systems that support daily life. Chartered in 1763, Milton developed as an agricultural community shaped by working lands, river access, and early transportation corridors. Over time, growth occurred through gradual settlement, the expansion of village activity, and later suburban development patterns influenced by regional transportation access and proximity to employment centers in Chittenden and Franklin Counties.

As Milton's population increased and land use patterns diversified, planning increasingly focused on coordinating infrastructure, public services, and land use to maintain community stability while accommodating growth. Investments in water, wastewater, transportation, public facilities, and recreational infrastructure became central tools for shaping development outcomes and managing long-term costs. This pattern of systems-focused planning continues today and is carried forward in this chapter by translating the Town Plan's adopted goals and policies into a coordinated program of actions to guide implementation over the life of the Plan.

The Implementation Matrix serves as the primary tool for this work. It organizes goals into specific actions, identifies responsible boards, departments, or partners, and outlines general timeframes for progress. The matrix reflects how implementation occurs in practice, through a combination of capital investment, regulatory updates, administrative practice, partnerships, and supplemental planning efforts.

Intended for ongoing use and regular review, the Implementation Matrix supports annual and multi-year decision-making, documents active engagement in carrying out the adopted Town Plan and provides a clear record for regional plan review and confirmation. Recent accomplishments summarized in Appendix B demonstrate how prior plans have translated into measurable outcomes. Within this framework, the goals that follow establish the policy direction that guides implementation over the coming decade.

Economic Development Goals (Chapter 2)

Goal 2.1: Prioritize Milton's Business Climate Through Predictable Processes, Reliable Infrastructure, and Supportive Policies

Strategy	Action	Responsible Parties	Timeframe
2.1.1	Maintain clear, timely, and transparent permitting	Planning & Zoning; Development Review Board	Ongoing
2.1.2	Align infrastructure planning with business and redevelopment needs	Public Works; Planning & Zoning	Ongoing
2.1.3	Improve pre-application and technical review pathways	Planning & Zoning; Development Review Board	Near-Term

2.1.4	Promote land-use policies that support reinvestment and flexibility	Planning & Zoning; Planning Commission; Selectboard	Mid-Term
2.1.5	Maintain consistent regulatory interpretation to reduce applicant uncertainty	Planning & Zoning; Development Review Board	Ongoing
2.1.6	Strengthen communication between Town leadership and businesses	Town Manager; Economic Development Commission; Regional & Community Partners	Ongoing

Goal 2.2: Enhance the Competitiveness and Long-Term Readiness of Industrial and Employment Districts

Strategy	Action	Responsible Parties	Timeframe
2.2.1	Prioritize water, wastewater, and stormwater upgrades	Public Works	Ongoing
2.2.2	Improve truck circulation and roadway design	Public Works; Regional & Community Partners	Ongoing
2.2.3	Pursue broadband redundancy improvements	Town Manager; Regional & Community Partners	Ongoing
2.2.4	To the maximum extent practicable, allow for modernization and redevelopment of constrained parcels so new projects contribute to the growth of the grand list and provide employment opportunities	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
2.2.5	Improve site access, wayfinding, and internal circulation where needed	Public Works; Planning & Zoning; Development Review Board; Regional & Community Partners	Ongoing
2.2.6	Coordinate with regional economic organizations to promote Milton	Town Manager; Economic Development Commission; Regional & Community Partners	Ongoing

Goal 2.3: Revitalize the Town Core as a Walkable, Mixed-Use Commercial and Civic Center

Strategy	Action	Responsible Parties	Timeframe
2.3.1	Implement streetscape, sidewalk, and stormwater improvements	Public Works; Planning & Zoning; Development Review Board	Ongoing
2.3.2	Support infill development and adaptive reuse	Planning & Zoning; Planning Commission	Ongoing
2.3.3	Enable modern commercial formats compatible with existing parcels	Planning & Zoning; Planning Commission	Ongoing
2.3.4	Modernize parking management approaches to support redevelopment and walkability	Planning & Zoning; Public Works; Planning Commission	Mid-Term
2.3.5	Improve Route 7 safety and access management by updating design and traffic requirements for collector roads and intersections	Public Works; Regional & Community Partners	Long-Term
2.3.6	Enhance placemaking, signage, and public spaces	Planning & Zoning; Recreation; Public Works; Regional & Community Partners	Ongoing

Goal 2.4: Strengthen Workforce Stability Through Housing Alignment, Childcare Access, Mobility Safety, and Digital Reliability

Strategy	Action	Responsible Parties	Timeframe
2.4.1	Support childcare expansion through zoning clarity and partnerships	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
2.4.2	Align housing strategies with workforce needs	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
2.4.3	Support affordable commuting options through transit partnerships or local mobility programs	Public Works; Regional & Community Partners	Ongoing
2.4.4	Improve Route 7 multimodal safety and connectivity	Public Works; Planning Commission; Regional & Community Partners	Ongoing

2.4.5	Address broadband gaps in underserved areas	Town Manager; Regional & Community Partners	Ongoing
2.4.6	Collaborate with employers and community institutions to support workers	Economic Development Commission; Regional & Community Partners	Ongoing

Goal 2.5: Enhance Quality of Life and Community Vitality to Support Employer Retention and Resident Attraction

Strategy	Action	Responsible Parties	Timeframe
2.5.1	Invest in multi-generational recreation facilities, trails, and public spaces as identified and prioritized by Town committees, boards, and local focus groups, such as, Milton on the Move	Recreation; Public Works; Recreation Commission; Conservation Commission	Ongoing
2.5.2	Promote community programming and events	Recreation; Recreation Commission; Regional & Community Partners	Ongoing
2.5.3	Expand ADA-accessible recreation infrastructure	Recreation; Public Works; Recreation Commission; Conservation Commission	Ongoing
2.5.4	Support creation of coworking or flexible workspaces	Economic Development Commission; Regional & Community Partners	Ongoing
2.5.5	Work with internal departments and external organizations to support safe, welcoming public spaces	Town Manager; Regional & Community Partners	Ongoing
2.5.6	Promote Milton's natural and recreation assets as key identity features	Recreation; Economic Development Commission; Recreation Commission; Conservation Commission	Ongoing

Goal 2.6: Leverage Capital Investments and Regional Partnerships to Expand Funding Capacity and Long-Term Readiness

Strategy	Action	Responsible Parties	Timeframe
2.6.1	Use the Capital Improvement Plan to guide economic priorities and infrastructure sequencing and/or improvements	Town Manager; Finance; Public Works; Selectboard	Ongoing
2.6.2	Pursue competitive grants for mobility, broadband, and stormwater projects	Town Manager; Planning & Zoning; Public Works; Regional & Community Partners	Ongoing
2.6.3	Strengthen partnerships that support project delivery	Town Manager; Public Works; Regional & Community Partners	Ongoing
2.6.4	Evaluate long-term operating costs and maintenance needs when prioritizing capital projects	Town Manager; Finance; Public Works	Ongoing
2.6.5	Maintain multi-year project pipelines to improve funding eligibility	Town Manager; Public Works; Finance	Ongoing
2.6.6	Promote long-term planning practices that reduce business risk and support investment confidence	Town Manager; Planning Commission; Economic Development Commission; Selectboard	Ongoing

Housing & Community Stability Goals (Chapter 3)
Goal 3.1: To the Maximum Extent Feasible, Prioritize Growth of Housing and Expansion of Housing Choices That Support Residents at All Stages of Life

Strategy	Action	Responsible Parties	Timeframe
3.1.1	Encourage ADUs, duplexes, cottage clusters, small multifamily homes, and mixed-use housing in the Town Core and Growth Area	Planning & Zoning; Planning Commission; Regional & Community Partners	Near-Term
3.1.2	Promote intergenerational living options and age-friendly design across housing types	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
3.1.3	Allow ADUs as flexible units for caregivers, older adults, young residents, and short-term transitions	Planning & Zoning; Regional & Community Partners	Ongoing

3.1.4	Expand access to State and Federal weatherization grants, energy incentives, and ADUs financing programs	Planning & Zoning; Regional & Community Partners	Ongoing
3.1.5	Maintain predictable, transparent permitting that enables small-scale and incremental housing development	Planning & Zoning; Development Review Board	Ongoing

Goal 3.2: Improve Affordability and Reduce Household Cost Burdens Through Equitable Access to Energy Efficiency and Walkable Land Use Patterns

Strategy	Action	Responsible Parties	Timeframe
3.2.1	Promote compact, walkable development that reduces transportation and energy burdens	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
3.2.2	Expand weatherization, heat pump access, and renewable energy participation for lower- and moderate-income households	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
3.2.3	Support modestly sized, energy-efficient homes that offer lower long-term operating costs	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
3.2.4	Encourage development in areas with existing water, wastewater, and transportation infrastructure	Town Manager; Planning & Zoning; Public Works; Planning Commission	Ongoing
3.2.5	Reduce barriers to energy upgrades and improve outreach to households facing the highest energy burdens	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing

Goal 3.3: Preserve and Reinvest in Existing Homes to Strengthen Long-Term Community Stability

Strategy	Action	Responsible Parties	Timeframe
3.3.1	Expand access to weatherization, heat pumps, and energy-efficiency programs	Planning & Zoning; Regional & Community Partners	Ongoing
3.3.2	Support rehabilitation, code upgrades, and universal design modifications in aging homes	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing

3.3.3	Reinforce infrastructure needs within manufactured home communities to sustain long-term affordability	Planning & Zoning; Public Works; Planning Commission; Regional & Community Partners	Ongoing
3.3.4	Promote accessory dwelling units as a reinvestment strategy for multigenerational living, caregiver housing, and supplemental homeowner income	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
3.3.5	Assist homeowners in navigating grants, financing tools, and State programs that support home repair and accessory dwelling unit creation	Town Manager; Regional & Community Partners	Ongoing

Goal 3.4: Align Land Use, Infrastructure, and Permitting to Support Predictable, Inclusive, and Fair Housing Development

Strategy	Action	Responsible Parties	Timeframe
3.4.1	Maintain clear, consistent permitting processes that support housing for all income levels and household types	Planning & Zoning; Development Review Board	Ongoing
3.4.2	Ensure zoning remains compliant with 24 V.S.A. § 4412, supporting multifamily housing, manufactured housing, and accessory dwelling units	Planning & Zoning; Development Review Board; Planning Commission	Near-Term
3.4.3	Direct new development to serviced areas, especially the Town Core and Growth Area	Town Manager; Planning & Zoning; Planning Commission	Ongoing
3.4.4	Coordinate housing decisions with transportation safety, utility capacity, and public safety needs through technical advisory committee review	Planning & Zoning; Public Works; Public Safety; Regional & Community Partners	Ongoing
3.4.5	Integrate fair housing, universal design, and accessibility considerations into review processes	Planning & Zoning; Development Review Board; Planning Commission	Ongoing

Goal 3.5: Strengthen Community Stability Through Connected Neighborhoods and Supportive Systems

Strategy	Action	Responsible Parties	Timeframe
3.5.1	Improve walking and bicycle connections between neighborhoods, schools, recreation areas, and the Town Core	Planning & Zoning; Public Works; Recreation; MTSD	Ongoing
3.5.2	Support childcare expansion to meet workforce and family needs	Town Manager; Planning & Zoning; Regional & Community Partners	Ongoing
3.5.3	Strengthen broadband reliability and digital access across all neighborhoods	Town Manager; Regional & Community Partners	Ongoing
3.5.4	Enhance public safety visibility and community-oriented services in residential areas	Town Manager; Public Safety; Regional & Community Partners	Ongoing
3.5.5	Expand access to parks, trails, and community gathering spaces that reinforce belonging	Recreation; Public Works; Recreation Commission; Conservation Commission	Ongoing

Community Facilities, Education, and Childcare Goals (Chapter 4)

Goal 4.1: Strengthen Community Facilities That Support Daily Life

Strategy	Action	Responsible Parties	Timeframe
4.1.1	Support planning and investment that maintain reliable access to core municipal and community services	Town Manager; Department Heads; Selectboard	Ongoing
4.1.2	Promote facility improvements that enhance accessibility, energy performance, and community use	Town Manager; Department Heads	Ongoing
4.1.3	Encourage partnerships and shared programming that maximize utility within existing space constraints	Town Manager; Recreation; Regional & Community Partners	Ongoing
4.1.4	Pursue State and Federal grants to support modernization, accessibility upgrades, energy improvements, and facility reinvestment	Town Manager; Department Heads; Recreation Commission; Conservation Commission	Ongoing

4.1.5	Maintain predictable, transparent municipal operations that build public trust in service delivery	Town Manager; Department Heads	Ongoing
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Goal 4.2: Support High-Quality, Student-Centered Education

Strategy	Action	Responsible Parties	Timeframe
4.2.1	Strengthen collaboration between MTSD and municipal departments to support shared community goals and coordinated planning	MTSD; Town Manager	Ongoing
4.2.2	Promote access to mental health, counseling, behavioral support, and academic resources that reflect evolving student needs	MTSD; Public Safety; Regional & Community Partners	Ongoing
4.2.3	Support enrichment, hands-on learning, technical programming, and career readiness opportunities, including the Innovation Center at Milton High School	MTSD; Economic Development Commission; Regional & Community Partners	Ongoing
4.2.4	Facilitate predictable planning conditions for school facility reinvestment, maintenance, modernization, and long-term capital needs	MTSD; Town Manager; Selectboard	Mid-Term
4.2.5	Work with MTSD to identify and pursue State and Federal funding opportunities for facility improvements, safety upgrades, and learning environment enhancements	MTSD; Town Manager; Public Safety	Ongoing

Goal 4.3: Expand Reliable, Accessible Childcare Options

Strategy	Action	Responsible Parties	Timeframe
4.3.1	Support childcare providers through predictable permitting, zoning clarity, and coordination with State regulatory partners	Planning & Zoning; Planning Commission; Regional & Community Partners	Near-Term
4.3.2	Encourage expansion of licensed and regulated childcare capacity where feasible and consistent with community needs	Planning & Zoning; Regional & Community Partners	Ongoing
4.3.3	Promote before- and after-school programming that supports working families and extends learning opportunities	MTSD; Regional & Community Partners	Ongoing

4.3.4	Strengthen partnerships that improve childcare workforce recruitment, retention, and professional development	Town Manager; Regional & Community Partners	Ongoing
4.3.5	Help providers navigate State and Federal grant programs that support facility improvements, staffing stabilization, and capacity-building	Town Manager; Regional & Community Partners	Ongoing

Goal 4.4: Strengthen Informal Learning and Community Supports

Strategy	Action	Responsible Parties	Timeframe
4.4.1	Support programs that enhance literacy, digital access, informal learning, and community engagement	Library; Recreation; Regional & Community Partners	Ongoing
4.4.2	Encourage collaborations between the Library, MTSD, recreation programs, and youth-serving organizations	Library; MTSD; Recreation	Ongoing
4.4.3	Promote access to enrichment opportunities for residents of all ages and income levels	Recreation; Library; Regional & Community Partners	Ongoing
4.4.4	Reduce barriers to learning support, technology resources, and community programs for households facing financial or logistical constraints	Library; Recreation; MTSD; Regional & Community Partners	Ongoing
4.4.5	Foster community spaces and programming that strengthen belonging and expand opportunities for connection	Town Manager; Recreation; Library; MTSD; Regional & Community Partners	Ongoing

Recreation & Community Identity Goals (Chapter 5)

Goal 5.1: Strengthen Recreation Infrastructure as a Foundation of Community Wellbeing

Strategy	Action	Responsible Parties	Timeframe
5.1.1	Modernize fields, courts, playgrounds, and recreation facilities through phased improvement	Recreation; Public Works; Regional & Community Partners	Long-Term

5.1.2	Increase accessibility across recreation areas, including pathways, surfacing, signage, and inclusive design	Recreation; Public Works; Regional & Community Partners	Ongoing
5.1.3	Expand maintenance capacity and stewardship partnerships to support aging infrastructure and growing use	Recreation; Public Works; Regional & Community Partners	Ongoing
5.1.4	Improve trail durability and multi-season usability through sustainable design and reinvestment	Recreation; Recreation Commission; Conservation Commission; Regional & Community Partners	Ongoing
5.1.5	Coordinate infrastructure planning with MTSD, Public Works, and Regional & Community Partners to align shared facility needs	Recreation; MTSD; Public Works; Recreation Commission; Regional & Community Partners	Ongoing

Goal 5.2: Promote Wellness as a Daily Community Practice

Strategy	Action	Responsible Parties	Timeframe
5.2.1	Provide low-cost and free programs that meet the needs of residents of all ages and abilities	Recreation; Regional & Community Partners	Ongoing
5.2.2	Integrate wellness-focused offerings, including walking groups, outdoor fitness, and mental health-oriented programs, throughout the year	Recreation; Regional & Community Partners	Ongoing
5.2.3	Improve walking and bicycling connections between neighborhoods, schools, recreation areas, and the Town Core	Public Works; Planning & Zoning; MTSD; Recreation	Ongoing
5.2.4	Expand access to indoor and outdoor spaces that support winter and shoulder-season activity	Town Manager; Recreation; MTSD; Recreation Commission	Mid-Term
5.2.5	Support events and activities that reduce isolation and strengthen community connection	Recreation; Recreation Commission; Library; MTSD; Regional & Community Partners	Ongoing

Goal 5.3: Expand Access to Natural Areas and Waterfront Resources

Strategy	Action	Responsible Parties	Timeframe
5.3.1	Improve trailheads, wayfinding, parking, and signage at natural areas to create safe, accessible experiences	Recreation; Public Works; Recreation Commission; Conservation Commission	Ongoing
5.3.2	Support trail expansion and maintenance in the Town Forest, Eagle Mountain, and Bombardier Park through stewardship and volunteer partnerships	Recreation; Recreation Commission; Conservation Commission;	Ongoing
5.3.3	Plan for environmentally responsible access improvements along the Lamoille River and Arrowhead Mountain Lake	Recreation; Conservation Commission	Ongoing
5.3.4	Use sustainable trail design practices to protect habitat and manage increasing use	Recreation; Conservation Commission; Recreation Commission	Ongoing
5.3.5	Align natural area planning with conservation priorities to balance access and ecological integrity through a Natural Resources Inventory (NRI)	Recreation; Conservation Commission	Ongoing

Goal 5.4: Strengthen Community Identity Through Shared Spaces, Events, & Traditions

Strategy	Action	Responsible Parties	Timeframe
5.4.1	Continue supporting concerts, festivals, seasonal celebrations, and other signature community events	Recreation; Recreation Commission; Regional & Community Partners	Ongoing
5.4.2	Enhance gathering areas within parks and the Town Core to encourage informal social connection	Town Manager; Recreation; Recreation Commission; Regional & Community Partners	2026–2034
5.4.3	Strengthen partnerships with local organizations, volunteers, and youth-serving programs that help deliver shared traditions	Recreation; Recreation Commission; Regional & Community Partners	Ongoing
5.4.4	Improve event infrastructure such as lighting, staging, electrical access, and seating to support safe, inclusive gatherings	Recreation; Public Works	Ongoing

5.4.5	Support year-round programming that celebrates Milton's natural landscapes, culture, and community heritage	Recreation; Recreation Commission; Regional & Community Partners	Ongoing
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Goal 5.5: Ensure Recreation Access Is Inclusive, Affordable, & Equitable

Strategy	Action	Responsible Parties	Timeframe
5.5.1	Maintain low-cost program fees and expand financial access for families facing economic barriers	Recreation; Regional & Community Partners	Ongoing
5.5.2	Improve ADA accessibility across parks, playgrounds, natural areas, and indoor facilities	Recreation; Public Works; Recreation Commission; Conservation	Ongoing
5.5.3	Strengthen transportation connectivity to recreation areas, especially for youth and older adults	Public Works; Recreation; Regional & Community Partners	Ongoing
5.5.4	Expand outreach and communication to ensure all residents are aware of available programs and resources	Town Manager; Recreation; Recreation Commission	Ongoing
5.5.5	Integrate inclusive design principles into all new recreation investments	Recreation; Public Works; Recreation Commission	Ongoing

