



Regular Meeting

Thursday, February 12, 2026, 6:00 p.m.

Community Room, 43 Bombardier Road, Milton, VT 05468

In Person and/or Via Zoom at:

<https://us02web.zoom.us/j/83706337230?pwd=BvAE9ov3Z474OUvC96HAozr832kQl8.1>

The Milton Development Review Board will conduct a hearing on the following application(s) at their meeting on February 12, 2026 **at 6:00 p.m.** in the Community Room at 43 Bombardier Road, Milton or via Zoom:

Rick Sharp & Ruth Masters, Owners/Applicants, are requesting **Major Site Plan & Conditional Use approval** to amend conditions of their previous 2016 approval for an event facility (host weddings). The proposal is to extend the duration of the permit, allow for up to 120 guests, increase hour of operation, and remove parking attendant requirement. The site is located at 204 Cobble Hill Road, described as Parcel ID # 203064-001000, SPAN #396-123-13248, and contains 101 acres. The property is located within the "Agricultural/Rural Residential" (R5) and "Forestry/Conservation/Scenic Ridgeline" (FC) zoning district and the Cobble Hill planning area.

Kevin Harrison, owner/applicant, is requesting amendments to a previously approved 3-lot subdivision (DRB # 2023-03). This **Final Plan** amendment approval is for the creation of 4-lots; three lots to be accessed off a shared driveway, and one lot to continue access off North Rd. The original subject parcel is located at **0 North Road**, described as Parcel #215132-000000, SPAN 396-123-12255. The subject property is recorded as having 138.13 acres and is located within the Agricultural/Rural Residential (R5) and Forestry/Conservation/Scenic Ridgeline (FC) zoning districts, and the East Milton Planning Area.

A meeting link will be included with the meeting Agenda. Interested members of the public are encouraged to attend the hearing. Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal. To determine if you may qualify as an interested person, please contact the number below. Plans of the proposed project and staff notes are available from the Department of Planning & Zoning, 43 Bombardier Road, Milton, Vermont during regular business hours and posted online at least two days prior to the meeting at <https://miltonvt.gov/agendacenter>. Please note that these materials will NOT be handed out to the public at the meeting. Please contact (802) 893-6655 option 4 if you have any questions or comments.

This warning has been posted to the Town website and social media accounts, the lobby of the municipal building, two designated places within the Town of Milton (Kinney Drugs and Middle Road Market), filed with the Town Clerk, and published in The Islander newspaper.