



Special Meeting with Public Hearing:

Town of Milton's Draft 2026 Town Plan & Amendments to the Unified Development Regulations

Friday, March 20, 2026, 6:00 p.m.

Community Room, 43 Bombardier Road, Milton, VT 05468 In

Person and/or Via Zoom

Selectboard Members Present: Michael Morgan, Vice Chair; Diane Barrows, Clerk; Leland Morgan, Member; Betsy Paret, Member

Selectboard Members Absent: Darren Adams, Chair

Staff Present: Chris Taylor, Town Manager; Brittany Tradup, Executive Assistant to the Town Manager (remote); Amber N. Baker, Deputy Town Manager and Finance Director; Amanda Pitts, Zoning Administrator; Cassandra LaFayette, Planning & Zoning Officer

Others Present: Jacques LeFrancois; Kary Towne (remote); "Chris" (remote)

I. Call to Order

M. Morgan called the meeting to order at 6:00 p.m. and led the attendees in the Pledge of Allegiance.

II. Open Public Hearing

M. Morgan explained that the public hearing includes two separate items: the Draft 2026 Town Plan and the amendments to the Unified Development Regulations (UDR). Although warned together, the hearings would be conducted as two distinct public hearings, each with its own record.

Motion made by L. Morgan to open the public hearing at 6:02 p.m. on the Draft 2026-2034 Town Plan and the Unified Development Regulation (UDR) amendments, with a second by B. Paret. Motion approved unanimously.

III. Public Hearing: Town of Milton's Draft 2026-2034 Town Plan

Amanda Pitts, Zoning Administrator; Cassandra LaFayette, Planning & Zoning Officer

A. Pitts and C. LaFayette provided a presentation on the Draft 2026-2034 Town Plan. They explained that the plan serves as a roadmap for the Town's long-term aspirations and goals. The presentation highlighted the extensive public engagement process and the revisions made following reviews by the Planning Commission, staff, and legal counsel. Key revisions focused on refining the wording of various goals and strategies to ensure they are actionable and prioritize specific objectives. Staff also discussed updated housing target data recently provided by the Chittenden County Regional Planning Commission (CCRPC).

Motion made by B. Paret at 6:16 p.m. to open the public hearing to receive public comments on the Draft 2026 Town Plan (pursuant to 24 V.S.A. §4384), with a second by L. Morgan. Motion approved unanimously.

No public comments were received in person or via Zoom.

Motion made by L. Morgan at 6:17 p.m. to close the public hearing to receive public comments on the Draft 2026 Town Plan (pursuant to 24 V.S.A. §4384), with a second by B. Paret. Motion approved unanimously.

IV. Public Hearing: Town of Milton's Amendments to the Unified Development Regulations

Amanda Pitts, Zoning Administrator; Cassandra LaFayette, Planning & Zoning Officer

A. Pitts and C. LaFayette presented the proposed amendments to the UDR, noting that the majority of the changes were necessary to align with updated state statutes regarding housing. Significant updates included the removal of minimum distance requirements between group homes and the addition of specific language for hotel and motel uses.

Motion made by L. Morgan at 6:22 p.m. to open the public hearing to receive public comments on the proposed UDR amendments (pursuant to 24 V.S.A. §4441), with a second by B. Paret. Motion approved unanimously.

No public comments were received in person or via Zoom.

Motion made by B. Paret at 6:23 p.m. to close the public hearing for public comments on the proposed UDR amendments (pursuant to 24 V.S.A. §4441), with a second by L. Morgan. Motion approved unanimously.

V. Close Public Hearing

Motion made by L. Morgan to close the public hearing at 6:23 p.m., with a second by B. Paret. Motion approved unanimously.

VI. Action, as needed, on Town of Milton's Draft 2026-2034 Town Plan

Motion made by L. Morgan at 6:27 p.m. to accept the Draft 2026-2034 Town Plan, including previously identified revisions and any non-substantive changes resulting from public comment, with a second by D. Barrows. Motion approved unanimously.

VII. Action, as needed, on Town of Milton's Amendments to the Unified Development Regulations

Motion made by D. Barrows at 6:27 p.m. to accept the proposed amendments to the Unified Development Regulations, including previously identified revisions and any non-substantive changes resulting from public comment, with a second by B. Paret. Motion approved unanimously.

VIII. Adjournment

Motion made by L. Morgan to adjourn the meeting at 6:28 p.m., with a second by B. Paret. Motion approved unanimously. Meeting adjourned by M. Morgan.

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

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgCoh5CcMTHzSJbzThpzXwYFAQTZyzPTJ7mlUelbLxQ2IHI?e=sNe7gi>

2026 Town Plan: <https://miltonvt.gov/TownPlan>

Amendments to the UDR: <https://www.miltonvt.gov/UDR>

A video recording of this meeting can be found at the following location:
https://miltonvt.sharepoint.com/:v/s/TownOfMiltonFilesFolders/IQCNI18ZpQjzTLD_JM5FHnRwATmzOvs289hOoXDAPLiukJs?e=lyqwu
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Minutes recorded and submitted by Brittany Tradup, Executive Assistant to the Town Manager

APPROVED MINUTES:	_____	_____
	Diane Barrows, Selectboard Clerk	Date
ATTEST:	_____	_____
	Milton Town Clerk	Filed this day with the Milton Town Clerk's Office.

DRAFT