



Regular Meeting

Thursday, August 13, 2026, 6:00 p.m.

Community Room, 43 Bombardier Road, Milton, VT 05468

In Person and/or Via Zoom

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:** B. Jenkins called the meeting to order at 6:01 pm.
- II. **Attendance:** Bruce Jenkins, Bill McSweeney, Nick Smith (via Zoom until arrival at 6:07 pm), Mary Callahan, Amanda Pitts, ORB Staff
- III. **Absent:** Juie Rutz
- IV. **Agenda Review:** No changes were made to the agenda.
- V. **New Hearing -**

Rosewood One LLC, Owner/Applicant is requesting Final Plan Review approval for a proposed 6-lot Conservation Planned Unit Development Subdivision, located **Rosewood** Lane, described as Parcel# 215004-000000, SPAN 396-123-11661. Newly created lots 12 through 15 are proposed to be accessed off Rosewood Lane and lots 16 and 17 to be accessed off Poor Farm Rd in the area labeled as "Reserved Area #1" from the 52 Lake Rd subdivision. The lots are proposed for municipal water and on-site septic. The subject area is recorded as having 2.61 acres, is located within the Medium Density (R2) zoning district, and the Arrowhead Lake Planning Area.

Bill Fogg, applicant, attended the hearing representing the applicant. B. Jenkins administered the oath and read through the numbered items. The applicant agreed to the following numbered items.

- 1. The applicant is advised to provide a Permit Navigator Summary or Project Review Sheet to staff. Applicant shall secure permits identified.
- 2. Applicant is advised to address TAC comments to staff satisfaction prior to issuance of zoning permits for this project.
- 3. Applicant is advised to show buildable lot area and density calculations on final plans.
- 4. A highway access permit and associated inspection is required for the driveway serving Lot 16 off Poor Farm Rd.
- 5. Driveway must be designed and constructed in accordance with section 3002.
- 6. Local water allocation and connection permits and state water/wastewater permitting are required prior to construction.
- 7. Applicant is advised to show erosion control and stormwater management on final plans.
- 8. DRB may require street lighting. Staff do not recommend.
- 9. Shared roadway agreement with the additional lots will be reviewed as part of the legal review process prior to final plat recording.
- 10. Applicant is advised to design and construct in accordance with sections 3405.K, 3405.L and 3409.A.
- 11. The final plans shall include information required in section 3501.D.
- 12. Final plans must include details regarding conformance with section 3501.1.
- 13. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Development Review Board and on file in the Department of Planning and Zoning, and in accordance with the conditions of this approval. No changes, erasures, modifications, or revisions, other than those required by this Decision, shall be made on the plan after approval unless a revised plan is first submitted to the Department of Planning and Zoning for approval.
- 14. Legal Escrow: Applicant shall submit \$500 to cover the legal review of the deeds and any other required legal instruments by the Town Attorney. Any funds not expended on the legal review will be refunded to the Applicant.
- 15. Legal Review: Applicant shall submit draft deeds and any other associated legal instruments for all impacted lots and public infrastructure for review and approval by the Town Attorney. All requested revisions must be complete before the Plat may be recorded. Only instruments approved by the Town may be recorded in the Town of Milton Land Records. The Town Attorney must approve of the subdivision plat prior to filing the final plat on mylar.
- 16. In accordance with 24 V.S.A. §4463(b), the applicant must file a final subdivision plat for filing in the town's land records within 180 days of the Development Review Board's final approval. The plat must be deemed Final by Planning

Staff prior to being eligible for recording as the final survey plat. Upon written request by the applicant prior to the expiration of the 180 days, the Zoning Administrator may grant a written 90-day extension to the filing deadline if other local or state permits are still pending.

17. Applicant shall submit one (1) full-sized (to scale) and one (1) reduced (11 x 17) complete final plan sets depicting the requested changes. The revised plans must be deemed Final by Planning Staff prior to being eligible for a Zoning Permit from the Zoning Administrator and/or recording the final survey plat. The Applicant is advised to submit an electronic .pdf plan for staff review prior to submitting all copies of the Final Plan set.
18. A Zoning Permit is required prior to construction and an associated Certificate of Compliance is required following completion.
19. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time.
20. The ORB may schedule a site visit.
21. The ORB shall motion to recess or close this hearing. If recessed, a specific time, date, and place shall be designated to resume the hearing. If closed, the ORB shall issue a decision within 45 days.

Motion to close the hearing at 6:12 pm by M. Callahan. Second by B. McSweeney. Motion approved.

VI. Continued Hearing -

Dylan Corr, owner and applicant, is requesting **Major Site Plan approval** for the construction of a triplex at **25 School Street**. The subject parcel is described as Parcel# 132022-003000 and SPAN 396-123-10396, and recorded as having 4.08 acres. The parcel is located in the Old Towne Residential/Commercial (M5) zoning district, and the Town Core Planning Area.

Dylan Corr, owner and applicant, attended the hearing via zoom representing himself. The applicant submitted revised plans on August 13, 2026 for the ORB to review. The applicant provided the following details; the revised plans reflect a reduced footprint of 34'x34' for Units A & B, applicant is requesting the project be approved as Phase 1 to include construction of the garage, Unit C and the shed, applicant is requesting relief from street tree req1,1irement, and to allow fill and grading within the setbacks. The ORB advised the items would be determined in deliberative session and advised of determination in the notice of decision.

Motion to close the hearing at 6:24 by N. Smith. Second by 8. McSweeney.

VII. Approval of Meeting Minutes

Motion to approve the Meeting Minutes of July 23, 2026 by N. Smith. Second by B. McSweeney. Motion approved.

VIII. Deliberative Session

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

IX. Adjournment

Motion to adjourn the meeting and enter deliberative session at 6:26 pm by 8. McSweeney. Second by N. Smith. Motion approved unanimously. Meeting adjourned by B. Jenkins.

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

https://miltonvt.sharepoint.com/:f/s/TownOfMiltonFilesFolders/IgCclMW3tK65SaFxbXTiQLoNAUwCHHb2h2qCyVrWf_GOn3U?e=GpRE bd

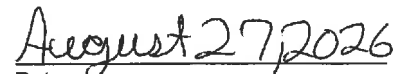
Minutes recorded and submitted by Planning & Zoning staff.

APPROVED
MINUTES:


Bruce Jenkins, Chair

ATTEST:


Milton Town Clerk


Date


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