



GEORGIA VERMONT

Planning Commission Meeting Tuesday, October 13, 2026 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Agenda

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdGVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. **CALL TO ORDER - 6:30 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
 - A. Selection of Officers
 - B. Development Regulation Review
4. **APPROVAL OF MINUTES**
 - A. Planning Meeting Minutes September 8, 2026
5. **PLAN NEXT MEETING AGENDA**
 - A. November 10, 2026
6. **OTHER BUSINESS**
 - A. Westford Planning Notice for Development Regulations
 - B. Milton Planning Notice for Development Regulations
7. **ADJOURN**

Agendas are posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Minutes are posted on the Town of Georgia website.

Signed: Kollene Caspers, Zoning Administrator, Planning Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

PLANNING COMMISSION DEVELOPMENT REGULATION REVIEW

October 13, 2026

PAGE/SECTION	EXPLANATION
Page 3-3	Single Household in the VC- need commercial added
Page 3-4	Footnote 5 can be removed
Section 4.2	Nonconformities- Adding a section that indicates the Town will not make “non-conforming” lots “more nonconforming”
Section 4?	Regulation needed for road frontage and land-locked lots, state requires a 60 ft right-of-way in lieu of road frontage, where can this be added?
Page 6-19 Sections 2.10.3 & 5.6.1	PUD Setbacks discrepancy – require sidewalks on both sides of the state highway, but State won’t allow in certain circumstances (ex. 104-A, cannot cross an impaired waterway). Only option would be to bridge it, as VTrans was not allowed to culvert.
Page 7-10 Section 7.3.2	Add Vermont State Statute language, 24 VSA 4418 to the section
Page 7-11	Clarify C. 2. Minor Subdivision Application
Page 7-13	Change “minor sub” to “major sub” in the first paragraph
Section 10	• Add definition for Hunting Camp • Explain “Seasonal” for Seasonal Dwellings • Open Space/Common Land- read through the entire document to see if the definitions are used consistently throughout
	Any other suggestions for changes/clarifications, etc.



GEORGIA VERMONT

Planning Commission Meeting Tuesday, September 08, 2026 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 6:30 PM

PLANNING COMMISSION PRESENT

Heather Dunsmore, Emily Fiske, Tony Heinlein

STAFF PRESENT

Kollene Caspers

PUBLIC PRESENT

Voyo Savich, Emily Lowell

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Planning Commission Board Vacancy

- Georgia resident V. Savich was present to introduce himself and explain his interest in joining the Planning Commission. Planning Commission members introduced themselves and answered questions about the work they do for the town.

Motion to recommend V. Savich to be appointed to the Planning Commission to take over the remainder of a four-year appointment until Town Meeting Day 2027.

Motion made by E. Fiske, seconded by H. Dunsmore. All in favor.

- Georgia resident E. Lowell was present to introduce herself and explain her interest in joining the Planning Commission. Planning Commission members introduced themselves and explained the work they do for the town.

Motion to recommend E. Lowell to be appointed to the Planning Commission to take over the remainder of the first year of a four-year appointment until Town Meeting Day 2027.

Motion made by H. Dunsmore, seconded by E. Fiske. All in favor.

B. Development Regulations Update

- K. Caspers provided the Planning Commission with a handout of items to discuss for review of the current Development Regulations. In the ten months of utilizing the regulations, a list of inconsistencies, redundancies and needed clarifications were compiled for Planning Commission review.
- The Planning Commission discussed the list of changes.
- K. Caspers will provide hard copies of the Development Regulations with a detailed list of changes to the Planning Commission.
- Board members will review the regulations and include any additional changes suggested at the next regular meeting.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes February 24, 2026

Motion to approve minutes with minor changes.

Motion made by E. Fiske, seconded by T. Heinlein. All in favor.

5. PLAN NEXT MEETING AGENDA

A. October 13, 2026

- Planning Commission will go over suggested changes and updates to the current Development Regulations.

6. DELIBERATIONS

7. OTHER BUSINESS

8. ADJOURN

Motion to adjourn at 7:31PM

Motion made by E. Fiske, seconded by T. Heinlein. All in favor.