Transportation & Public Works Goals (Chapter 6)

Goal 6.1: Maintain and Modernize Core Infrastructure to Support Daily Life

Strategy	Action	Responsible Parties	Timeframe
6.1.1	Prioritize roadway resurfacing, drainage upgrades, and culvert replacement through data-informed, multi-year capital planning	Town Manager; Public Works; Selectboard	Ongoing
6.1.2	Integrate stormwater improvements into roadway and sidewalk projects to extend asset life and reduce long-term maintenance	Public Works; Public Safety	Ongoing
6.1.3	Continue modernization of water and wastewater systems, including expansion of water capacity and replacement of aging mains, valves, hydrants, and critical service lines	Public Works	Ongoing

6.1.4	Maintain and update asset management tools to schedule lifecycle maintenance and support predictable budgeting	Public Works	Ongoing
6.1.5	Pursue State and Federal programs (e.g., Class 2 Roadway, Better Roads, Clean Water, Municipal Assistance) that help fund roadway, utility, and stormwater reinvestment	Public Works; Regional & Community Partners	Ongoing

Goal 6.2: Strengthen Resilience to Weather, Climate, and Infrastructure Stressors

Strategy	Action	Responsible Parties	Timeframe
6.2.1	Upgrade undersized culverts, outfalls, and drainage systems to meet MRGP standards and handle modern storm intensities	Public Works	Ongoing
6.2.2	Improve erosion control, ditch stabilization, and surface treatments on gravel and hydrologically connected roads	Public Works	Ongoing
6.2.3	Expand redundancy, monitoring, and backup power within water and wastewater systems to reduce vulnerability to single-point failures	Public Works	Ongoing
6.2.4	Strengthen winter operations capacity through route prioritization, equipment planning, staffing strategies, and materials management	Public Works; Public Safety	Ongoing
6.2.5	Integrate resilience considerations into development review, emergency planning, and capital projects	Planning & Zoning; Public Works; Public Safety	Ongoing

Goal 6.3: Expand Safe and Connected Mobility Options for All Users

Strategy	Action	Responsible Parties	Timeframe
6.3.1	Address sidewalk gaps near schools, within the Town Core, and along key routes to parks, recreation areas, and civic facilities	Public Works; MTSD; Recreation; Regional & Community Partners	Mid-Term
6.3.2	Improve pedestrian crossings with ADA-compliant design, visibility enhancements, lighting, and traffic-calming where appropriate	Public Works; Regional & Community Partners	Ongoing

6.3.3	Coordinate with MTSD to improve school circulation patterns, drop-off and pick-up areas, and crossings at high-activity intersections	Public Works; MTSD; Public Safety	Ongoing
6.3.4	Expand multi-use path and trail connections, where feasible, to support both recreation and daily transportation	Public Works; Recreation; Development Review Board	Ongoing
6.3.5	Integrate pedestrian and transit access improvements along the GMT Route 7 corridor, including safe connections to transit stops	Public Works; Public Safety; Regional & Community Partners	Ongoing

Goal 6.4: Align Infrastructure Investment with Long-Term Land Use and Community Vision

Strategy	Action	Responsible Parties	Timeframe
6.4.1	Direct major roadway, stormwater, water, and wastewater investments toward designated compact, infrastructure-supported development areas	Town Manager; Public Works; Planning & Zoning; Selectboard	Ongoing
6.4.2	Coordinate capital planning with the Future Land Use Map and Growth Area policies to align infrastructure capacity with development patterns	Town Manager; Planning & Zoning; Public Works; Selectboard	Near-Term
6.4.3	Sequence infrastructure investments and development approvals so growth proceeds in step with system performance and capacity, and planned reinvestment	Planning & Zoning; Public Works	Ongoing
6.4.4	Ensure utility and transportation capacity planning supports housing, economic development, and public facility needs in infrastructure-ready locations	Town Manager; Public Works; Planning & Zoning	Ongoing
6.4.5	Maintain clear, predictable permitting pathways that integrate utility, mobility, and stormwater considerations early in project review	Planning & Zoning; Development Review Board	Ongoing
6.4.6	Utilize capital planning tools that align multi-system investments, such as combining roadway reconstruction with culvert, stormwater, and utility replacement	Town Manager; Public Works; Finance	Ongoing

6.4.7	Project applicants and developers shall bear the costs of and fund new public improvements that are recommended or necessary to serve or mitigate impacts from the proposed project	Planning & Zoning; Public Works; Development Review Board	Ongoing
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Goal 6.5: Strengthen Public Works Capacity, Safety, and Operational Reliability

Strategy	Action	Responsible Parties	Timeframe
6.5.1	Maintain predictable equipment replacement cycles for highway, utility, and winter operations fleets to reduce breakdowns during critical periods	Public Works	Ongoing
6.5.2	Support ongoing training, certification, and professional development for specialized Public Works positions, including succession planning for key roles	Public Works	Ongoing
6.5.3	Reinforce the operational capacity of the Don Turner Jr. Public Works Facility and Water & Wastewater facilities through storage, workspace, and systems improvements	Public Works	Ongoing
6.5.4	Improve interdepartmental communication tools and emergency coordination protocols to streamline response during major events	Town Manager; Department Heads	Ongoing
6.5.5	Strengthen recruitment and retention strategies, including workplace safety, supportive culture, and competitive compensation context, for skilled Public Works personnel	Town Manager; Public Works	Ongoing

Goal 6.6: Expand Funding, Partnerships, and Regional Coordination to Support Infrastructure Needs

Strategy	Action	Responsible Parties	Timeframe
6.6.1	Collaborate with regional and State partners on corridor studies, safety projects, scoping analyses, and planning efforts that inform local decision-making	Town Manager; Public Works; Regional & Community Partners	Ongoing
6.6.2	Pursue grant funding for roadway, stormwater, utility, pedestrian, and multimodal projects	Public Works; Planning & Zoning; Regional & Community Partners	Ongoing

6.6.3	Strengthen partnerships to broaden access to alternative funding sources with GMT, ANR (Clean Water Revolving Fund, Drinking Water Revolving Fund), regional utilities, GMP hydro and energy partners, and watershed organizations to coordinate multi-system improvements	Town Manager; Public Works; Planning & Zoning	Ongoing
6.6.4	Expand data sharing and integrated planning with MTSD, Public Safety, and Recreation & Parks to align priorities and project timing	Town Manager; Department Heads	Ongoing
6.6.5	Align infrastructure priorities with regional climate resilience, water-quality, and transportation goals to position Milton for future funding and technical support	Town Manager; Planning & Zoning; Public Works; Regional & Community Partners	Ongoing

Public Safety Goals (Chapter 7)

Goal 7.1: Strengthen Public Safety Capacity, Prevention, and Response

Strategy	Action	Responsible Parties	Timeframe
7.1.1	Support staffing, training, mental-health resources, and professional development for Police, Fire, Rescue, and Emergency Management	Public Safety	Ongoing
7.1.2	Modernize apparatus, equipment, radios, protective gear, and digital systems through predictable capital planning	Town Manager; Public Safety	Ongoing
7.1.3	Expand data-informed approaches to patrol deployment, fire prevention, EMS readiness, and community risk reduction	Public Safety; Regional & Community Partners	Ongoing
7.1.4	Strengthen communication protocols and coordination across departments and regional partners	Public Safety; Regional & Community Partners	Ongoing
7.1.5	Enhance public education related to prevention, behavioral health, fire safety, and emergency preparedness	Public Safety; Regional & Community Partners	Ongoing

Goal 7.2: Improve Preparedness, Resilience, and Communitywide Readiness

Strategy	Action	Responsible Parties	Timeframe
7.2.1	Maintain updated LEMP, LHMP, COOP, and sheltering plans	Town Manager; Public Safety; Regional & Community Partners	Ongoing
7.2.2	Strengthen emergency communication systems, including multilingual tools and accessible alerts	Town Manager; Public Safety; Regional & Community Partners	Ongoing
7.2.3	Coordinate with regional partners, including CCRPC, VEM, hospitals, and mental-health agencies, for hazard mitigation and crisis response	Public Safety; Regional Partners	Ongoing
7.2.4	Expand interdepartmental and regional training for storms, flooding, major incidents, outages, and behavioral-health emergencies	Town Manager; Public Safety; Department Heads; Regional & Community Partners	Ongoing
7.2.5	Identify and support vulnerable populations in emergency communication and planning	Public Safety; Regional & Community Partners	Ongoing

Goal 7.3: Align Public Safety with Land Use, Infrastructure, and Community Design

Strategy	Action	Responsible Parties	Timeframe
7.3.1	Incorporate public safety review into subdivision and site design	Planning & Zoning; Public Safety	Ongoing
7.3.2	Align roadway, pathway, utility, and stormwater improvements with emergency access needs	Public Works; Public Safety	Ongoing
7.3.3	Incorporate prevention and access considerations into long-range planning and capital projects	Planning & Zoning; Public Works; Public Safety	Ongoing
7.3.4	Strengthen collaboration with Planning & Zoning, Public Works, MTSD, and Recreation on Town Core and Growth Area planning	Town Manager; Public Safety; Department Heads; MTSD	Ongoing
7.3.5	Use land use and mobility planning to reinforce safe, predictable emergency response	Planning & Zoning; Public Works; Public Safety	Ongoing

Goal 7.4: Ensure Facilities and Infrastructure Support Long-Term Public Safety Operations

Strategy	Action	Responsible Parties	Timeframe
7.4.1	Modernize facilities for Police, Fire, Rescue, and Emergency Management	Town Manager; Public Safety	Long-Term
7.4.2	Maintain and improve dispatch and communication infrastructure	Public Safety; Regional & Community Partners	Ongoing
7.4.3	Coordinate infrastructure upgrades with emergency access needs	Public Works; Public Safety	Ongoing
7.4.4	Evaluate long-term staffing, space, and training requirements	Town Manager; Public Safety	Ongoing
7.4.5	Pursue State and Federal funding (including Assistance to Fire Fighters (AFG), Staffing for Adequate Fire and Emergency Response (SAFER), Emergency Management Performance Grant (EMPG), EMS stabilization grants, and Opioid Settlement Funds) to support modernization	Town Manager; Public Safety; Regional & Community Partners	Ongoing

Goal 7.5: Strengthen Regional Coordination and Shared Capacity

Strategy	Action	Responsible Parties	Timeframe
7.5.1	Maintain and expand mutual-aid agreements across Chittenden, Franklin & Grand Isle counties	Public Safety; Regional & Community Partners	Ongoing
7.5.2	Improve radio interoperability and communication alignment with regional dispatch	Public Safety; Regional & Community Partners	Ongoing
7.5.3	Participate in regional and state training initiatives	Public Safety; Regional & Community Partners	Ongoing
7.5.4	Coordinate hazard mitigation and emergency planning across municipalities	Public Safety; Regional & Community Partners	Ongoing

7.5.5	Strengthen partnerships with regional mental-health teams, crisis clinicians, hospitals, and mental-health teams to support safer outcomes	Public Safety; Regional & Community Partners	Ongoing
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Energy Goals (Chapter 8)

Goal 8.1: Reduce Household Energy Burdens and Improve Energy Affordability Across the Community

Strategy	Action	Responsible Parties	Timeframe
8.1.1	Support weatherization and building efficiency improvements in existing homes, with priority for older housing stock, rental units, and mobile home communities where energy burdens and environmental exposure are highest	Planning & Zoning; Regional & Community Partners	Ongoing
8.1.2	Encourage adoption of efficient heating systems, including cold-climate heat pumps and high-efficiency alternatives, paired with building envelope improvements to reduce overall energy demand and improve indoor air quality	Planning & Zoning; Regional & Community Partners	Ongoing
8.1.3	Work with regional and statewide partners to expand outreach, technical assistance, and participation in efficiency and electrification programs, particularly for low- and moderate-income households	Town Manager; Regional & Community Partners	Ongoing
8.1.4	Address barriers faced by renters and small landlords by supporting education, incentives, and program models that enable efficiency upgrades in rental housing	Town Manager; Regional & Community Partners	Ongoing
8.1.5	Promote energy solutions that reduce combined housing and transportation costs, recognizing that affordability, emissions, and air quality are shaped by both heating expenses and travel needs	Town Manager; Regional & Community Partners	Ongoing
8.1.6	Support shared and community-based energy models, including community solar and similar approaches, that provide direct cost savings and environmental benefits to households unable to install on-site systems	Town Manager; Regional & Community Partners	Ongoing

Goal 8.2: Build a Resilient, Reliable, and Modern Energy System That Supports Public Safety and Continuity of Operations

Strategy	Action	Responsible Parties	Timeframe
8.2.1	Reduce overall energy demand through efficiency and load management as a first step in preparing for increased electrification	Planning & Zoning; Regional & Community Partners	Ongoing
8.2.2	Improve energy performance and resilience of municipal buildings and critical facilities through efficiency upgrades, backup power, and demand-reduction measures that protect public health and safety during outages	Town Manager; Public Works; Regional & Community Partners	Mid-Term
8.2.3	Coordinate with utilities and regional partners to plan for electrification impacts, infrastructure needs, and evolving load patterns over time, with attention to environmental constraints and watershed protection	Town Manager; Regional & Community Partners	Ongoing
8.2.4	Support deployment of energy storage, microgrids, and other resilience measures where they improve reliability for critical services and reduce reliance on fossil-fuel backup generation	Town Manager; Regional & Community Partners	Ongoing
8.2.5	Incorporate energy resilience considerations into capital planning, facility management, and emergency preparedness efforts	Town Manager; Public Works; Public Safety; Regional & Community Partners	Ongoing
8.2.6	Encourage design and development practices that reduce vulnerability to outages and extreme weather, while minimizing impacts to water quality, wildlife habitat, and forest systems	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing

Goal 8.3: Encourage Energy Transition Through Land Use, Transportation, and Siting Decisions That Respect Community Character and Natural Systems

Strategy	Action	Responsible Parties	Timeframe
8.3.1	Reinforce mixed-use development patterns in the Town Core that reduce transportation energy demand, vehicle emissions, and pressure on outlying natural and working lands	Planning & Zoning; Planning Commission	Ongoing
8.3.2	Support multimodal transportation options, including walking, biking, and transit, as part of a long-term	Town Manager; Regional &	Ongoing

	strategy to reduce vehicle miles traveled, improve air quality, and protect community health	Community Partners	
8.3.3	Direct renewable energy development to mapped areas planned for such development and growth which are depicted on Map 19 or Map 20, while continuing to prioritize rooftops, parking areas, previously disturbed sites, and locations with existing infrastructure for redevelopment as renewable energy facilities	Planning & Zoning; Regional & Community Partners	Ongoing
8.3.4	Avoid siting renewable energy development in areas that provide critical ecological, agricultural or flood-storage unless impacts can be clearly avoided or substantially minimized	Planning & Zoning; Regional & Community Partners	Ongoing
8.3.5	Integrate clear siting standards and preferred locations into local planning and permitting processes to improve predictability, transparency, and environmental outcomes	Planning & Zoning; Planning Commission	Ongoing
8.3.6	Coordinate energy, land use, and transportation decisions so investments reinforce one another, avoid long-term environmental, fiscal, or infrastructure inefficiencies, and, where feasible, support renewable energy projects through coordination, information sharing, or assistance with identifying funding opportunities	Planning & Zoning; Public Works; Planning Commission	Ongoing

Natural Resources, Climate, and Flood Resilience Goals (Chapter 9)

Goal 9.1: Conserve and Regulate the Natural Systems that Moderate Water, Reduce Hazard, and Support Long-Term Resilience to the Maximum Extent Practicable

Strategy	Action	Responsible Parties	Timeframe
9.1.1	Conserve and restore forest blocks, riparian buffers, floodplains, and wetlands identified through state, regional, and local mapping	Planning & Zoning; Development Review Board; Regional & Community Partners	Ongoing
9.1.2	Limit fragmentation of natural systems through predictable land use standards and voluntary conservation tools	Planning & Zoning; Development Review Board; Regional & Community Partners	Ongoing

9.1.3	Integrate nature-based solutions, including buffer restoration and floodplain reconnection, into municipal projects where feasible	Public Works; Planning & Zoning	Ongoing
9.1.4	Align natural resource protection with compatible recreation and access where impacts can be managed	Planning & Zoning; Recreation; Conservation Commission; Recreation Commission	Ongoing
9.1.5	Encourage sound forest and agricultural management practices that sustain long-term productivity, protect soil and water resources, and maintain large, contiguous management units	Planning & Zoning; Recreation; Conservation Commission; Recreation Commission	Ongoing
9.1.6	Support locally grown food products, value-added agricultural activities, and local food systems that strengthen community resilience and reduce reliance on long-distance transport	Town Manager; Planning & Zoning; Recreation; Conservation Commission; Recreation Commission	Ongoing
9.1.7	Support community partners in promoting local farms, community gardens, farmers markets, consumer-supported agriculture, and related initiatives	Town Manager; Planning & Zoning; Recreation; Conservation Commission; Recreation Commission	Ongoing

Goal 9.2: Reduce Exposure of People, Property, and Infrastructure to Flooding, Erosion, and Climate-Related Hazards

Strategy	Action	Responsible Parties	Timeframe
9.2.1	Guide new development away from river corridors, floodplains, steep slopes, wetlands, and other mapped hazard areas	Planning & Zoning; Development Review Board	Ongoing
9.2.2	Support mitigation, elevation, retrofitting, or voluntary relocation of vulnerable structures in high-risk locations	Town Manager; Public Safety; Regional & Community Partners	Ongoing
9.2.3	Apply updated flood hazard, river corridor, slope, wetland, and soil mapping consistently during development review	Planning & Zoning; Public Safety; Development Review Board	Ongoing
9.2.4	Encourage conversion of repeatedly impacted sites to open space or compatible low-intensity uses	Planning & Zoning; Regional & Community Partners	Ongoing

9.2.5	Direct earth resource extraction activities to appropriate locations where impacts to water resources, ecological systems, scenic qualities, and adjacent land uses can be avoided or minimized	Planning & Zoning; Public Safety; Development Review Board; Regional & Community Partners	Ongoing
9.2.6	Require proper site management, restoration, and reclamation practices for earth resource extraction to reduce long-term environmental and fiscal impacts	Planning & Zoning; Public Safety; Development Review Board; Regional & Community Partners	Ongoing

Goal 9.3: Modernize and Maintain Infrastructure to Meet Current and Future Climate Conditions

Strategy	Action	Responsible Parties	Timeframe
9.3.1	Prioritize culvert upsizing, ditch stabilization, and roadway reinforcement in locations with documented recurring issues	Public Works	Ongoing
9.3.2	Incorporate updated rainfall data and climate-informed hydrologic standards into municipal engineering and design practices	Public Works; Regional & Community Partners	Ongoing
9.3.3	Coordinate roadway, stormwater, and utility improvements to improve system performance and reduce repeat disruption	Public Works	Ongoing
9.3.4	Use post-storm evaluations to refine maintenance cycles, project prioritization, and design assumptions	Public Works; Public Safety	Ongoing

Goal 9.4: Strengthen Emergency Preparedness, Communication, and Access to Reduce Risk During Storm Events

Strategy	Action	Responsible Parties	Timeframe
9.4.1	Maintain and expand multi-channel alert systems and preparedness communications	Town Manager; Public Safety; Regional & Community Partners	Ongoing
9.4.2	Identify and monitor critical access routes, especially for manufactured home communities and neighborhoods with limited ingress and egress	Public Works; Public Safety	Ongoing

