



Thursday, February 12, 2026, 6:00 – 6:45 p.m.
Community Room, 43 Bombardier Road, Milton, VT 05468

In Person and/or Via Zoom at:

<https://us02web.zoom.us/j/81169076464?pwd=j018zYOS897rPvTlBmhkIfZ1hmzqHC.1>

If you attend the meeting via zoom and intend to gain interested party status,
please provide your name, email and/or mailing address using the Q&A feature.

I. Call to Order

II. Attendance

III. Agenda Review

IV. Public Forum

A Public Forum is for items not on the agenda and will be limited to five minutes per person. All participants must clearly state their name. No action will be taken on items raised until a subsequent meeting (if action is needed).

V. New Hearing

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.

VI. Approval of Meeting Minutes from January 8, 2026

VII. Deliberative Session

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

VIII. Adjournment

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

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgBaNptYSVzMR6u00nkV0p3WAcaf9RutOJsUaW7gVEHqqvQ?e=odfPlt>

To view this meeting via live stream, go to Lake Champlain Access Television at LCATV.org. This agenda has been posted to the Town website, 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 e-mailed to local media outlets.

Signed: Amanda Pitts, Zoning Administrator