Agendas are posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Minutes are posted on the Town of Georgia website.

Signed: Kollene Caspers, Zoning Administrator, Planning Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com



Proposed Amendments to Westford Land Use & Development Regulations

From Harmony Cism <zoning_admin@westfordvt.us>

Date Fri 9/18/2026 11:45 AM

To Chris Shaheen <cshaheen@jerichovt.gov>; pchair@jerichovt.gov <pchair@jerichovt.gov>; clafayette@miltonvt.gov <clafayette@miltonvt.gov>; kbeers@miltonvt.gov <kbeers@miltonvt.gov>; Georgia ZA Planning <zap@townofgeorgia.com>; PC@townofgeorgiavt.com <PC@townofgeorgiavt.com>; Amber Soter <zoning@fairfax-vt.gov>; planning@cambridgevt.org <planning@cambridgevt.org>; Larry Lewack (Underhill) <padmin@underhillvt.gov>; community-development@essex.org <community-development@essex.org>; paquette12@comcast.net <paquette12@comcast.net>; pzinfo@colchestervt.gov <pzinfo@colchestervt.gov>; Charles Baker <cbaker@ccrpcvt.org>

Cc PlanningCommission <planningcommission@westfordvt.us>; selectboard <selectboard@westfordvt.us>; Conservation Commission <westfordcc@googlegroups.com>; TownAdmin <townadmin@westfordvt.us>; Town Clerk <townclerk@westfordvt.us>; Andrew Collier <collier.andrews@gmail.com>; Dennis Angiono <ubiquitoushammer@gmail.com>; Francois Ross <fross72@outlook.com>; Greg Baker <gbaker11@gmail.com>; Jesse Labrecque <brushmowvt@gmail.com>; Matt Wamsganz <matthew.wamsganz@globalp.com>; pzarmata@yahoo.com <pzarmata@yahoo.com>; William Cleary <powderhornosc@comcast.net>

2 attachments (291 KB)

PC Notice of Public Hearing.pdf; 2026_Planning Commission Reporting Form.pdf;

Planning Commission Chairs and Planning/Zoning Staff of Adjoining Municipalities:

Pursuant to 24 VSA Section 4441, sent via email with a return receipt requested, please find the following attached documents:

1. Westford Planning Commission Notice of Public Hearing for proposed amendments to the Westford Land Use & Development Regulations.
2. Planning Commission Reporting Form for proposed amendments to the Westford Land Use & Development Regulations.

A copy of the proposed amendments to the Westford Land Use & Development Regulations can be viewed at <https://westfordvt.us/documents/planning-zoning/>.

Please feel free to contact me with any comments, questions, or concerns at the Town Office (878-4587).

Cc: CCRPC Executive Director, Westford Planning Commission, Westford Selectboard, Westford Development Review Board, Westford Conservation Commission, Westford Town Administrator, & Westford Town Clerk.

Sincerely,

Harmony Cism

Administrative Officer & Planning Coordinator
Town of Westford

This email message, along with any response or reply, is considered a public record, and thus, subject to disclosure under the Vermont Public Records Law (1 V.S.A. §§ 315-320).

**Planning Commission Reporting Form
for Municipal Bylaw Amendments**

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments..... The report shall provide(:)

(A) brief explanation of the proposed bylaw, amendment, or repeal and shall include a statement of purpose as required for notice under §4444 of this title,

The purpose of the amendments to the Westford Land Use & Development Regulations is to revise the regulations based on feedback from the Planning Commission, Development Review Board, Administrative Officer, and members of the public; to ensure compliance with current Vermont legislation; and to correct and clarify certain spelling, grammatical, punctuation, and reference errors that have been identified in the regulations. The following findings address the proposed amendments collectively, recognizing that individual amendments address different provisions and purposes within the Westford Land Use & Development Regulations.

(A)nd shall include findings regarding how the proposal:

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

The proposed amendments conform with and further the goals and policies of the 2021 Westford Town Plan. The Town Plan identifies the Westford Land Use & Development Regulations as a primary means of implementing the Plan and calls for the Regulations to be updated and amended as needed to further the Plan's goals and policies.