9.4.3	Provide residents with accessible, practical preparedness information in multiple formats	Town Manager; Public Safety; Regional & Community Partners	Ongoing
9.4.4	Support emergency responders with up-to-date mapping, training, and inter-departmental coordination	Public Safety; Regional & Community Partners	Ongoing

Goal 9.5: Advance Equity by Prioritizing Support for Households and Neighborhoods Facing Disproportionate Climate Risk

Strategy	Action	Responsible Parties	Timeframe
9.5.1	Identify vulnerable households and neighborhoods using exposure, access, and recovery-capacity indicators	Planning & Zoning; Public Safety	Ongoing
9.5.2	Prioritize investments that protect essential housing, access routes, and community services in high-risk locations	Public Works; Public Safety	Ongoing
9.5.3	Coordinate with health providers, schools, and community organizations to support residents before and after storm events	Public Safety; Regional & Community Partners	Ongoing
9.5.4	Ensure preparedness, outreach, and emergency communication tools are accessible regardless of technology, language, or mobility limitations	Town Manager; Public Safety	Ongoing

Land Use & Development Goals (Chapter 10)

Goal 10.1: Establish a Predictable, Infrastructure-Aligned Pattern of Growth

Strategy	Action	Responsible Parties	Timeframe
10.1.1	Direct the majority of new housing and commercial activity to areas served by municipal water, wastewater, and multimodal infrastructure through zoning and land use policy	Planning & Zoning; Development Review Board; Planning Commission	Ongoing
10.1.2	Align zoning districts, dimensional standards, and DRB review criteria with the Planning Areas and Future Land Use Map (FLUM)	Planning & Zoning; Development Review Board; Planning Commission	Ongoing

10.1.3	Use capital planning and infrastructure investment to reinforce development readiness in priority areas rather than induce growth in unsuitable locations	Town Manager; Public Works; Planning & Zoning; Planning Commission	Ongoing
10.1.4	Update subdivision and site design standards to address access management, stormwater capacity, and transportation safety	Planning & Zoning; Planning Commission	Near-Term

Goal 10.2: Reinforce the Town Core as Milton's Civic, Housing, and Mixed-Use Center

Strategy	Action	Responsible Parties	Timeframe
10.2.1	Ensure zoning districts support compact mixed-use buildings, higher-density residential options, and context-sensitive redevelopment	Planning & Zoning; Planning Commission	Ongoing
10.2.2	Prioritize pedestrian, bicycle, and transit infrastructure investments that strengthen connectivity within the Town Core	Public Works; Planning & Zoning; Planning Commission	Ongoing
10.2.3	Promote adaptive reuse and reinvestment in aging commercial sites and historic buildings through regulatory flexibility and targeted incentives	Planning & Zoning; Planning Commission; Selectboard	Ongoing
10.2.4	Coordinate streetscape improvements, green stormwater infrastructure, and access management along Route 7	Public Works; Planning & Zoning; Planning Commission	Ongoing
10.2.5	Use zoning updates to allow the intensity and form envisioned in the designated Planning Areas	Planning & Zoning; Planning Commission	Near-Term

Goal 10.3: Modernize Industrial and Employment Districts to Support Economic Stability

Strategy	Action	Responsible Parties	Timeframe
10.3.1	Encourage site modernization that improves circulation, loading, storage organization, and operational efficiency	Planning & Zoning; Development Review Board; Regional & Community Partners	Ongoing
10.3.2	Require stormwater upgrades, buffering, and screening where industrial areas interface with residential neighborhoods	Planning & Zoning; Planning Commission	Ongoing

10.3.3	Maintain industrial areas as long-term employment centers by preventing incompatible uses	Planning & Zoning; Public Safety; Planning Commission	Ongoing
10.3.4	Prioritize infrastructure investments that support industrial functionality, including drainage and roadway improvements that support industrial functionality	Town Manager; Public Works	Ongoing
10.3.5	Promote redevelopment that improves environmental performance and reduces conflicts with adjacent uses	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing

Goal 10.4: Protect Rural Character, Working Lands, and Ecological Integrity to the Maximum Extent Feasible

Strategy	Action	Responsible Parties	Timeframe
10.4.1	Apply conservation-based or clustered subdivision designs to maintain large, contiguous forest blocks and agricultural soils	Planning & Zoning; Development Review Board; Planning Commission	Ongoing
10.4.2	Guide low-density residential development away from steep slopes, sensitive habitats, wetlands and buffers, and remote areas with limited access	Planning & Zoning; Development Review Board; Planning Commission	Ongoing
10.4.3	Support working lands by discouraging subdivision design patterns that fragment fields or forest management units	Planning & Zoning; Development Review Board; Planning Commission	Ongoing
10.4.4	Apply zoning and design standards that maintain rural scale, consider scenic resources including prominent views, gateway corridors, ridgelines, open fields, and forested landscapes, and avoid suburban development patterns in land use and development decisions	Planning & Zoning; Development Review Board; Planning Commission; Regional & Community Partners	Ongoing
10.4.5	Leverage conservation partnerships and funding for voluntary easements and habitat connectivity projects	Town Manager; Recreation; Recreation Commission; Conservation Commission; Regional & Community Partners	Ongoing

Goal 10.5: Reduce Hazard Exposure and Guide Development Away from Vulnerable Areas

Strategy	Action	Responsible Parties	Timeframe
10.5.1	Align land use policies and zoning standards to limit new development in flood hazard areas, river corridors, steep slopes, and hydrologically sensitive locations	Planning & Zoning; Planning Commission	Ongoing
10.5.2	Prioritize redevelopment and retrofits that improve stormwater management, erosion control, and wastewater performance, particularly near Arrowhead Lake and the Lamoille corridor	Planning & Zoning; Public Works	Ongoing
10.5.3	Require subdivision and site design to incorporate climate-resilient stormwater practices and natural resource protection	Planning & Zoning; Development Review Board	Ongoing
10.5.4	Coordinate land use decisions with hazard mitigation planning and capital investments in road resilience, drainage, and culvert replacements	Planning & Zoning; Public Works; Public Safety	Ongoing
10.5.5	Ensure development review incorporates hazard mapping, natural resource data, and resilience criteria	Planning & Zoning; Public Safety; Development Review Board	Ongoing

Intermunicipal Coordination Goals (Chapter 11)
Goal 11.1: Strengthen Coordination Across Transportation, Land Use, and Infrastructure Systems That Span Municipal Boundaries

Strategy	Action	Responsible Parties	Timeframe
11.1.1	Align transportation planning with CCRPC, VTrans, and neighboring municipalities, especially along Route 7 and key east-west corridors	Planning & Zoning; Public Works; Planning Commission; Regional & Community Partners	Ongoing
11.1.2	Coordinate land use decisions in border areas to maintain compatibility with adjacent zoning and growth priorities	Planning & Zoning; Development Review Board; Planning Commission	Ongoing

11.1.3	Share information during major development reviews to evaluate cross-border impacts to traffic, infrastructure, and public services	Planning & Zoning; Public Works; Public Safety; Planning Commission	Ongoing
11.1.4	Support regional transit, bike, and pedestrian connections that strengthen mobility across town lines	Public Works; Regional & Community Partners	Ongoing

Goal 11.2: Protect Shared Natural Resources and Watershed Systems to the Maximum Extent Feasible Through Coordinated Regional Planning

Strategy	Action	Responsible Parties	Timeframe
11.2.1	Coordinate river corridor, floodplain, and stormwater management with upstream and downstream municipalities	Planning & Zoning; Public Works; Regional & Community Partners	Ongoing
11.2.2	Support regional water quality efforts, including Lake Champlain basin initiatives and Lamoille River watershed programs	Planning & Zoning; Regional & Community Partners	Ongoing
11.2.3	Align forest block and habitat connectivity protections with neighboring towns' conservation strategies	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing
11.2.4	Work with regional partners to implement nature-based solutions that reduce shared hazard risks	Planning & Zoning; Public Works; Regional & Community Partners	Ongoing

Goal 11.3: Prioritize Regional Public Safety, Emergency Management, and Mutual Aid Systems That Protect Residents Across Communities

Strategy	Action	Responsible Parties	Timeframe
11.3.1	Maintain and update mutual aid agreements with fire, EMS, and law enforcement agencies in surrounding municipalities	Public Safety; Regional & Community Partners	Ongoing
11.3.2	Strengthen communication, training, and dispatch coordination with regional public safety partners	Public Safety; Regional & Community Partners	Ongoing
11.3.3	Collaborate on emergency planning, sheltering, and storm response strategies that depend on multi-town routing or resources	Public Safety; Regional & Community Partners	Ongoing

11.3.4	Identify regional hazards that require coordinated mitigation or shared equipment	Public Safety; Regional & Community Partners	Ongoing
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Goal 11.4: Advance Regional Housing and Economic Coordination to Support Workforce Stability and Community Wellbeing

Strategy	Action	Responsible Parties	Timeframe
11.4.1	Align Milton's housing goals with regional demand and CCRPC housing analyses	Town Manager; Planning & Zoning; Planning Commission; Selectboard	Ongoing
11.4.2	Coordinate with nearby municipalities on workforce needs, childcare access, and transportation connections	Town Manager; Planning & Zoning; Regional & Community Partners	Ongoing
11.4.3	Support economic development initiatives that benefit multiple towns and expand shared opportunities	Town Manager; Economic Development Commission; Regional & Community Partners	Ongoing
11.4.4	Monitor regional housing pressures and development trends to ensure compatible land use and infrastructure planning	Planning & Zoning; Planning Commission; Regional & Community Partners	Ongoing

Goal 11.5: Strengthen Communication, Partnerships, and Shared Planning Frameworks to Support Long-Term Regional Alignment

Strategy	Action	Responsible Parties	Timeframe
11.5.1	Participate actively in CCRPC committees, basin planning groups, and regional coordination forums	Town Manager; Planning & Zoning	Ongoing
11.5.2	Maintain regular communication with adjoining towns on land use, infrastructure, and public safety matters	Town Manager; Planning & Zoning; Public Safety	Ongoing
11.5.3	Support collaborative grant applications and shared capital planning efforts when regional benefits are clear	Town Manager; Department Heads; Regional & Community Partners	Ongoing

11.5.4	Use intermunicipal coordination to strengthen Milton’s long-term resilience, service delivery, and infrastructure capacity	Town Manager; Department Heads; Selectboard	Ongoing
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Appendix A: Community Engagement Activities & Outreach

Overview

During 2025, the Planning Commission organized several community outreach activities to hear from members of the community about their ideas and dreams for the future of Milton. The feedback from this outreach was critical to describing existing conditions and formulating goals for the 2026 Town Plan.

Community outreach included many activities that yielded a treasure trove of feedback that guided the development of the new Town Plan. The activities included facilitated exercises (Walk in My Shoes, Streetscapes, Dream Map Visioning, and Community Vision Word Cloud) that encouraged everyone to participate and offer thoughtful ideas about the future of Milton. Each activity included a broad, diverse cross section of the community. Activities to solicit feedback included:

- **Survey:** A survey, available both online and on paper, was launched in early spring and was available all year on the Town's website and at community events.
- **Community Events:** Members of the community participated in five events held during the year at Town Meeting Day, a public workshop, the Inclusion Festival, Touch a Truck, and the Milton Activities Fair.
- **Meetings with Public Officials:** Members of the Economic Development Commission, the Library Trustees, and the School Board participated in meetings to share their perspectives about the future of Milton.

General Findings

The community engagement activities resulted in the collection of 94 data points from community events and meetings and 221 responses from the survey. Here are the highlights from the data collection.

Survey

- What people love about living in Milton: (1) recreation/parks/trails, (2) small-town feel/community, and (3) location
- Biggest challenges: (1) housing affordability, (2) economic development, (3) quality of schools and education, and (4) public transportation
- Top priorities: (1) more dining options, (2) better public transportation, (3) a year-round swimming pool, and (4) downtown development
- Top development priorities: (1) more business and retail opportunities, (2) preservation of green spaces, and (3) mixed-use development (residential and commercial)
- Top housing priorities: (1) single-family homes, (2) affordable housing, and (3) mixed-use development (residential and commercial)
- Top environmental priorities: (1) more bike/walking paths, (2) more trees/green space, and (3) water conservation/stormwater management.

Public Workshop and Community Events

- Bring in customers – make Milton a destination not a drive through location
- Support existing dining establishments and bring in more sit-down restaurants
- Provide more transportation options for senior citizens

- Make Milton more affordable for senior citizens and families
- Ensure affordable, reliable, and accessible childcare is available
- Create more supportive and safe spaces for students
- Provide more shopping options (big box stores)
- Build a pedestrian-friendly neighborhood community with shops, cafes, and parks in the new downtown core
- Build more assisted senior living communities
- Build an urgent care clinic
- Expand recreation and athletic facilities to accommodate year-round use

Economic Development Commission

- Increase housing and hotel availability
- Create a centralized commercial and recreational destination
- Expand business and industrial capacity
- Enhance recreation and entertainment options
- Improve the local business environment

Library Trustees

- Increase number of Library staff and provide better compensation
- Extend hours open to the community
- Improve accessibility and visibility of the Library
- Create more free community spaces
- Create a separate children's area

School Board

- Increase student proficiency and test scores
- Prepare students for future careers and the changing world
- Promote career and technical education
- Teach foundational work ethic and life skills
- Address the implications of technology

Community Engagement Insights for the 2026 Town Plan

The community engagement activities and meetings yielded many insights that informed the 2026 Town Plan. There is community interest in creating a walkable downtown core that offers residential and commercial opportunities for living, dining, and shopping. There is interest in creating affordable housing options for every age cohort including young single workers, families with children, and retired senior citizens. There is interest in expanding public transportation options and ensuring affordable childcare for working parents. There is interest in enhancing the recreational activities already offered by adding year-round indoor recreational activities and preserving the many natural resources available to the community for hiking, biking, and reflection.

The goals of the 2026 Town Plan reflect many of the suggestions made by those who participated in the community engagement activities. We are grateful to everyone who took the time to complete the survey, participate in public meetings, and share their dreams for the future of Milton. As our beloved former Town Manager, Don Turner, Jr., would say, we look forward to rolling up our sleeves and getting stuff done!

Appendix B: Accomplishments (2018-2025)

The last Town Plan was adopted in 2018. Over the last 8 years, Milton has completed many significant projects, programs, and initiatives identified in the previous Plan. Some of the accomplishments include:

Recreation & Parks

- Planted a community fruit tree grove in Bombardier Park
- Built a community garden in Bombardier Park
- Built an outdoor disc golf course in Bombardier Park
- Built mountain bike trails in Bombardier Park
- Installed new trail system interpretive signage in Bombardier Park
- Built an additional outdoor basketball court in Bombardier Park
- Improved baseball fields, softball fields and dugouts in Bombardier Park
- Renovated the fieldhouse located in Bombardier Park.
- Replaced the floor of the Outdoor Performance Center in Bombardier Park
- Restored murals in Bombardier Park
- Resurfaced the tennis courts and the pickleball courts in Bombardier Park
- Reblazed hiking trails in the Town Forest and Bombardier Park
- Built bridges and a rope handrail for the hiking trails in the Lamoille River Walk
- Installed benches in the Eagle Mountain Natural Area, the Town Forest, and the Lamoille River Walk
- Built an ADA-accessible trail and viewing platform in the Town Forest
- Renovated the River Street Park electronic message board/event marquee
- Purchased and renovated the Grange Hall for use by community groups and recreation programs
- Launched the weekly summer program, Music in the Park, in partnership with the Milton Family Community Center (MFCC) Farmers Market
- Offered over 15 different summer camps for youth of varying age groups
- Updated the 20-Year Recreation Master Plan
- Partnered with local businesses and nonprofits to sponsor community events and recreational programs
- Expanded recreational programming for youth, adult, and seniors by offering more classes related to sports, fitness, music, crafts, and the arts
- Increased community participation with special annual community events like the Winter Festival, Disc Golf Snow Throw Tournament, Inclusion Festival, Egg Hunt, Green Up Day, Park Spruce Up Day, Music in the Park, July 4th Celebration, National Night Out, Touch a Truck, Trunk or Treat, Scarecrows on the Green, Holiday Light Parade, Holiday Decorating Contest, Letters to Santa, and the Holiday Tree Lighting

Public Safety

- Completed construction of the new fire station
- Replaced life-saving vehicle rescue tools for the Fire Department
- Purchased a Utility Terrain Vehicle (UTV) outfitted with firefighting equipment for the Fire Department that can travel off-road to fight forest fires

- Purchased a fly car and replaced aging emergency response vehicles (ambulances, police cruisers, and fire engine) for the Rescue Department, Police Department, and Fire Department
- Upgraded ambulances with power-lift devices and purchased assistive power-lift stretchers for the Rescue Department
- Transitioned to a hybrid volunteer and career service Rescue Department by adding full-time EMTs and earning a paramedic-licensed agency designation
- Strengthened mutual aid agreements with surrounding towns for all public safety activities

Public Works

- Built the state-of-the-art Don Turner, Jr. Public Works Facility
- Replaced aging public works vehicles (snowplow, mower, and tandem dump truck)
- Completed major sidewalk construction projects throughout town
- Installed new rapid flashing beacons at multiple high-risk intersections
- Completed several grant-funded paving projects and ditching and culvert projects
- Replaced antiquated pressure sustaining valves
- Replaced an aging water main, water meters, and hydrants
- Replaced and repaired aging and damaged guardrails
- Completed major roadway reconstruction projects
- Completed stormwater catch basin cleaning, repairs, and planning for runoff mitigation
- Upgraded aging water and sewer infrastructure
- Adopted a Phosphorus Control Plan and Stormwater Master Plan
- Partnered with VTTrans to make necessary safety improvements at the Middle Road and Railroad Street intersection (recognized as one of the most dangerous intersections in the State) as part of the Hourglass Project

Economic Development

- Made significant infrastructure improvements in the downtown Tax Increment Financing (TIF) district by funding upgrades to water, sewer, and stormwater systems to create development opportunities for private developers
- Attracted private investment that led to the construction of 438 new housing units across five developments
- Supported business growth with the construction of a new commercial and business warehouses and facilities
- Completed the initial phase of the Hourglass Project and future Town Green
- Implemented the Route 7 Streetscape Project to make the primary travel corridor through Milton more attractive and welcoming
- Partnered with the Chittenden County Regional Planning Commission (CCRPC) to develop a Downtown Core Master Plan to create a walkable downtown with mixed-use buildings for residential and commercial use

