



Regular Meeting and Public Hearings

Tuesday, February 17, 2026, at 6:00 p.m.

Town Manager's Conference Room, 43 Bombardier Road, Milton, VT 05468

In Person and/or Via Zoom

Members Present: Rich Desouza, Maureen Golden, Tony Micklus, Betsy Paret, Sean Tatro

Members Absent: None

Staff Present: Amanda Pitts (Zoning Administrator), Cassandra LaFayette (Planning & Zoning Officer)

Others Present: Mike McCormick, Rebecca Wermer (via Zoom), Chuck Wilton

I. Call to Order

B. Paret called the meeting to order at 6:02 p.m.

II. Agenda Review

B. Paret asked if anyone had any changes to the agenda. No changes were requested.

III. Public Forum

No discussion.

IV. Business

A. Town of Milton's Draft 2026-2034 Town Plan – Public Hearing

B. Paret noted that the edits required for Chittenden County Regional Planning Commission (CCRPC) approval were included with the Notice of Public Hearing. A. Pitts reported that Town Counsel reviewed the draft town plan and identified three non-substantive typos that need to be corrected. B. Paret asked for a motion to open the public hearing. T. Micklus moved to open the public hearing with a second from S. Tatro. The motion passed unanimously. There were no public comments on the draft town plan. B. Paret asked for a motion to close the public hearing. M. Golden moved to close the public hearing with a second from T. Micklus. The motion passed unanimously. B. Paret asked for a motion to approve the draft town plan with the edits required by the CCRPC and the non-substantive edits suggested by Town Counsel. T. Micklus moved to approve the draft town plan with the suggested edits with a second from M. Golden. The motion was approved unanimously. Commissioners thanked B. Paret, A. Pitts, and C. LaFayette for their work writing the draft town plan. B. Paret said the draft town plan will be submitted to the Selectboard.

B. Town of Milton's Amendments to the Unified Development Regulations – Public Hearing

B. Paret noted that the draft Unified Development Regulations (UDR) with proposed edits that was included with the Notice of Public Hearing did not include the proposed edits to Section 3107. The proposed edits were, however, included in the summary of edits on the Notice of Public Hearing and the compilation of proposed edits that was attached to the Notice. B. Paret asked for a motion to open the public hearing. T. Micklus moved to open the public hearing with a second from M. Golden. The motion passed unanimously. M. McCormick suggested that for Section 3107, Hotel or Motel, that restaurants as an auxiliary use that are open to the general public should be an allowable use not a conditional use. There was discussion between M. McCormick, Town staff, and commissioners. At the conclusion of the discussion, it was agreed to leave the language as it is and to reconsider the issue when the Planning Commission next considers edits to the UDR. There were no other public comments. B. Paret asked for a motion to close the public hearing. S. Tatro moved to close the public hearing with a second from M. Golden. The motion passed unanimously. B. Paret asked for a motion to approve the proposed edits as

shown in the summary of edits on the Notice of Public Hearing and in the compilation of proposed edits that was attached to the Notice. T. Micklus moved to approve the proposed edits to the UDR as shown in the summary of edits on the Notice of Public Hearing and in the compilation of proposed edits that was attached to the Notice with a second from M. Golden. The motion was approved unanimously. B. Paret said the UDR edits will be submitted to the Selectboard.

C. Downtown Core Master Plan Phase II Workshop – Update

C. LaFayette gave an overview of the Downtown Core Master Plan Phase II workshop that will be held on Saturday, 03/14/26, from 10:00 a.m. to 2:00 p.m. in the Community Room. Invitees include members of the Selectboard, Planning Commission, Development Review Board, Economic Development Commission, Recreation Commission, and Conservation Commission. The workshop will provide an opportunity to learn more about the scope of the project and how design and planning principles influence the creation of a new downtown district. Participants will be asked to share their preferences for the look and feel of the new downtown. C. Lafayette encouraged commissioners to submit photos of design elements they like in advance of the workshop.

V. Staff Updates

A. Pitts reported that the Development Review Board (DRB) is busy and there is a lot of development going on in Milton.

VI. Approval of February 3, 2026, Meeting Minutes

M. Golden made a motion to approve February 3, 2026, meeting minutes with a second by R. Desouza. The motion was approved unanimously.

VII. Next Meeting – March 17, 2026, at 6:00 p.m., in the Community Room

VIII. Adjournment

B. Paret thanked M. Golden for her service on the Planning Commission. M. Golden will be moving out of Milton effective 03/11/26. Commissioners also thanked M. Golden and said she would be missed. M. Golden made a motion to adjourn the meeting at 7:06 p.m. with a second by R. Desouza. The motion was approved unanimously. Meeting adjourned by B. Paret.

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

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgCg0Y67psU9QoMLRQK-FCOBVz3Lye00W5Gqzcln9tOmpU?e=HYA6mh>

Minutes recorded and submitted by

APPROVED
MINUTES:

Betsy Paret, Chair

Date

ATTEST:

Milton Town Clerk

Filed this day with the Milton
Town Clerk's Office.