The proposed amendments are particularly consistent with the Town Plan's housing goals and policies. The Plan calls for the Town to encourage a diverse housing stock that is affordable and accessible to a wide range of current and future residents and specifically identifies diverse housing options, including accessible, senior, affordable, and entry-level housing, as a Town goal. The Plan also calls for the Town to work to ensure the availability of safe and affordable housing for all Westford residents.

Several of the proposed amendments support these objectives by reducing regulatory barriers and providing greater flexibility for residential development, including amendments addressing accessory dwelling units, parking requirements, the R5 scoring system, and subdivision procedures. The proposed amendments also incorporate current State housing requirements. Collectively, these changes support the availability and diversity of housing opportunities in Westford, including opportunities for smaller, accessory, entry-level, and other housing types.

The proposed amendments also further the Town Plan's goals of managing growth while maintaining Westford's rural character and protecting working lands, open space, and natural resources.

Amendments that clarify existing provisions, correct errors, incorporate State requirements, or improve administrative procedures will help ensure that the Westford Land Use & Development Regulations remain clear, current, and effective tools for implementing the Town Plan.

2. Is compatible with the proposed future land uses and densities of the municipal plan:

The proposed amendments are compatible with the future land uses and densities identified in the 2021 Westford Town Plan. The amendments do not establish new future land-use categories or alter the land-use framework established by the Town Plan. Rather, they revise and clarify the regulatory standards and procedures used to implement that framework.

The amendments support appropriate residential growth while maintaining the Town Plan's distinction between the higher-density, mixed-use Town Center Area and the lower-density rural areas. They are therefore compatible with the Town Plan's goals of directing appropriate growth to areas suitable for development while maintaining Westford's rural character and protecting working lands, open space, and natural resources.

3. Carries out, as applicable, any specific proposals for any planned community facilities.”

The proposed amendments do not carry out or otherwise affect any specific proposals for planned community facilities identified in the municipal plan.

**WESTFORD PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Section 6. Item #A.

The Westford Planning Commission hereby provides notice of a public hearing pursuant to Title 24, Section 4441 of the Vermont State Statutes for the purpose of hearing public comments concerning: **Proposed amendments to the Westford Land Use & Development Regulations.**

The public hearing has been scheduled for: **Monday, October 5, 2026 at 6:30 p.m.**
The public hearing will take place in person at the Westford Town Office and via Zoom.

Join Zoom Meeting: <https://zoom.us/j/97262238054?pwd=ZRI7BQxdhMRjpV7ctH0aDuDzQWQ26Y.1>
Meeting ID: 972 6223 8054 - Passcode: 8JFtDu

Purpose: The Planning Commission is proposing to amend the Westford Land Use & Development Regulations for the following purposes:

- 1) To revise the regulations based on feedback from the Planning Commission, Development Review Board, Administrative Officer, and members of the public.
- 2) To ensure compliance with current Vermont legislation.
- 3) To correct and clarify certain spelling, grammatical, punctuation, and reference errors that appeared in the regulations.

Geographic Area Affected: Entire Town.

Table of Contents & Summary of Changes to the Westford Land Use & Development Regulations:

Table of Contents:

- Adds “List of Figures”

Part 1. General:

- Section 114: Adds two types of public facilities pursuant to the HOME Act

Part 2. Zoning Districts & Standards:

- Section 244.C: makes permanent the interim amendment to the R5 Scoring System;
- Section 263.C: specifies onsite parking for T4 & T5 FBC transects;
- Section 263.J: adds nonconforming parking language pursuant to the HOME Act.

Part 3. Development Standards:

- Section 302: deletes owner-occupancy requirement for ADUs;
- Section 308: adds campground standards;
- Section 314.F: corrects energy efficiency certification language;
- Section 321.D: amends required culvert diameter;
- Section 322.B: adds nonconforming parking language pursuant to the HOME Act;
- Section 322.E: corrects standard parking space size language;
- Section 327.B: corrects recommended disturbance date.