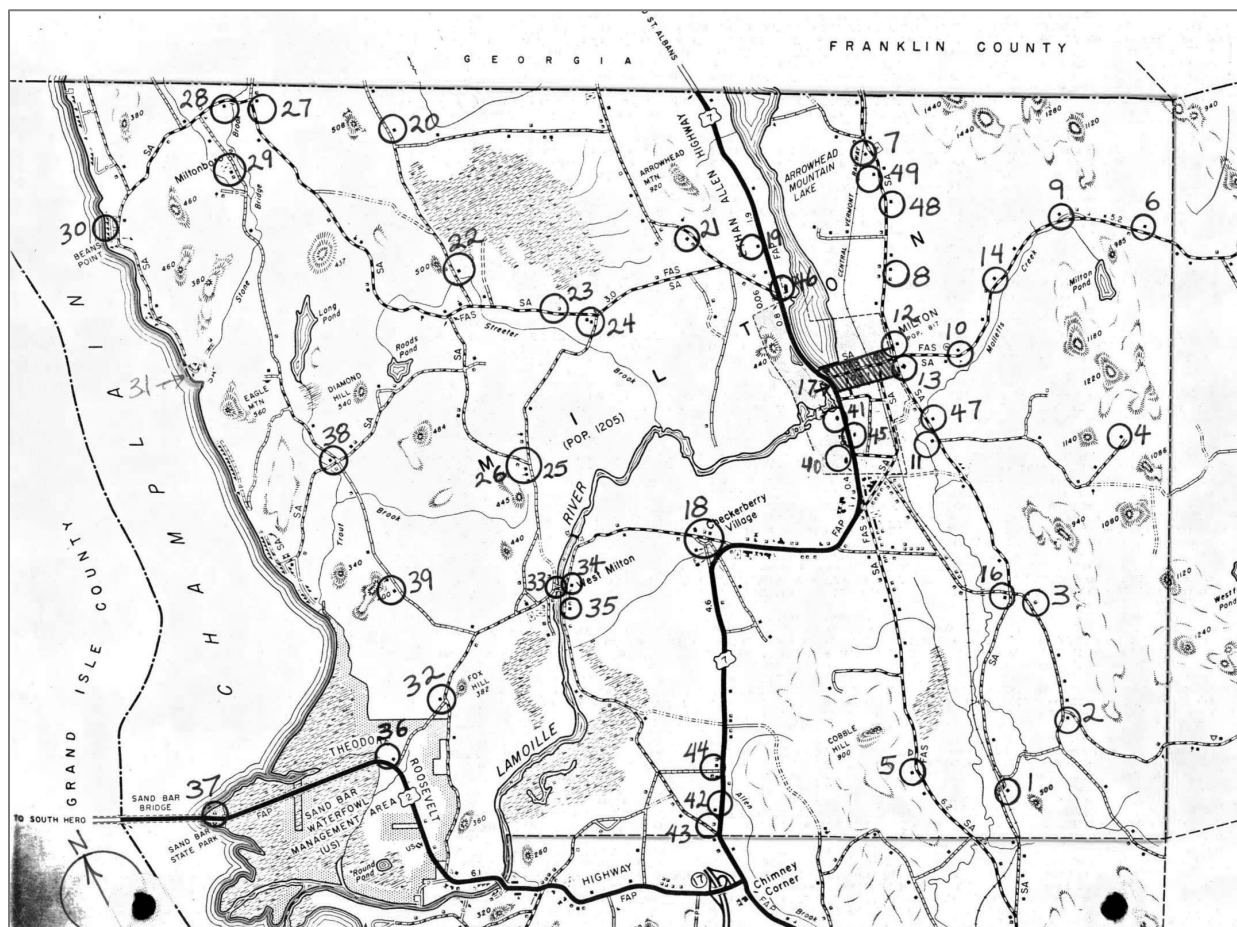
Cross-Cutting Initiatives

- Adopted an Age Friendly Action Plan in partnership with the AARP Network of Age Friendly Communities

- Upgraded the Green Mountain Transit Authority (GMTA) Park and Ride bus shelter
- Launched Milton on the Move in partnership with the Vermont Council on Rural Development
- Completed a feasibility study for a new multi-purpose recreation/community center
- Launched a new Town website and telephone system to improve communication with residents and local businesses
- Partnered with the Chittenden County Regional Planning Commission (CCRPC) to develop an Active Transportation Plan to improve and expand transportation options available to those who live and work in Milton
- Applied for and received many federal and state grants to support investments into Milton's infrastructure, public safety, parks, recreation, and future economic development
- Applied for and received grant approval for a Hazard Mitigation Grant from FEMA and Vermont Emergency Management for acquisition and demolition of two flood prone properties
- Launched online public records for the Land Records (Town Fusion) and Planning & Zoning (NEMRC).

Appendix C: Vermont State Historic Preservation Office Data

Figure C-1. Historic Sites



Name of Site	Site No.	Negative File No.
Carey House at the Iron Bridge	0410-1	76-A-330
Canamak Farm	0410-2	76-A-330
Maccutchen Place	0410-3	76-A-330
Bushey Place	0410-4	76-A-330
Clark Summer Residence	0410-5	76-A-330
Crown-Klein House	0410-6	76-A-331
Brush Place	0410-7	76-A-331
Duvino Farm	0410-8	76-A-331

Thompson Farm-Plunkett Place	0410-9	76-A-331
Flat Iron House	0410-10	76-A-331
Bouffard-Witters-Martell Place	0410-11	76-A-332
Cole-Kennedy House	0410-12	76-A-332
Jackson Corners	0410-13	76-A-332
Albert Martell Place	0410-14	76-A-332
No Number 15		
Devino Farm	0410-16	76-A-333
Milton Falls Historic District	0410-17	76-A-333, 334, 335, 336, 337
Checkerberry Village Green Historic District	0410-18	76-A-336
Tourangeau House	0410-19	76-A-337
Albert Farm	0410-20	76-A-337
Arrowhead Farm (Manley Farm)	0410-21	77-A-4
Dougherty-Wellner House	0410-22	77-A-4
Jackson House	0410-23	77-A-4
Sanderson Farm	0410-24	77-A-5, 6
Sanderson House	0410-25	77-A-5
Rhodes Farm	0410-26	77-A-5
Judd-Richards-Roberts Farm	0410-27	77-A-5
Miltonboro Historic District	0410-28	77-A-5
Camp Rich	0410-29	77-A-4
Eagle Mountain Harbor Camp (Eagle Towers)	0410-30	77-A-4
Fox Hill Farm (Osgood-Littlefield Farm)	0410-31	77-A-6, 8
West Milton Bridge	0410-32	77-A-4
Granger Place-Morgan House	0410-33	77-A-4
Boardman-Clivio House	0410-34	77-A-4, 6

Thompson-Farnham Farm	0410-35	77-A-6
Sand Bar State Park Bathhouse	0410-36	77-A-6
Leonard-Cadreact Farm	0410-37	77-A-5
Flinn-Cadreact Farm	0410-38	77-A-5
Milton Grange #522	0410-39	77-A-6
Cushing House	0410-40	77-A-6
Stannard-Sanderson Farm	0410-41	77-A-5
Wheeler-Sanderson House	0410-42	77-A-8
Bushey Farm	0410-43	77-A-8
Barnum-Town House	0410-44	77-A-8
Merritt Clark House (M.E. Parsonage)	0410-45	77-A-8
Hoxie-Parker-Woods House	0410-46	77-A-8
Rugg-Waters House	0410-47	77-A-8
Milton Falls (RT. 7) Bridge, in Historic District	0410-17 #30	76-A-334, 85-A-167

Source: Vermont State Historic Preservation Office

Appendix D: Sources & References

This Town Plan is informed by Vermont statute, regional policy, municipal plans, and publicly available datasets. These sources establish the legal framework, regional context, and technical foundation for Milton's land use decisions, infrastructure planning, energy strategy, and implementation priorities.

State Statutes & Policy

- 24 V.S.A. Chapter 117 – Municipal and Regional Planning and Development
- 24 V.S.A. § 4302 – Statewide Planning Goals
- 24 V.S.A. § 4382 – Municipal Plan Required Content
- Act 171 (2016) – Forest Integrity and Habitat Connectivity
- Act 174 (2016) – Municipal Energy Planning Standards
- Vermont Climate Action Plan
- Vermont Hazard Mitigation Plan

Regional Plans, Energy & Technical Guidance

- Chittenden County Regional Planning Commission (CCRPC)
 - ECOS Metropolitan Transportation Plan
 - Regional Future Land Use Map
 - Municipal Plan Review Standards and confirmation guidance
 - Regional housing targets, housing analyses, and economic development data
 - Regional Energy Plan and Act 174 compliance and implementation guidance
 - Top 10 Planning Considerations for Milton's Downtown Core
- Northwest Regional Planning Commission (NRPC)
 - Regional transportation, emergency management, and intermunicipal coordination (as applicable)
- Milton Planning Commission
 - Local land use policy direction, energy priorities, and planning analyses developed as part of the Town Plan update process

Municipal Plans, Utilities & Capital Planning

- Town of Milton
 - Milton Town Plan (2018)
 - Capital Improvement Program (CIP)
 - Stormwater Utility Program and supporting technical studies
 - Downtown Core Master Plan (2024)
 - Recreation Master Plan (2020)
 - Hazard Mitigation Plan (2024)
 - Unified Development Regulations (UDR)
 - Annual Town Reports and departmental budgets
 - Town of Milton Age-Friendly Action Plan (2025-2030)

Data Sources

- U.S. Census Bureau
 - Decennial Census
 - American Community Survey
- Vermont Housing Finance Agency (VHFA)
 - HousingData.org municipal and regional profiles
- Vermont Department of Labor
 - Workforce, employment, and industry data
- Vermont Agency of Commerce and Community Development (ACCD)
 - Community development, downtown, village center, and TIF district guidance
- American Association of Retired Persons (AARP)
 - Age-Friendly Community framework and best practices, as applicable

Transportation, Infrastructure & Environment

- Vermont Agency of Transportation (VTrans)
 - State highway corridor planning
 - Traffic count data and roadway functional classification
 - Multimodal, safety, and capital investment guidance
- Vermont Department of Environmental Conservation (DEC)
 - Municipal Roads General Permit (MRGP)
 - Municipal Separate Storm Sewer System (MS4) program materials
 - Tactical Basin Plans
- Vermont Agency of Natural Resources (ANR)
 - Floodplain, wetland, and river corridor mapping
- Vermont Fish & Wildlife Department
 - Forest block, habitat, and connectivity mapping
- Federal Emergency Management Agency (FEMA)
 - Flood Insurance Rate Maps (FIRMs) and hazard risk data

Public Safety & Emergency Management

- Vermont Emergency Management
 - All-Hazards Mitigation Planning Guidance
 - Emergency Operations and preparedness resources
- Vermont Department of Public Safety
 - Local Emergency Management Plan (LEMP) guidance
- Regional and County Emergency Management partners
 - Mutual aid coordination and response planning, as applicable

Housing, Workforce & Economic Data Sources

- U.S. Census Bureau
 - Decennial Census
 - American Community Survey
- Vermont Housing Finance Agency (VHFA)
 - HousingData.org municipal and regional profiles
- Vermont Department of Labor
 - Workforce, employment, and industry data
- Vermont Agency of Commerce and Community Development (ACCD)

- Downtown, village center, community development, and TIF district guidance
- Vermont Agency of Education
 - Enrollment and school facility data
- Vermont Department for Children and Families (DCF)
 - Childcare availability and workforce data

Mapping & Technical Resources

- Vermont Center for Geographic Information (VCGI)
- Chittenden County Regional Planning Commission GIS Services

Community Input

- Public meetings, surveys, workshops, and listening sessions conducted during the Town Plan update
- Input from Town boards, commissions, staff, regional partners, and residents
- Community engagement initiatives, including *Milton on the Move*

Source Notes

Data reflects the most current information available at the time of drafting. Regional datasets and policy guidance were supplemented by local capital planning, utility management, and commission-level analysis to reflect Milton's infrastructure conditions, environmental constraints, and community priorities.

Appendix E: Maps

The following maps were prepared for the Town of Milton by the Chittenden Regional Planning Commission (CCRPC).

Map 1: Base Map

Map 2: Planning Areas

Map 3: Existing Land Use/Land Cover

Map 4: Regional Future Land Use

Map 5: Topography

Map 6: Hydrologic Features

Map 7: Primary Agricultural Soils

Map 8: Soil Septic System Suitability

Map 9: Forest + Wildlife Habitat

Map 10: Parks and Recreation Areas

Map 11: Pathways

Map 12: Utilities/Facilities

Map 13: Transportation and Improvements

Map 14: Municipal Water

Map 15: Municipal Wastewater

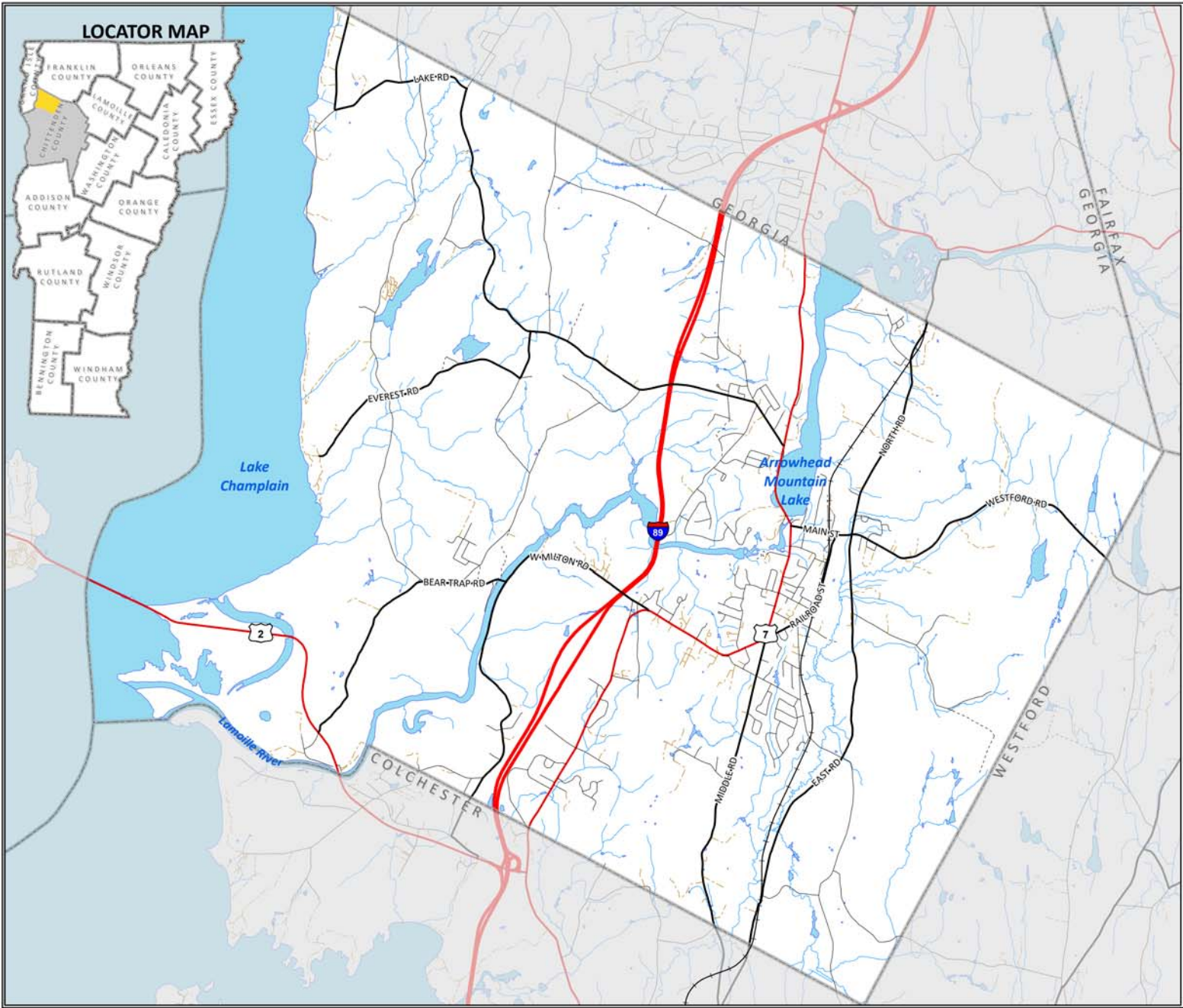
Map 16: State Known Constraints

Map 17: State Possible Constraints

Map 18: Preferred Sites for Net Metering & Existing Renewable Energy Generation

Map 19: Potential Solar Energy Resources

Map 20: Potential Wind Energy Resource Areas



Map 1: Base Map Milton, Vermont 2026 Town Plan

Legend

Road Centerline

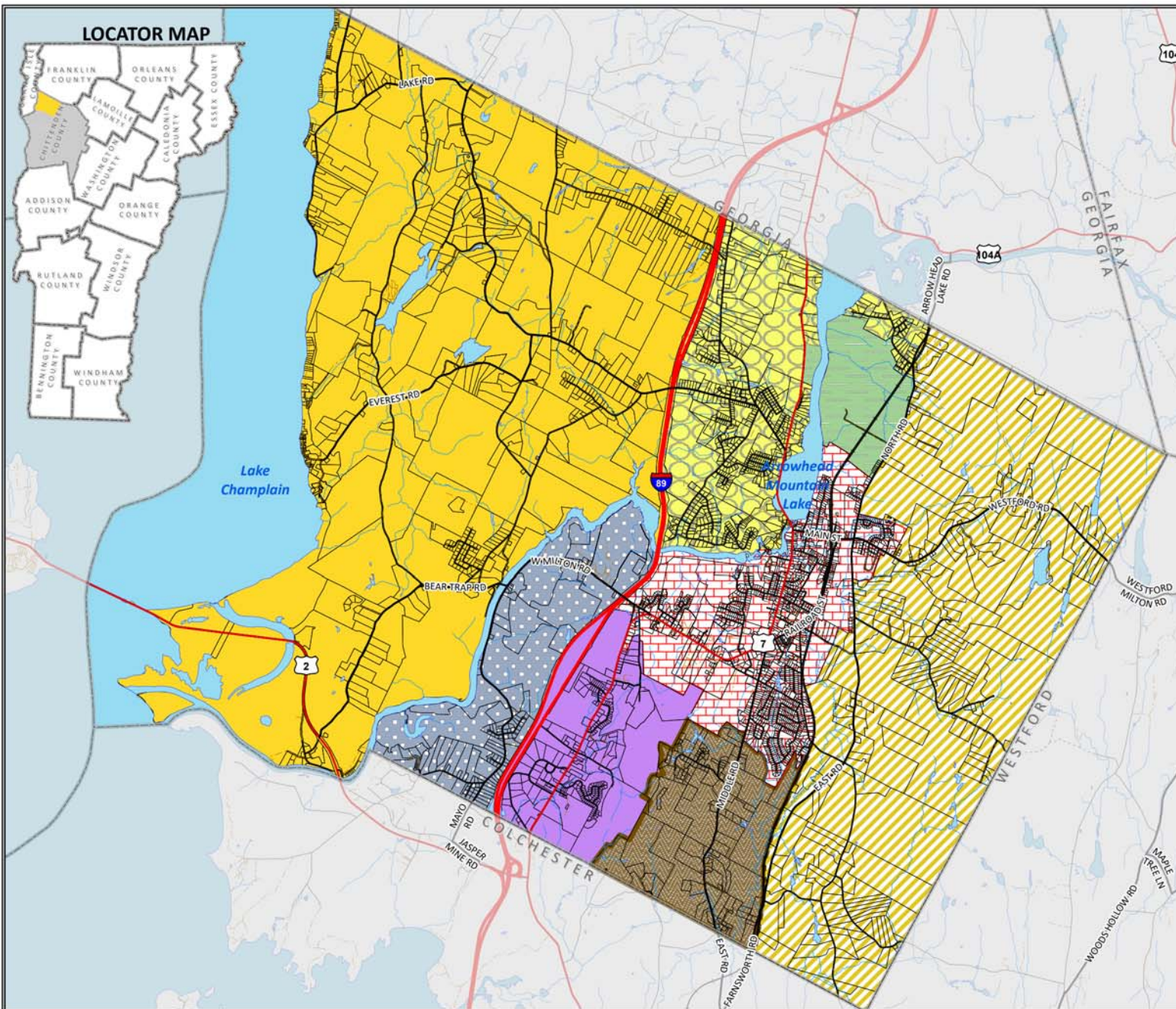
- Interstate Highway
- US/State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private/Unknown
- Stream Centerline
- Water Body
- Railroad

1:60,000

0 1 2 Miles

Source:
Road Centerline - VCVI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Parcels - VCGI, 2025
Map created by M.Needle using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

LOCATOR MAP



Map 2: Planning Areas Milton, Vermont 2026 Town Plan

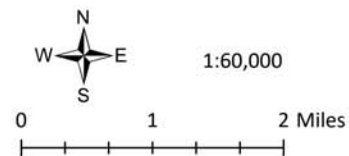
Legend

Planning Areas

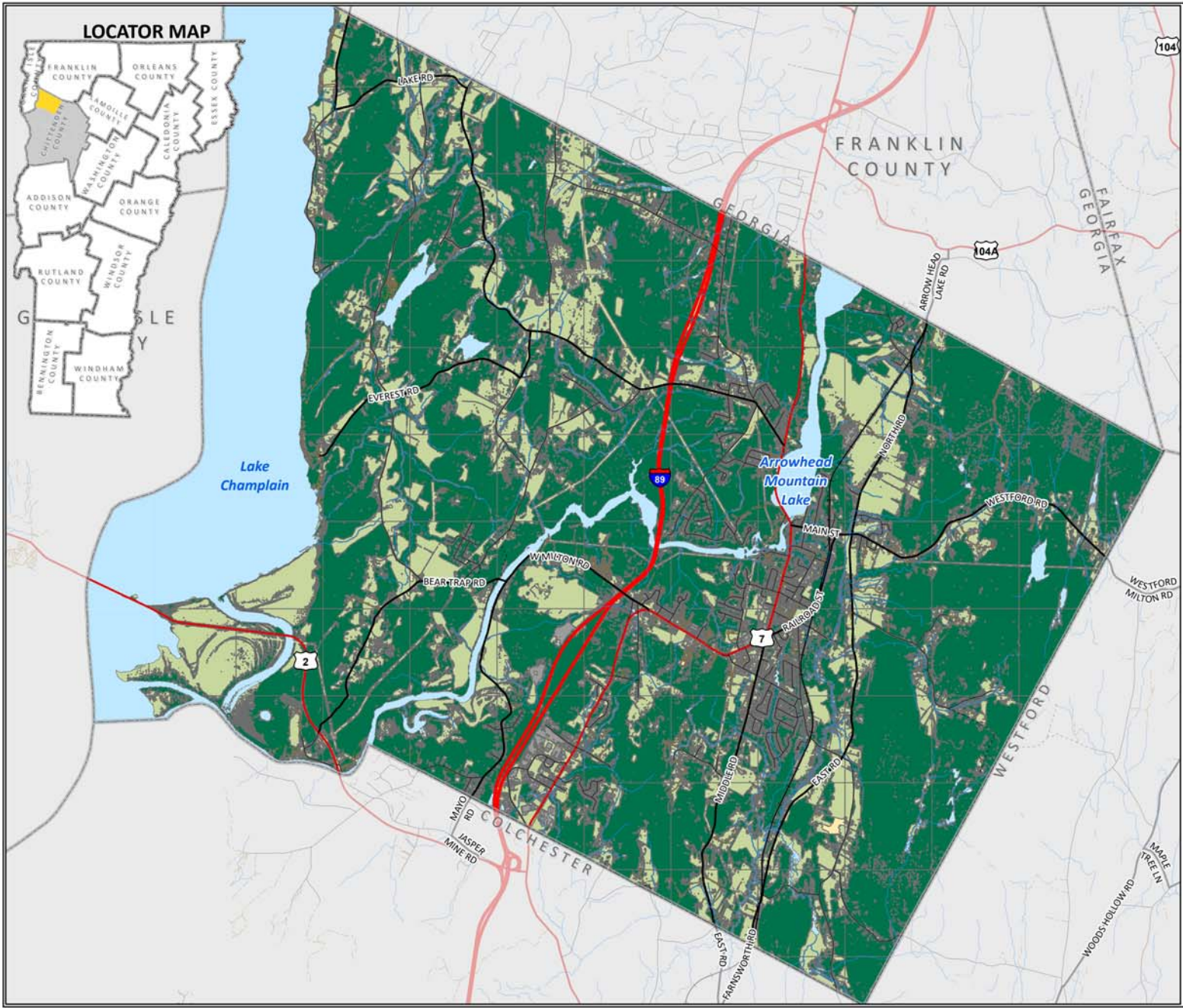
- Arrowhead Lake
- Catamount
- Cobble Hill
- East Milton
- Lamoille
- North Road
- Town Core
- West Milton
- Tax Parcel Boundary

Road Centerline

- Interstate Highway
- US/State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private/Unknown



Source:
 Planning Areas - CCRPC w/guidance from Milton, 2003
 Road Centerline - VCVI, 2025
 Railroad - VTrans, 2012
 Surface Water - VHD/VCGI, 2025
 Parcels - VCGI, 2025
 Map created by E. Fox and P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
 Disclaimer:
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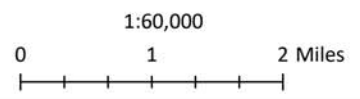


Map 3: Existing Land Use/Land Cover

Milton, Vermont

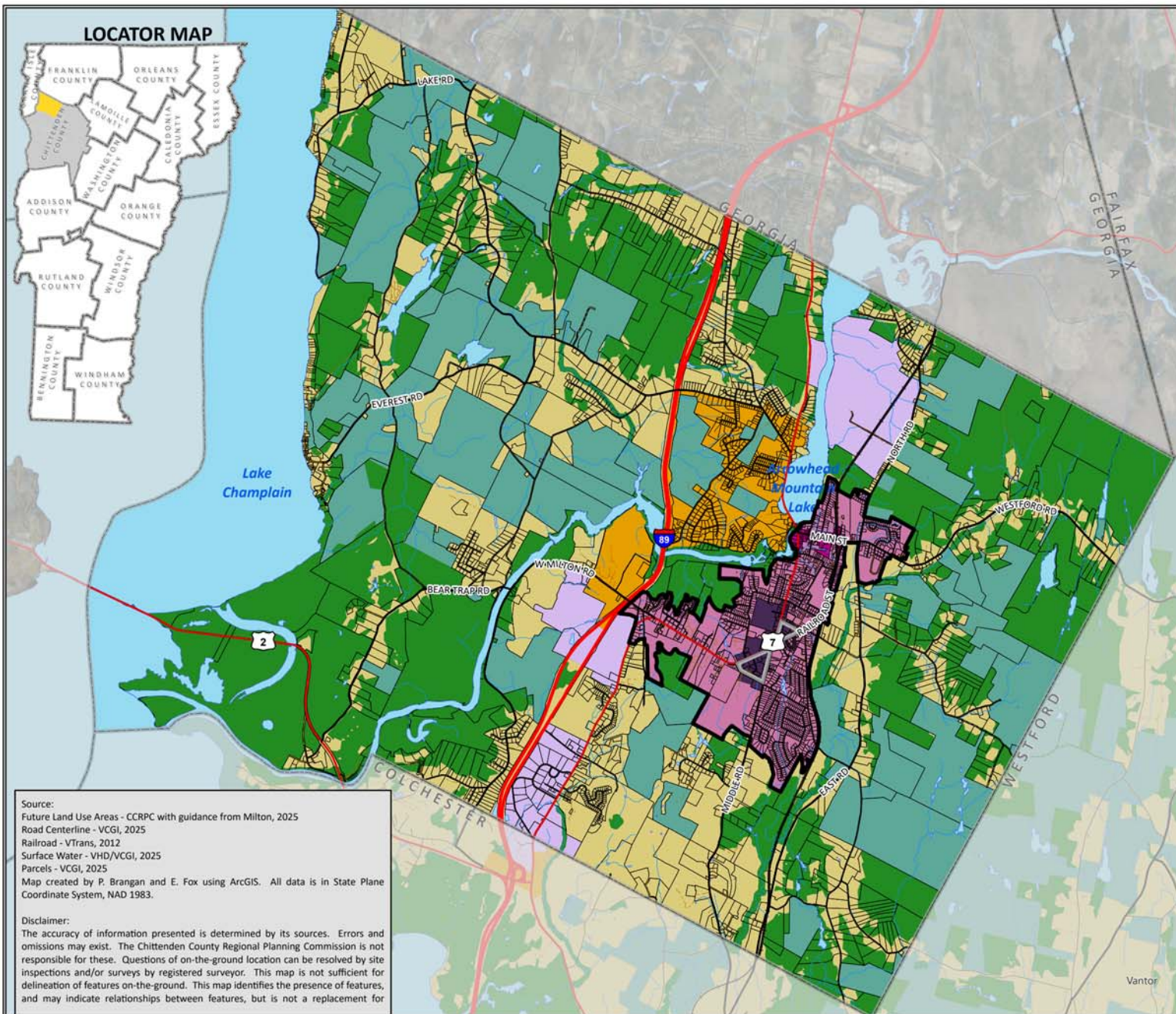
2026 Town Plan

- Legend**
- Road Centerline
- Interstate Highway
 - US/State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - Private/Unknown
- Land Cover
- Bare Soil
 - Grass/Shrubs
 - Building or Impervious Area
 - Railroads or Roads
 - Tree Canopy
 - Water



Source:
Land Cover-VCGI, 2022
Map created by M. Needle using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
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Map 4: Regional Future Land Use Milton, Vermont

2026 Town Plan Legend

- Proposed Tier1B Area (Subject to ECOS Regional Plan Approval)
- Conceptual Tier 1A Area
- Future Land Use Area
 - Downtown Center
 - Village Center
 - Planned Growth Area
 - Enterprise
 - Rural Agriculture and Forestry
 - Rural Conservation
 - Rural General
 - Transition/Infill

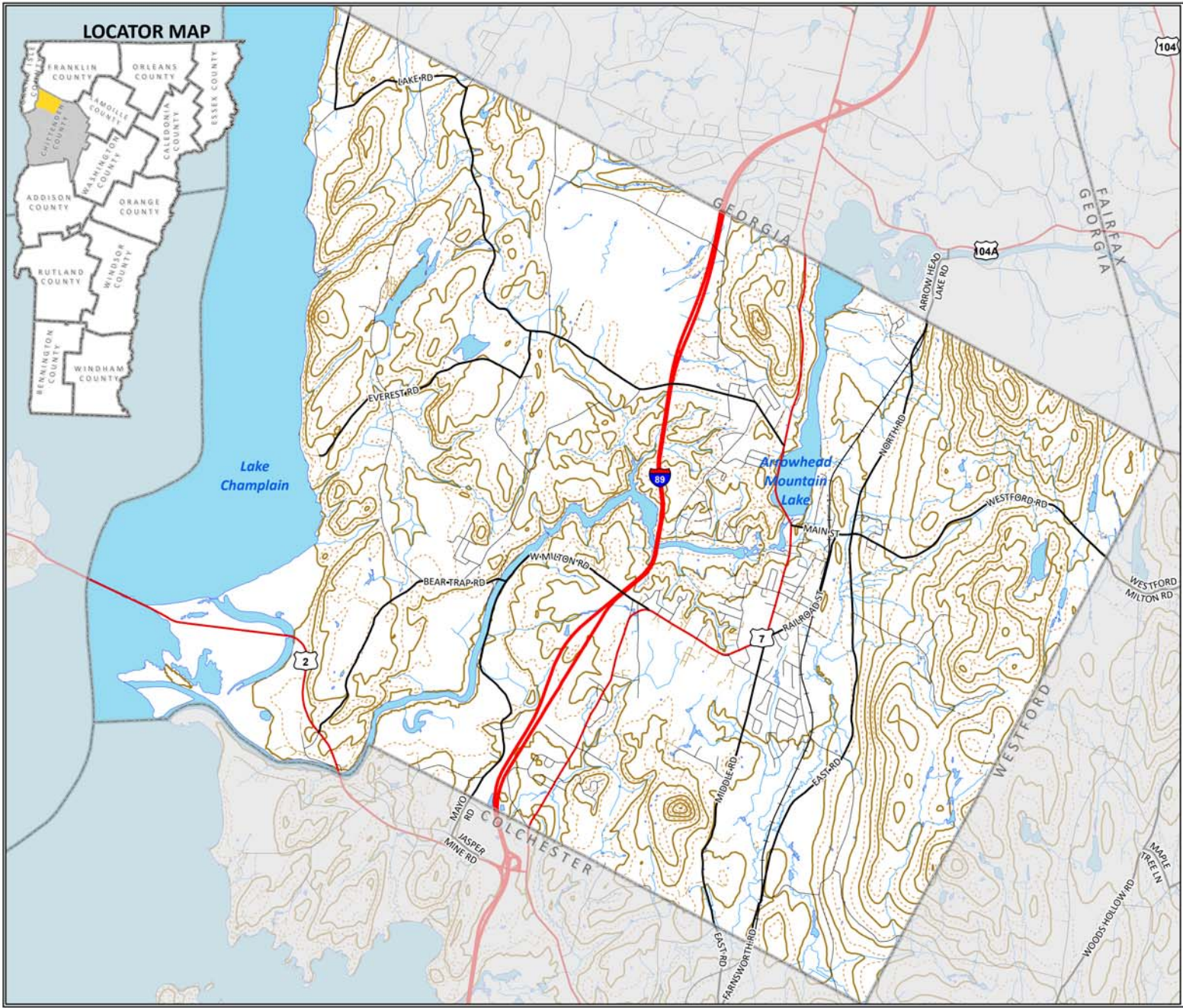


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CHITTENDEN COUNTY RPC
 Communities Planning Together

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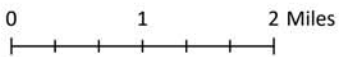


Map 5: Topography Milton, Vermont

2026 Town Plan

Legend

- Elevation Contour**
- 100 foot interval
 - 50 foot interval
- Stream Centerline**
- Stream Centerline
- Water Body**
- Water Body
- Railroad**
- Railroad
- Road Centerline**
- Interstate Highway
 - US/State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - Private/Unknown



Source:
Contours - VCGI, 2002, derived from 30 meter DEM
Road Centerline - VCGI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Map created by P. Brangan and E. Fox using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
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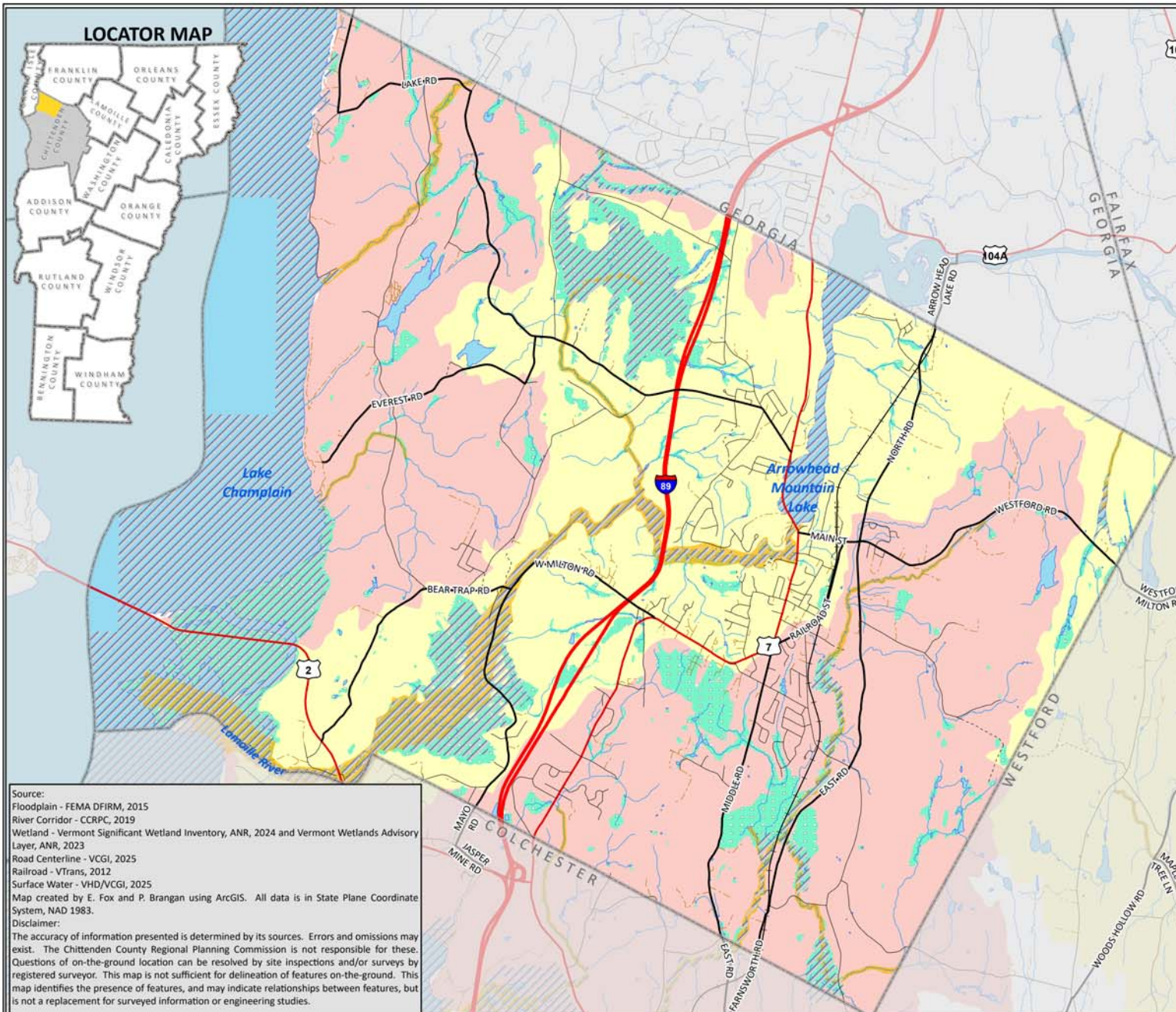
Legend

- Special Flood Hazard Area
- .2% Annual Chance Flood Hazard
- River Corridor
- Stream Centerline
- Water Body
- Wetland: Significant & Advisory