Part 4. Administrative Procedures:

- Section 409.A: corrects VT permitting requirement language;
- Section 421.A: amends accessory structure size requirements for DRB review;
- Section 432: adds administrative approval of minor subdivision;
- Section 439: adds language for administrative approval of minor subdivision plat;
- Section 454.E: corrects violation timeline language.

Part 5. Definitions; Chapter 510. Defined Terms:

- Section 511.C: amends/clarifies definition of campground and camp site;
- Section 511.D: specifies number of animals constituting domestic animal kennel;
- Section 511.I: corrects number of people constituting an interested party;
- Section 511.P and 511.R: corrects number of dwellings to establish private road;
- Section 511.S: corrects square footage required for permit, refines definition of principal structure.

Entire Document:

- Amends residential structure language to change the word “family” to “unit;” adds page numbers to figure references; corrects minor grammatical, spelling, and reference errors.

Location Where Full Text May be examined: The full text of the proposed amendments may be examined at the Westford Town Office, 1713 VT Route 128, Westford, Vermont, or viewed on the Town of Westford website at <https://westfordvt.us/documents/planning-zoning/>

Interested persons may appear and be heard at the public hearing. Written comments may be submitted to the Westford Planning Commission before the hearing at planningcommission@westfordvt.us.

Dated at Westford, Vermont this 14th day of September, 2026.



Town of Milton | Notice of Proposed Amendments to Milton's Unified Development Regulations

From Cassandra LaFayette <CLaFayette@miltonvt.gov>

Date Thu 9/24/2026 1:54 PM

To paquette12@comcast.net <paquette12@comcast.net>; community-development@essex.org <community-development@essex.org>; zoning@fairfax-vt.gov <zoning@fairfax-vt.gov>; Suzanna Brown <sbrown@townofgeorgia.com>; planningcommission@westfordvt.us <planningcommission@westfordvt.us>; Charles Baker <cbaker@ccrpcvt.org>; Georgia ZA Planning <zap@townofgeorgia.com>; zoning@fairfaxvt.gov <zoning@fairfaxvt.gov>; zoning@southherovt.org <zoning@southherovt.org>

Cc Amanda Pitts <apitts@miltonvt.gov>; Chris Taylor <ctaylor@miltonvt.gov>; Amber Baker <ABaker@miltonvt.gov>; Taylor Newton <tnewton@ccrpcvt.org>; jarutz87 <jarutz87@gmail.com>

3 attachments (589 KB)

Planning Commission DHCD Form FINAL SIGNED.pdf; Milton Unified Development Regulations Proposed Edits Fall 2026__Use Table Only.pdf; 1. PC Notice of Public Hearing for UDR Edits - 10.13.2026.pdf;

Some people who received this message don't often get email from clafayette@miltonvt.gov. [Learn why this is important](#)

To: Chittenden County Regional Planning Commission; Town of Colchester Planning Commission; Town of Georgia Planning Commission; Town of Grand Isle Planning Commission; Town of Fairfax Planning Commission; Town of South Hero Planning Commission; Town of Westford Planning Commission; Vermont Department of Housing & Community Development (*submitted via portal*)

From: Town of Milton Planning Commission; Town of Milton Planning & Zoning Staff

Pursuant to 24 V.S.A. § 4441, the Town of Milton Planning Commission hereby submits a copy of the Proposed Amendments to the Unified Development Regulations (UDR) for your review and comments. Enclosed are Milton's Proposed Amendments to the UDR (*Section 2123. Use Table Only*), the Planning Commission's DHCD Report, and Public Hearing Notice. Supplemental Documents and the full UDR can be found [here](#): ☐ [10.13.2026 Planning Commission Meeting- Public Hearing](#)

Please submit comments and feedback to the Town of Milton Planning Commission on or before October 13, 2026, which is at least 15 days from the date of this notice, in accordance with statute. The Planning Commission's Public Hearing zoom link is available on their public hearing notice.