Lake Champlain Direct

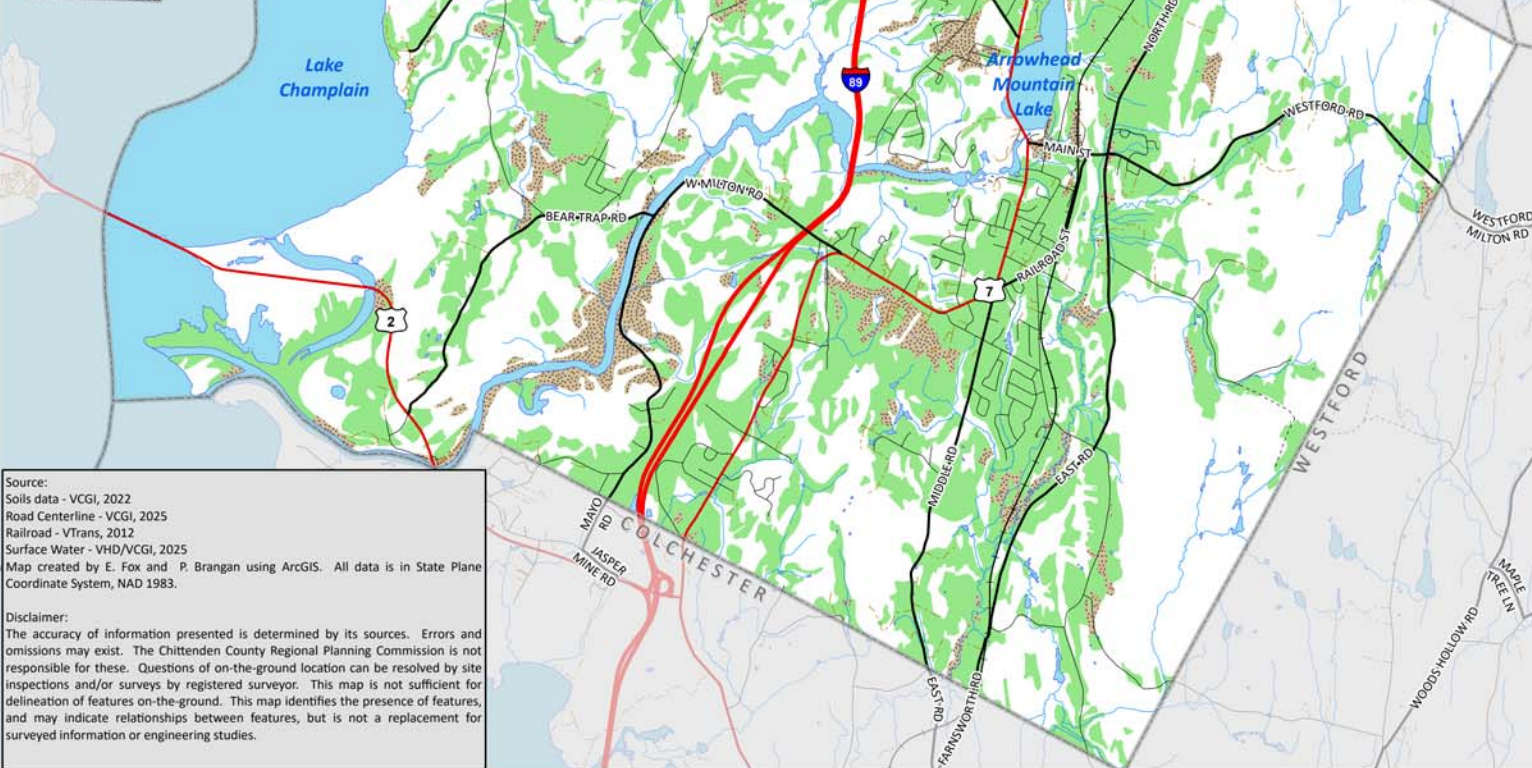
Lamoille River

- Interstate Highway
- US/State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private/Unknown



Source:
Floodplain - FEMA DFIRM, 2015
River Corridor - CCRPC, 2019
Wetland - Vermont Significant Wetland Inventory, ANR, 2024 and Vermont Wetlands Advisory Layer, ANR, 2023
Road Centerline - VCGI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Map created by E. Fox and P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
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LOCATOR MAP



Map 7: Primary Agricultural Soils Milton, Vermont 2026 Town Plan

Legend

- Prime Agricultural Soil - 4.4% of Town land area
- Statewide Agricultural Soil - 32% of Town land area
- Other Soil - 63.5% of Town land area
- Stream Centerline
- Water Body
- Road Centerline**
 - Interstate Highway
 - US/State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - Private/Unknown
 - Railroad

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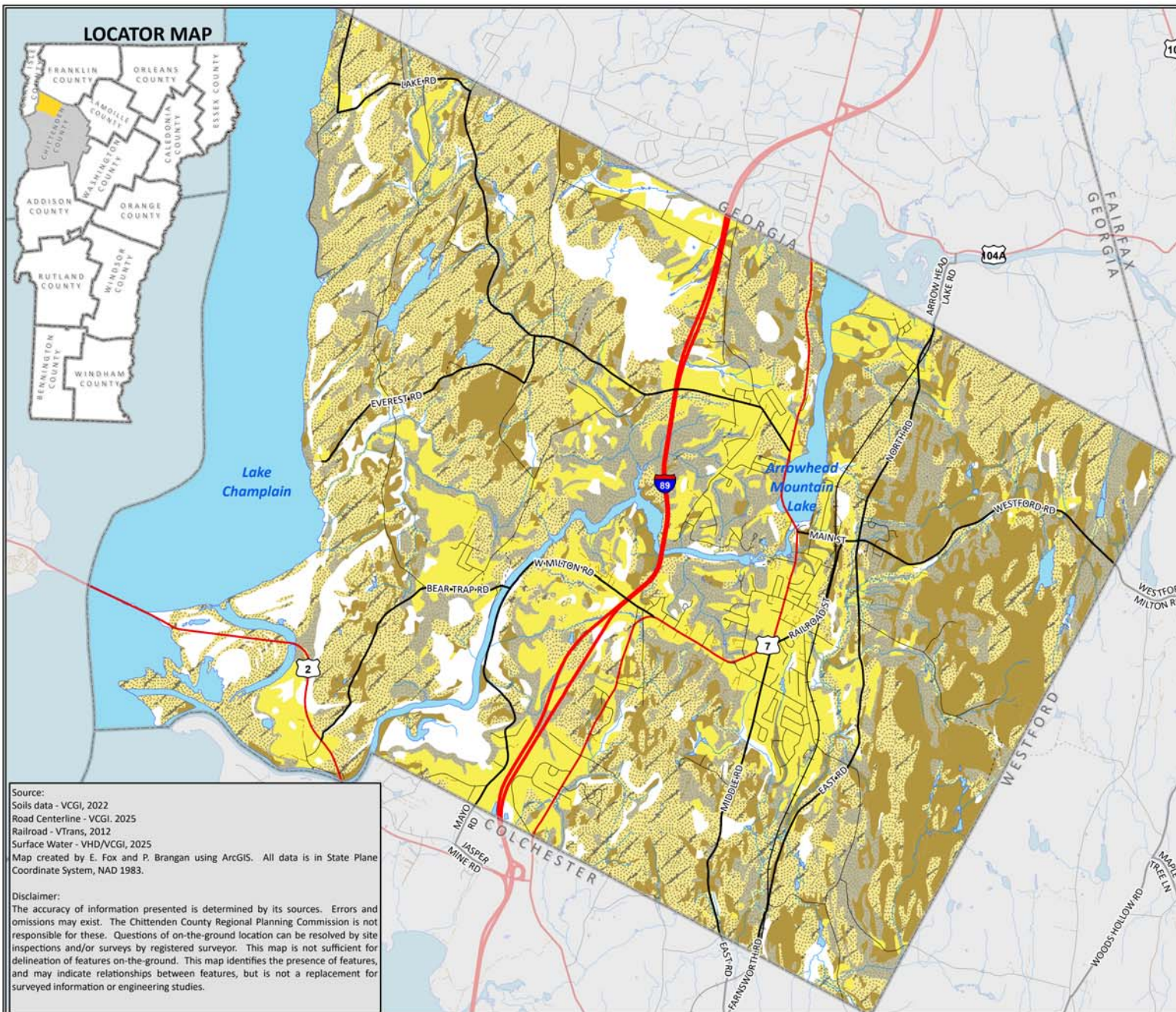
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CHITTENDEN COUNTY RPC
Communities Planning Together

Document Path: D:\Projects\25\Milton\2025TownPlanMaps\2025TownPlanMap7.10.2025

Source:
Soils data - VCGI, 2022
Road Centerline - VCGI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Map created by E. Fox and P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
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Map 8: Soil Septic System Suitability

Milton, Vermont

2026 Town Plan

Legend

Soil Ratings for Residential

On-site Waste Disposal

- Well Suited
- Moderately Suited
- Marginally Suited
- Generally Not Suited
- Not Rated

Stream Centerline

- Stream Centerline

Water Body

- Water Body

Railroad

- Railroad

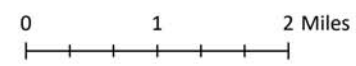
Road Centerline

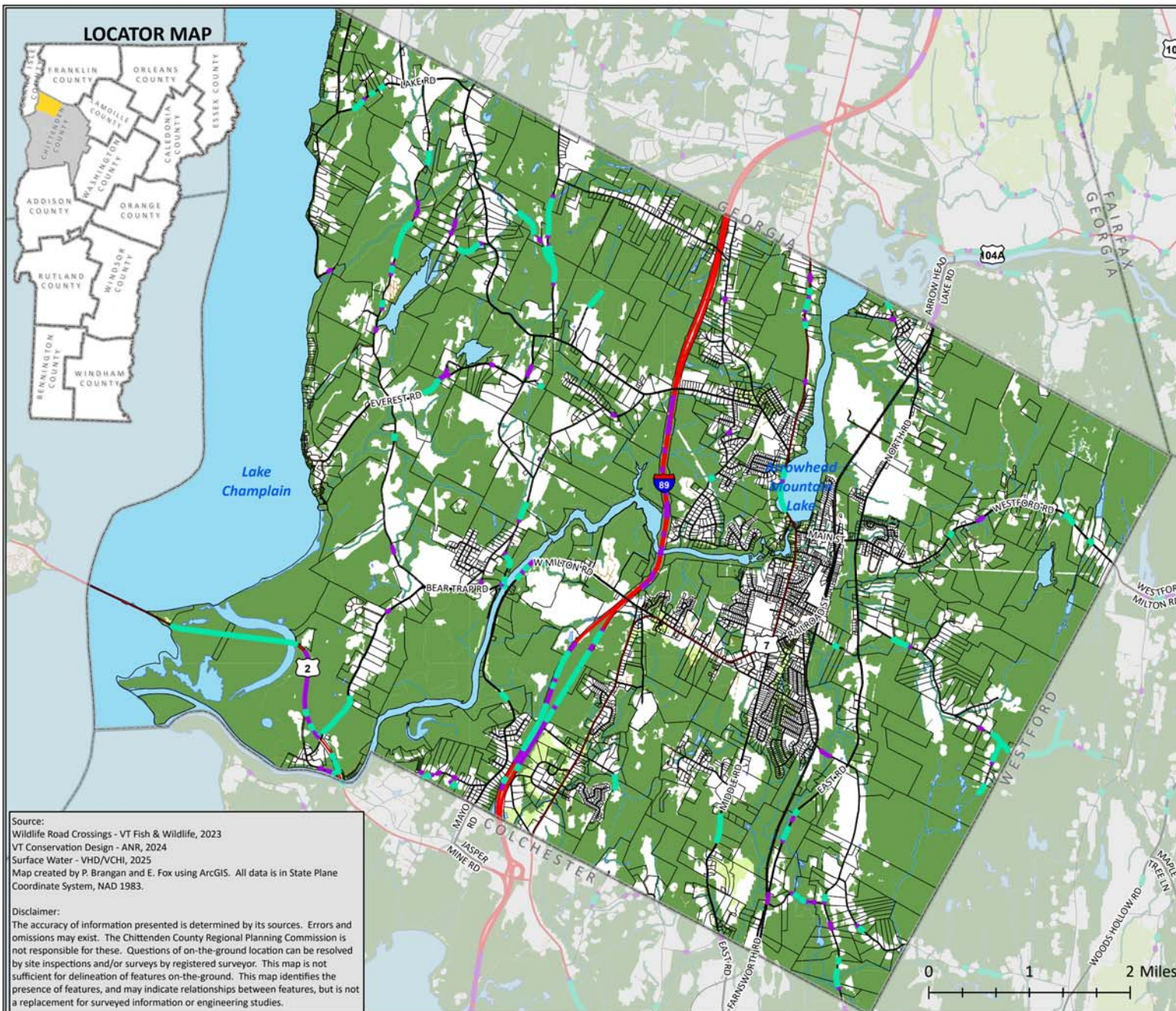
- Interstate Highway
- US/State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private/Unknown

Source:
 Soils data - VCGI, 2022
 Road Centerline - VCGI, 2025
 Railroad - VTrans, 2012
 Surface Water - VHD/VCGI, 2025
 Map created by E. Fox and P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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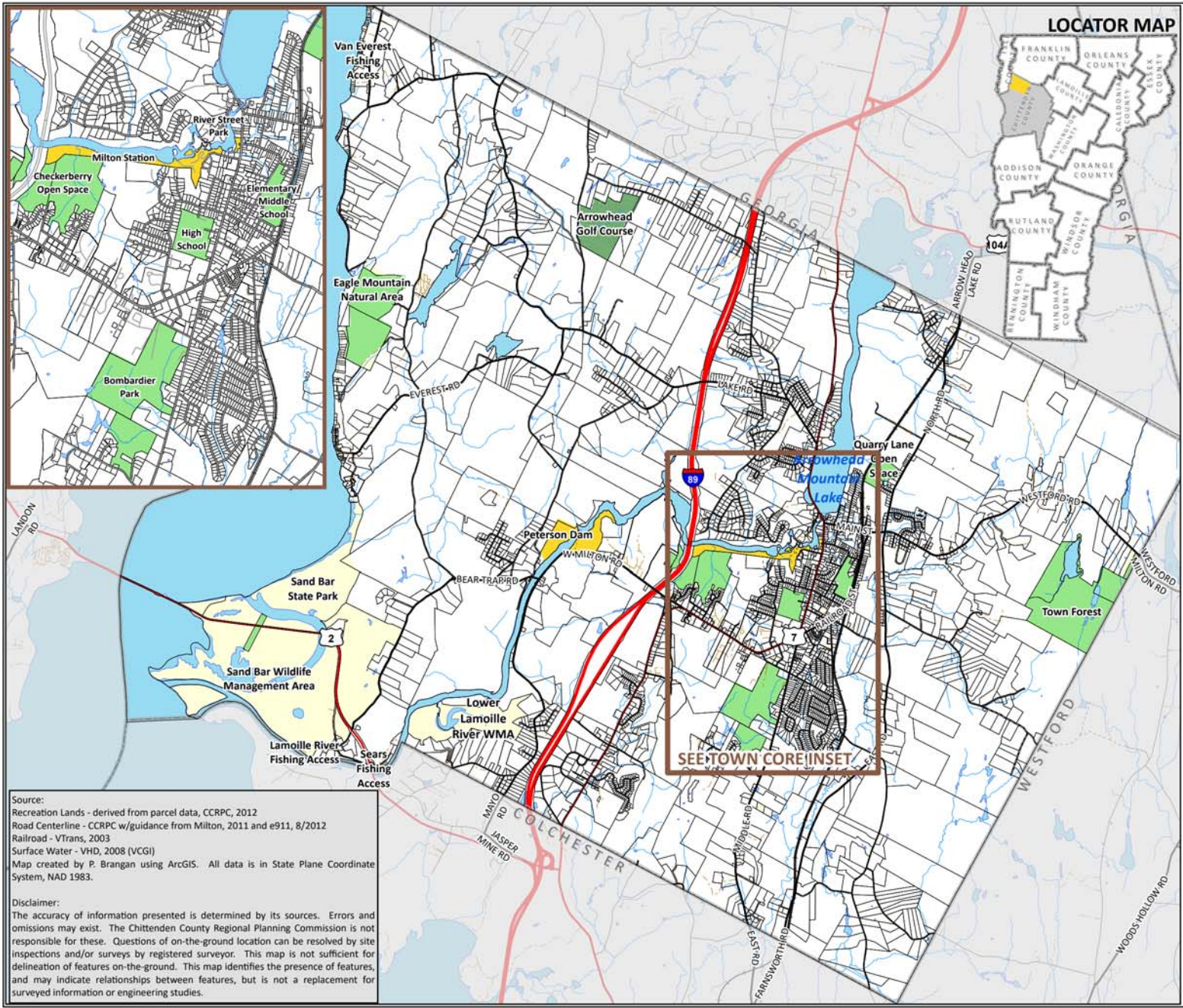
Map 9: Forest + Wildlife Habitat Milton, Vermont 2026 Town Plan

- Legend**
- Stream Centerline
 - Water Body
 - Tax Parcel Boundary
- Overall Priorities: VT Conservation Design**
- Highest Priority: one or more landscape scale components ranked as "highest priority"
 - Priority: one or more landscape scale components ranked as "priority"
- Wildlife Road Crossings**
- Highest Priority: >75% land on both sides of road in natural cover
 - Priority: >50% land on both sides of road in natural cover

Landscape Scale Components Include:

- Interior Forest Blocks
- Connectivity Blocks
- Geological Diversity Blocks
- Surface Waters and Riparian Areas
- Riparian Connectivity

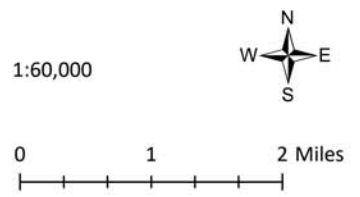




Map 10: Parks and Recreation Areas Milton, Vermont 2026 Town Plan

Legend

- Recreation Land**
- GMP owned
 - Private
 - Town of Milton Owned
 - State Owned
 - Stream Centerline
 - Water Body
- Road Centerline**
- Interstate Highway
 - US/State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - Private/Unknown
 - Railroad



LOCATOR MAP



Source:
Proposed Pathways - Milton Planning, 2012
Existing Sidewalks and Shared Use Paths - CCRPC, 2024
Existing trails - CCRPC, 2008
Recreational Areas - derived from parcel data, CCRPC 2025
Map created by E. Fox and P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
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Proposed Pathways Key

- 1 - Sarah's Pathway
- 2 - Hardscrabble - Town Forest
- 3 - Arrowhead Lake
- 4 - West Milton Working Landscape
- 5 - West Milton Road - Gonyeau Road
- 6 - Town Forest to East Road
- 7 - Devino Road - Rollin Irish Road
- 8 - West Milton Loop
- 9 - West Lamoille River Walk

Map 11: Pathways Milton, Vermont 2026 Town Plan

Legend

- Transit Route
- Proposed Pathway
- Existing Pathway
- Existing Trail
- Shared Use Path or Bike Lane
- Sidewalk
- Stream Centerline
- Water Body
- Town/State Recreational Area

Road Centerline

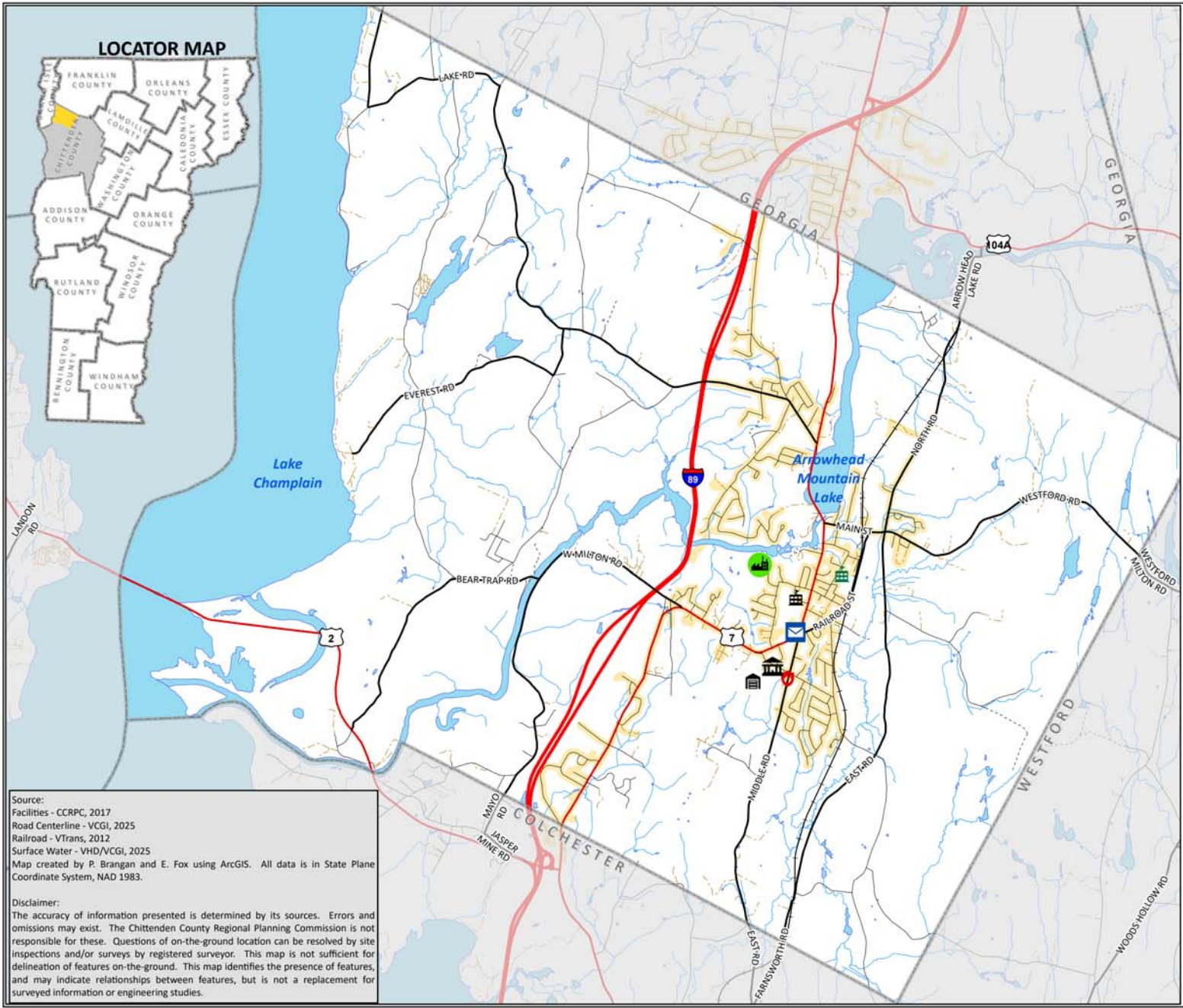
- Interstate Highway
- US/State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private/Unknown
- Railroad