Comments may be sent to:

Town of Milton
Attn: Planning & Zoning Department
43 Bombardier Road
Milton, VT 05468

or via email to:

Cassandra LaFayette, Town Planner (clafayette@miltonvt.gov) & Amanda Pitts, Planning & Zoning Director; Zoning Administrator (apitts@miltonvt.gov)
For additional information, please contact Milton's Planning & Zoning Department at (802) 893-6655, option 4.

We look forward to hearing your thoughts and feedback!
Cassie

Cassandra LaFayette
Town Planner

Town of Milton, Vermont
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.6655, Option 4
www.miltonvt.gov

Please note, by Vermont's Public Records Act, emails (and other documents or attachments), including responses and forwards, produced/acquired by a government agency, such as the Town of Milton, are considered public records and are subject to disclosure, unless specifically exempted from disclosure by the Act.



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

Tuesday, October 13, 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/82273939015?pwd=djYCPfbCt77lnaeh9t3nUTKZE2bQ.1>

The Town of Milton Planning Commission hereby provides Notice of a Public hearing being held pursuant to 24 V.S.A. §4442(c) and 4444 for the purpose of hearing public comments concerning Amendments to the Unified Development Regulations (UDR) for the Town of Milton, Vermont.

STATEMENT PURPOSE: These regulations implement the goals and policies of the Town of Milton Comprehensive Plan and the Vermont Planning and Development Act.

GEOGRAPHIC AREA AFFECTED: The Unified Development Regulations (UDR) apply to all areas in the Town of Milton, Vermont.

SUMMARY OF EDITS: Section 2123 (Use Table) has been updated to include additional commercial and industrial activities as permitted or conditional uses. The proposed changes better align the zoning districts with their intended purposes and the overarching goals of the 2026 Milton Town Plan.

UDR TABLE OF CONTENTS: (abbreviated)

PART 1. GENERAL

PART 2. ZONING DISTRICTS AND STANDARDS

PART 3. DEVELOPMENT STANDARDS

PART 4. ADMINISTRATIVE PROCEDURES

PART 5. DEFINITIONS

LOCATION WHERE FULL TEXT MAY BE EXAMINED: Copies of the full text of the proposed Amendments to the UDR can be examined at the Milton Municipal Offices, 43 Bombardier Road, Milton, Vermont and online here:

<https://miltonvt.sharepoint.com/:f:/s/TownOfMiltonFilesFolders/IgAIF5HrZ3YHRqXcAuFXLdMgAcD0oWT6OKuoFDIJYP2DSJY?e=Q8ZBWu>

Bylaw Summary & Statement of Purpose

Provide a brief explanation of the bylaw and a statement of purpose (per 24 V.S.A. §4441) as required for notice under 24 VSA §4444. Use as much space as needed.

The proposed amendments to the Unified Development Regulations (UDR) update the Use Table for Milton's commercial, industrial, and mixed-use zoning districts. The amendments expand opportunities for certain commercial and industrial uses by allowing additional uses in specified districts and, in some cases, adjusting the level of review required. No existing uses are being removed from the Use Table.

The purpose of the amendments is to address identified omissions and inconsistencies in the Use Table, better align the UDR with the goals and policies of the 2026 Town Plan, and provide greater flexibility for the continued use and redevelopment of existing properties. These changes support business investment and create employment opportunities within areas already planned for commercial and industrial activity. The amendments are also intended to maintain compatibility with the purpose and intended development pattern of each zoning district by assigning uses and levels of review appropriate to the characteristics of both the use and zoning district.

Findings on Municipal Plan Furtherance

Explain how the bylaw conforms with or furthers the goals and policies contained in the municipal plan. Use as much space as needed.

- 1) Goal 2.1 Prioritize Milton's Business Climate through Predictable Processes, Reliable Infrastructure, and Supportive Policies
 - Strategy 2.1.2: Align infrastructure planning with business and redevelopment needs.
 - Strategy 2.1.3: Improve pre-application and technical review pathways.
 - Strategy 2.1.4: Promote land-use policies that support reinvestment and flexibility.

The proposed amendments further this goal by expanding opportunities for commercial and industrial uses within existing commercial, industrial, and mixed-use zoning districts. These changes provide greater predictability for businesses and property owners considering new investment, reuse, or redevelopment of existing properties. The amendments also provide greater flexibility for properties already designated for commercial and industrial activity and better align land-use regulations with business and redevelopment needs in areas where commercial and industrial development is already planned.