***Note: All proposed pathway locations are conceptual and subject to change. This map does not constitute an Official Map.**

0 1 2 Miles
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CHITTENDEN COUNTY RPC
Communities Planning Together

Document Path: D:\Projects\25\Milton\2025TownPlanMaps\2025TownPlanMap11_2025



Map 12: Utilities/Facilities Milton, Vermont 2026 Town Plan

Legend

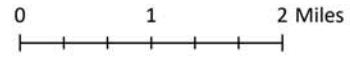
- Elementary/Middle School
- High School
- Post Office
- Fire & Rescue
- Wastewater Treatment Plant
- Town Garage
- Town Office, Police & Library

- Stream Centerline
- Water Body
- Railroad

Road Centerline

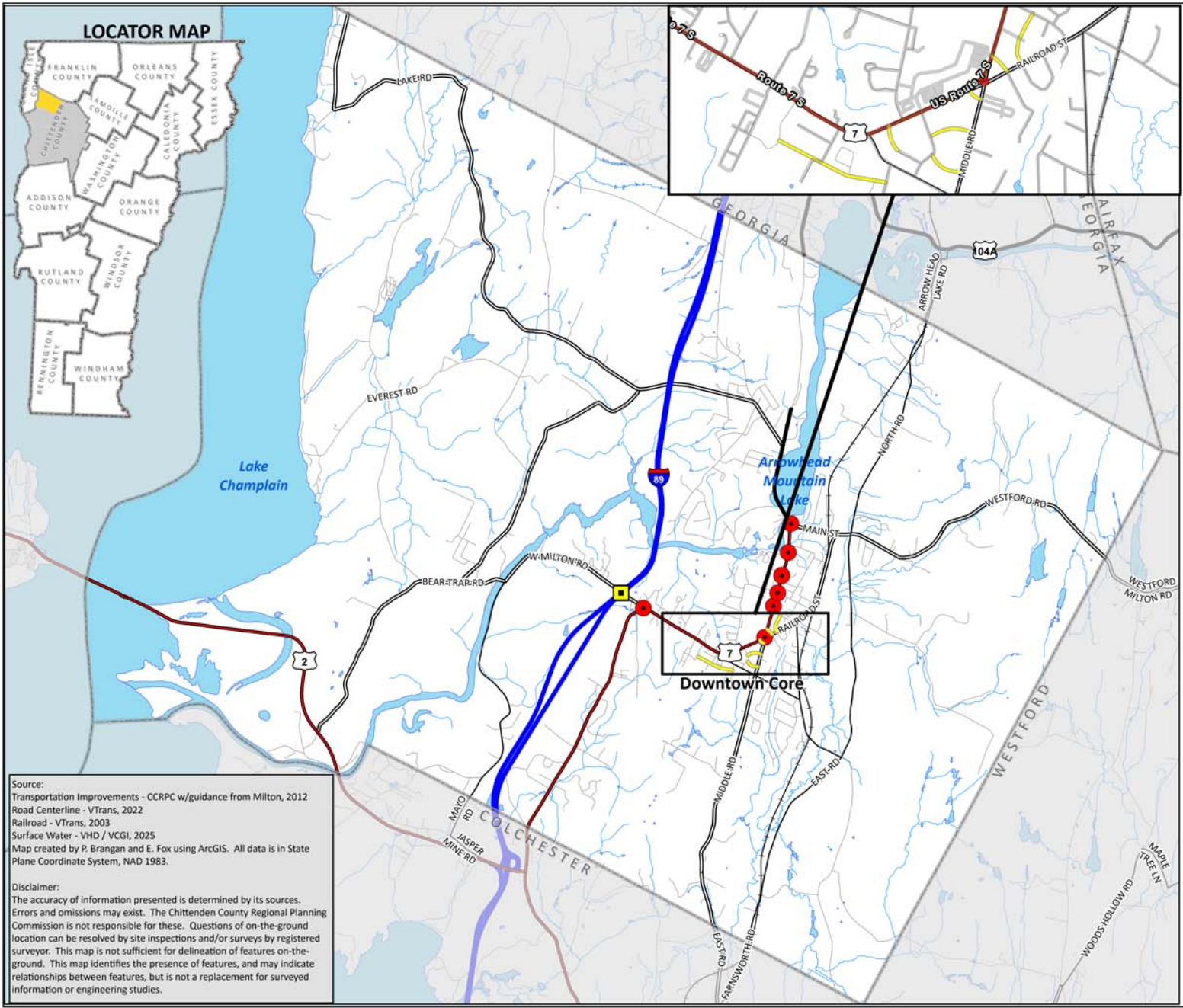
- Interstate Highway
- US/State Highway
- Town Highway Class 2
- Town Highway Class 3
- Town Highway Class 4
- Private/Unknown
- Vermont Gas Service Area

1:60,000



Source:
Facilities - CCRPC, 2017
Road Centerline - VCGI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Map created by P. Brangan and E. Fox using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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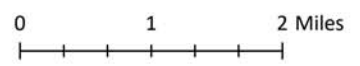


Map 13: Transportation and Improvements Milton, Vermont 2026 Town Plan

Legend

- Stream Centerline
- Railroad
- Water Body
- Transportation Improvements**
 - Intersection Improvement
 - Proposed I-89 Interchange
 - Potential Future Streets
 - Access Management
- Functional Class**
 - Local
 - Major Collector
 - Minor Arterial
 - Minor Collector
 - No Functional Class
 - Interstate
 - Other Freeway and Expressways
 - Other Principal Arterial

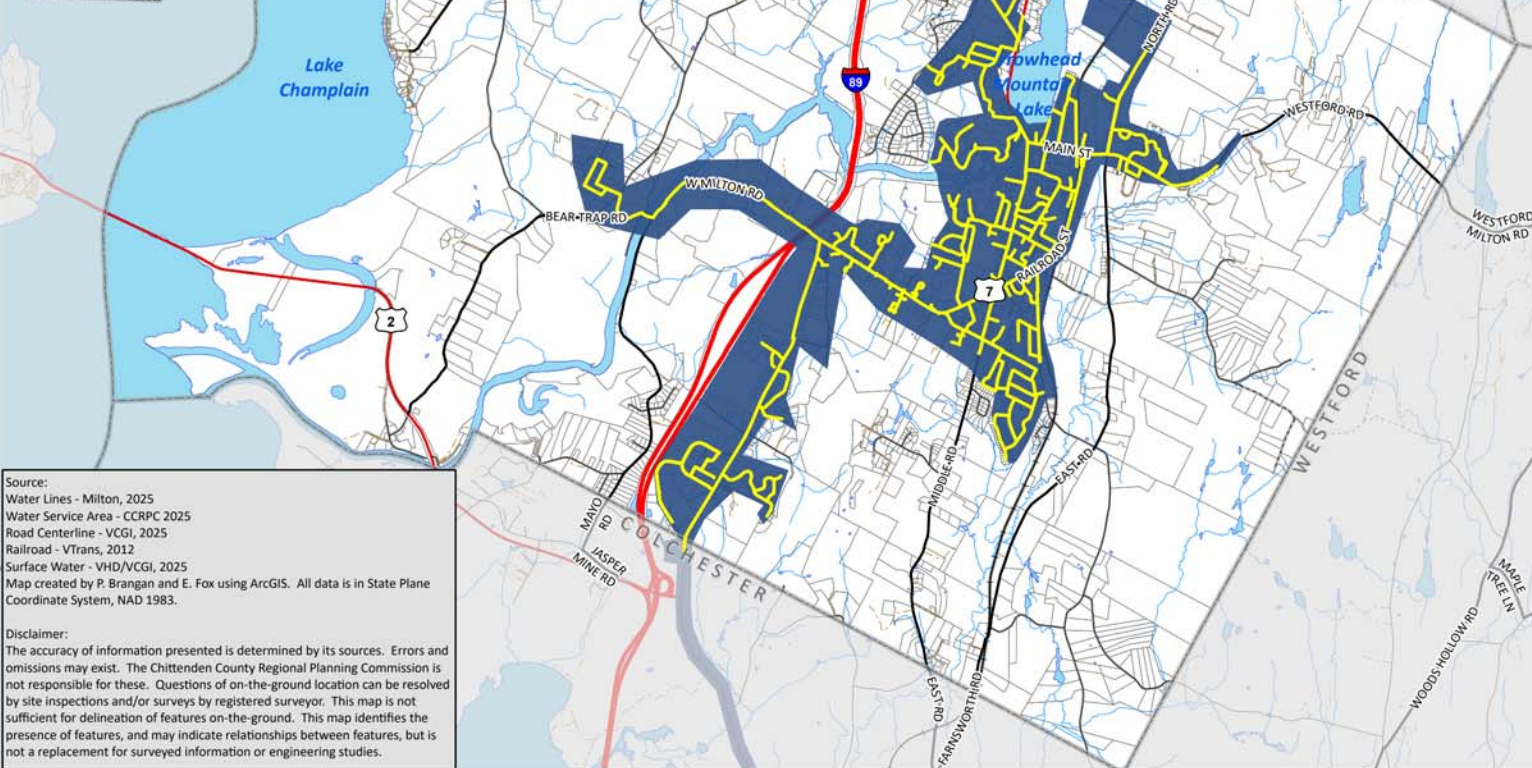
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Source:
Transportation Improvements - CCRPC w/guidance from Milton, 2012
Road Centerline - VTrans, 2022
Railroad - VTrans, 2003
Surface Water - VHD / VCGI, 2025
Map created by P. Brangan and E. Fox using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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LOCATOR MAP



Source:
 Water Lines - Milton, 2025
 Water Service Area - CCRPC 2025
 Road Centerline - VCGI, 2025
 Railroad - VTrans, 2012
 Surface Water - VHD/VCGI, 2025
 Map created by P. Brangan and E. Fox using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

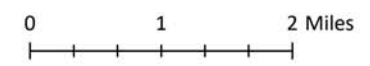
Disclaimer:
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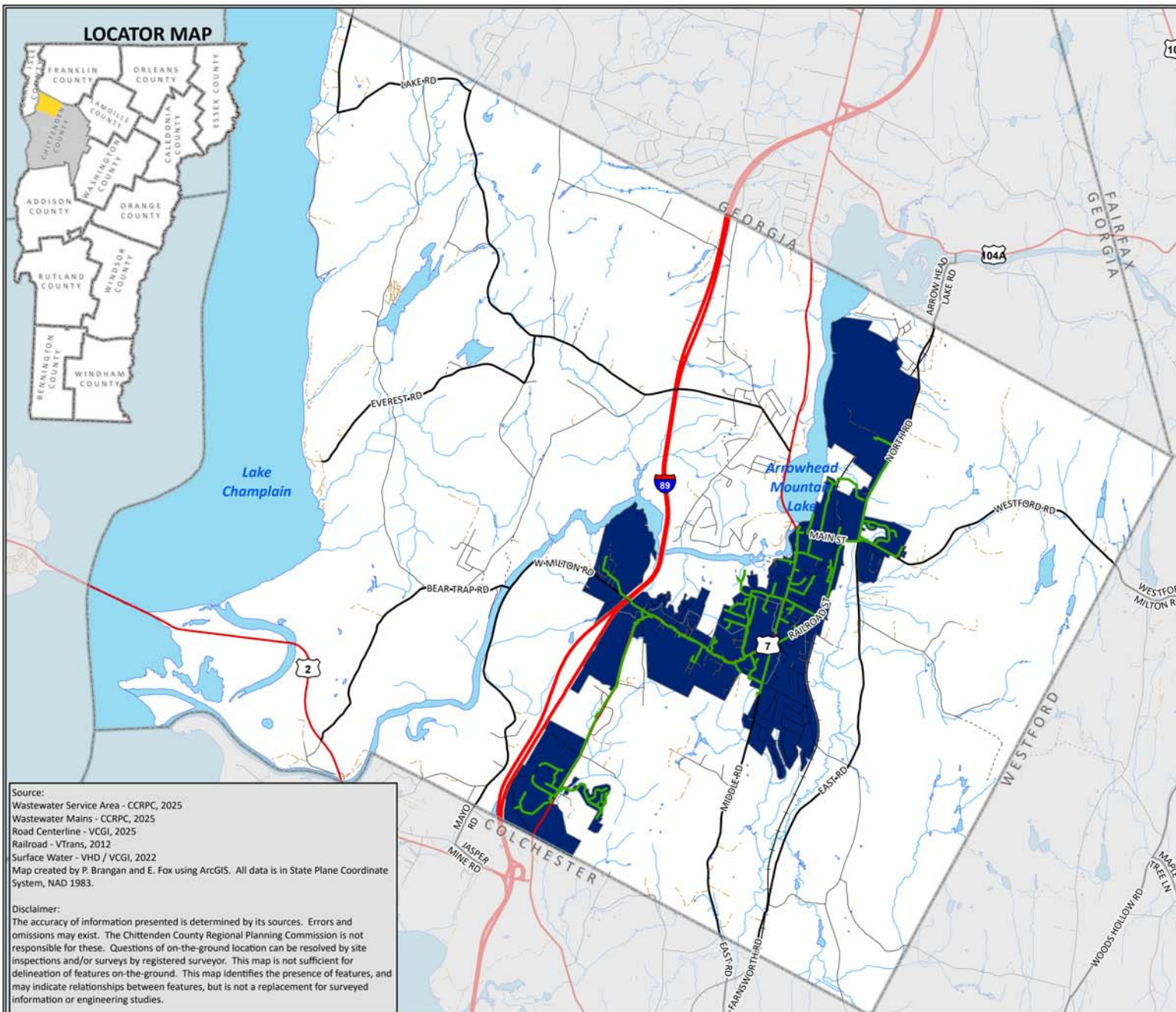
Map 14: Municipal Water Milton, Vermont 2026 Town Plan

Legend

- Water Main Line
- Water Service Area
- +— Railroad
- ~ Stream Centerline
- Water Body
- Road Centerline**
 - Interstate Highway
 - US/State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - - - Town Highway Class 4
 - - - Private/Unknown

1:60,000





Map 15: Municipal Wastewater Milton, Vermont 2026 Town Plan

Legend

- Wastewater Main Line
- Wastewater Service Area
- Railroad
- Stream Centerline
- Water Body
- Road Centerline**
 - Interstate Highway
 - US/State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - Private/Unknown

1:60,000



0 1 2 Miles

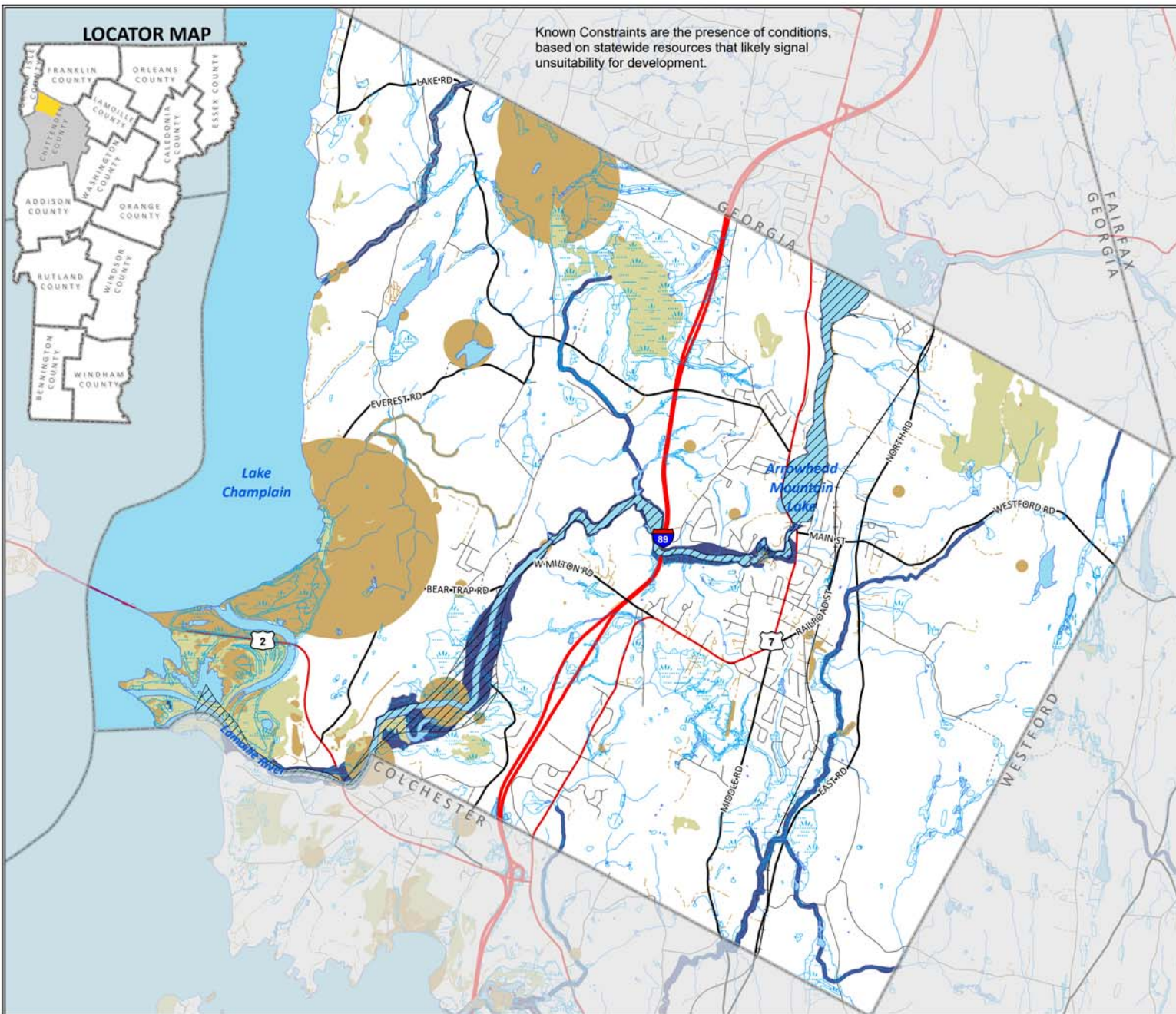
CHITTENDEN COUNTY RPC
Communities Planning Together

Document Path: D:\Projects25\Milton\2025TownPlanMaps\2025TownPlanMap15.mxd

LOCATOR MAP



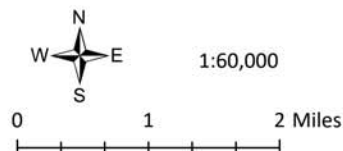
Known Constraints are the presence of conditions, based on statewide resources that likely signal unsuitability for development.



Map 16: State Known Constraints Milton, Vermont 2026 Town Plan

Legend

- Stream Centerline
- Water Body
- Confirmed Vernal Pool
- VSWI Significant + Advisory Wetlands
- Significant Natural Communities
- Rare Threatened and Endangered Species
- VSWI Wetlands Advisory
- River Corridor
- DFIRM Floodway

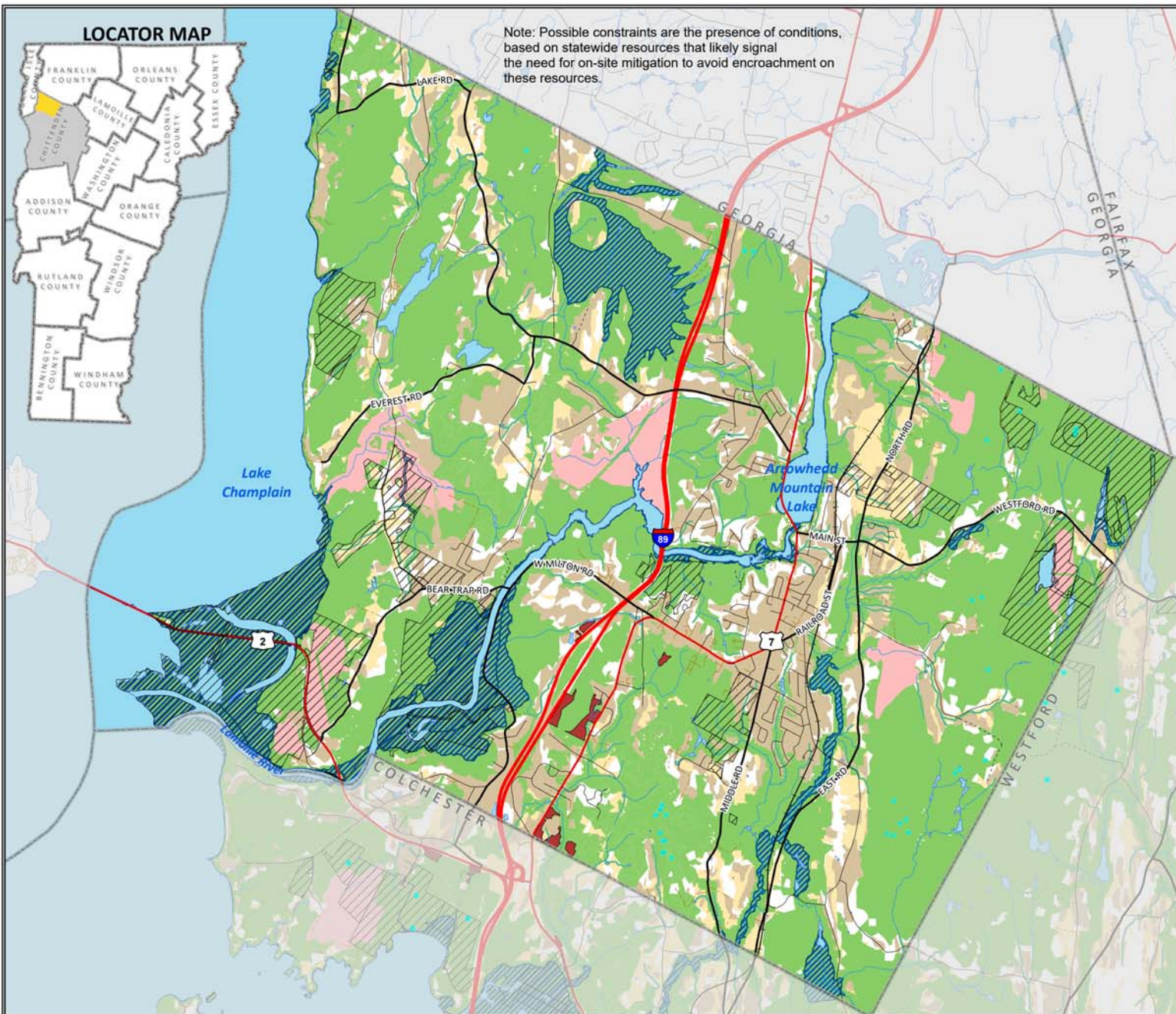


Source:
Vernal Pools; VCGI, 2022
DEC River Corridors; VCGI, 2019
FEMA DFIRM Floodways; VCGI, 2022
RTE + Sig. Natural Comm; VCGI, 2022
Wetlands: VSWI Wetlands Class Layer, VSWI Advisory Layer, 2022
Map created by M.Needle using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
Disclaimer:
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LOCATOR MAP



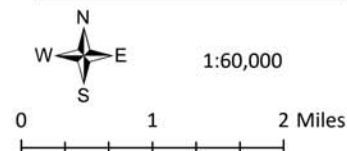
Note: Possible constraints are the presence of conditions, based on statewide resources that likely signal the need for on-site mitigation to avoid encroachment on these resources.



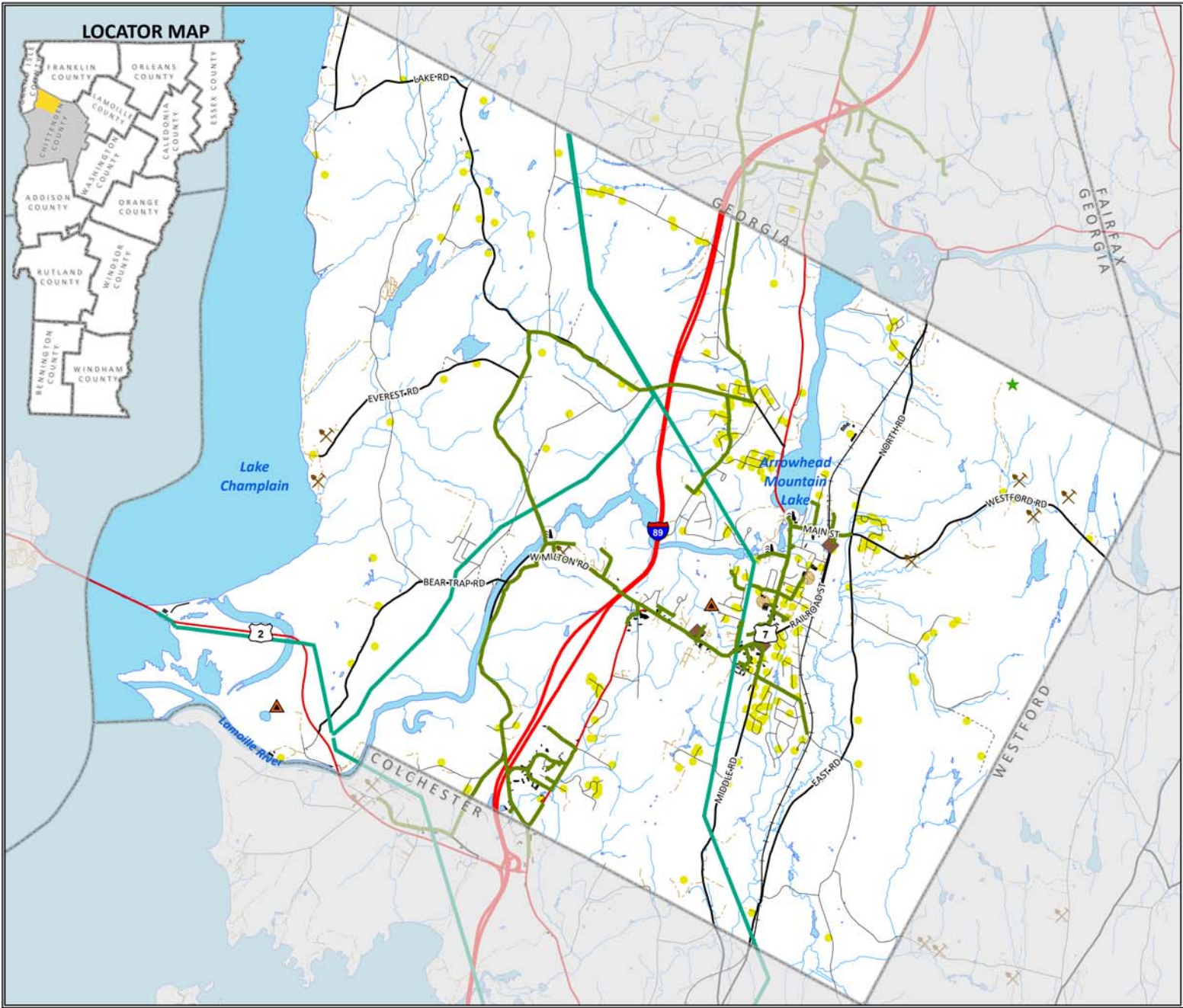
Map 17: State Possible Constraints Milton, Vermont 2026 Town Plan

Legend

- Stream Centerline
- Water Body
- Protected Lands
- Act 250 Agricultural Onsite Soil Mitigation
- DFIRM Special Flood Hazard Areas
- Unconfirmed Vernal Pool
- Deer Wintering Areas
- VT Conservation Design Highest Priority Elements
- Hydric Soils
- Agriculturally Important Soil



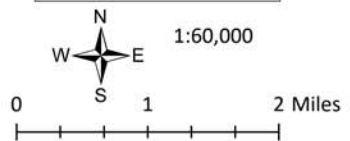
Source:
Vernal Pools; VCGI, 2022
Protected Lands; VCGI, 2022
SFHA; VCGI, 2022
VT Conservation Design; ANR, 2022
Hydric Soils; VCGI, 2022
Map created by M.Needle using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
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Map 18:
Preferred Sites for Net
Metering & Existing Renewable
Energy Generation
Milton, Vermont
2026 Town Plan

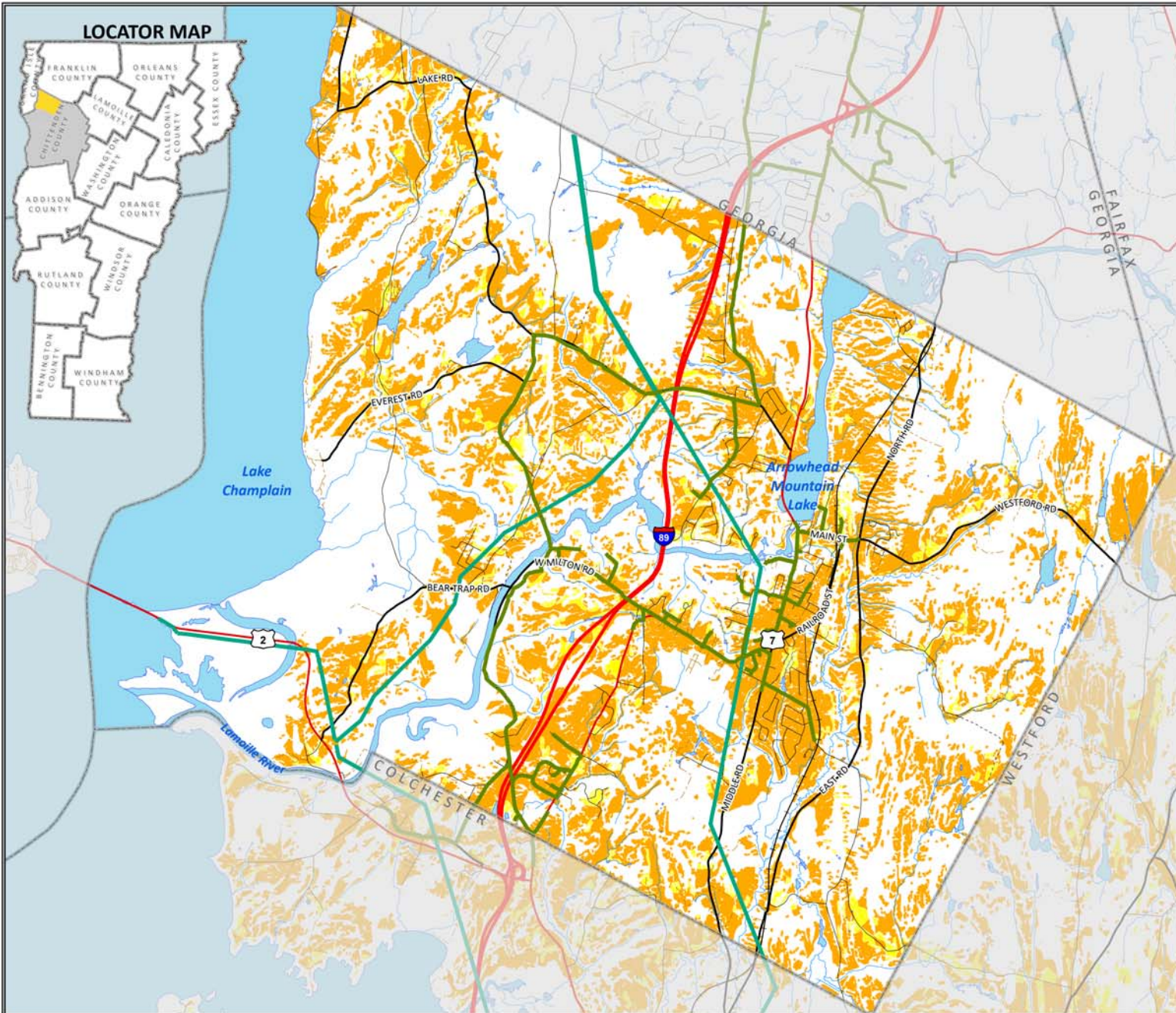
Legend

- VT 3-Phase-Power (Generalized)
- Electric Transmission Line
- Preferred Sites (VT Net-Metering Rule)
 - Closed Landfill
 - Brownfield
 - Sand or Gravel Pit
 - Parking Lots
- Existing Generation
 - Wind Site
 - Wood Chip or Pellet Heat
 - Solar Site
 - Hydro Electric



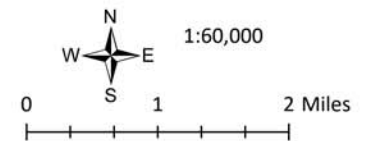
Source:
Brownfield-Hazardous Waste Site, 2016
Existing Generation-2018, DPS
Road Centerline - VCVI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Parcels - VCGI, 2025
3-Phase/Transmission-VCGI
Map created by M.Needle using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
Disclaimer:
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Map 19: Potential Solar Energy Resources Milton, Vermont 2026 Town Plan



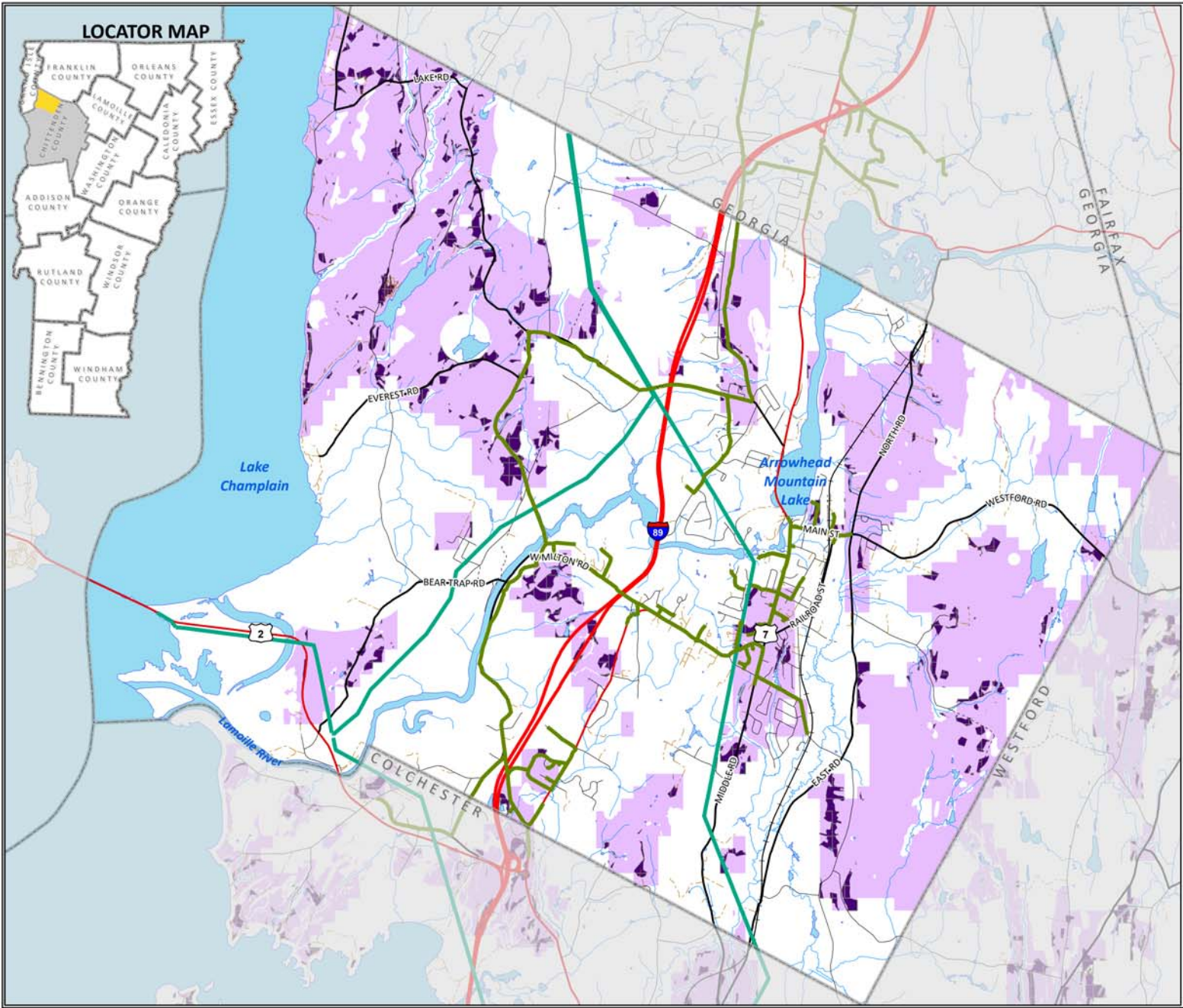
Legend

- VT 3-Phase-Power (Generalized)
- Electric Transmission Line
- Prime Solar: Areas with high solar potential and no state/local known + possible constraints
- Base Solar: Areas with high solar potential + a presence of state/local possible constraints



Source:
Solar Energy-CCRPC, VCGI 2023
Road Centerline - VCVI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Parcels - VCGI, 2025
3-Phase/Transmission-VCGI
Map created by M.Needle using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

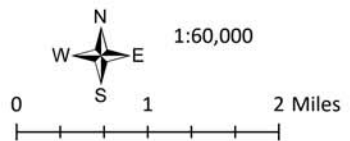
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Map 20:
Potential Wind
Energy Resource Areas
Milton, Vermont
2026 Town Plan

Legend

- VT 3-Phase-Power (Generalized)
- Electric Transmission Line
- Base Wind: Areas with high wind potential and a presence of state/local possible constraints
- Prime Wind: Areas with high wind potential and no state/local known or possible constraints



Source:
Wind Resource-CCRPC, VCGI, 2023
Road Centerline - VCVI, 2025
Railroad - VTrans, 2012
Surface Water - VHD/VCGI, 2025
Parcels - VCGI, 2025
3-Phase/Transmission-VCGI
Map created by M.Needle using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
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