- 2) Goal 2.2 Enhance the Competitiveness and Long-Term Readiness of Industrial and Employment Districts
 - Strategy 2.2.4: To the maximum extent practicable, allow for modernization and redevelopment of constrained parcels so new projects contribute to the growth of the grand list and provide employment opportunities.

The proposed amendments further this goal by expanding permitted and conditional use opportunities within the industrial districts. The changes provide greater flexibility for continued investment, modernization, and redevelopment of existing properties, allowing a response to changing business needs. By expanding the range of uses in these districts, the amendments also support opportunities for new investment, employment, and growth of the grand list.

3) Goal 2.3 Revitalize the Town Core as a Walkable, Mixed-Use Commercial and Civic Center

- Strategy 2.3.2: Support infill development and adaptive reuse.
- Strategy 2.3.3: Enable modern commercial formats compatible with existing parcels.

The proposed amendments further this goal by expanding opportunities for compatible commercial uses within commercial and mixed-use districts. The changes provide greater flexibility for reinvestment, adaptive reuse, and changing commercial needs within existing properties.

4) Goal 2.6 Leverage Capital Investments and Regional Partnerships to Expand Funding Capacity and Long-Term Readiness

- Strategy 2.6.6: Promote long-term planning practices that reduce business risk and support investment confidence.

The proposed amendments further this goal by expanding opportunities for commercial and industrial uses within areas already planned for this activity. Updating the Use Table to better reflect current and future business needs supports a more predictable regulatory environment for property owners and businesses considering investment or redevelopment.

5) Goal 4.4 Strengthen Informal Learning and Community Supports

- Strategy 4.4.3: Promote access to enrichment opportunities for residents of all ages and income levels.

The proposed amendments further this goal by expanding opportunities for educational and recreational uses in additional zoning districts. These changes provide additional locations where learning, training, recreation, and other enrichment opportunities may be considered.

6) Goal 8.3 Encourage Energy Transition Through Land Use, Transportation, and Siting Decisions That Respect Community Character and Natural Systems

- Strategy 8.3.1: Reinforce mixed-use development patterns in the Town Core that reduce transportation energy demand, vehicle emissions, and pressure on outlying natural and working lands.

The proposed amendments further this goal by expanding compatible use opportunities within the Town Core's commercial and mixed-use districts. These changes reinforce the compact, mixed-use development pattern envisioned by the Town Plan by providing additional opportunities for commercial, employment, and mixed-use activity within the Town Core.

7) Goal 10.1 Establish a Predictable, Infrastructure-Aligned Pattern of Growth

- Strategy 10.1.1: Direct the majority of new housing and commercial activity to areas served by municipal water, wastewater, and multimodal infrastructure through zoning and land use policy.
- Strategy 10.1.2: Align zoning districts, dimensional standards, and DRB review criteria with the Planning Areas and Future Land Use Map (FLUM).

The proposed amendments further this goal by increasing the range of uses that may be considered within areas already designated and developed for commercial, industrial, and mixed-use activity. Providing additional flexibility within these established districts supports reinvestment and redevelopment of existing properties, is consistent with the development pattern identified in the Town Plan and Future Land Use Map and makes more effective use of areas where development and infrastructure are already concentrated.

8) Goal 10.2 Reinforce the Town Core as Milton’s Civic, Housing, and Mixed-Use Center

- Strategy 10.2.1: Ensure zoning districts support compact mixed-use buildings, higher-density residential options, and context-sensitive redevelopment.
- Strategy 10.2.3: Promote adaptive reuse and reinvestment in aging commercial sites and historic buildings through regulatory flexibility and targeted incentives.
- Strategy 10.2.5: Use zoning updates to allow the intensity and form envisioned in the designated Planning Areas.

The proposed amendments further this goal by providing additional opportunities for compatible uses and reinvestment within established commercial and mixed-use districts. The addition of Live-Work Unit as a permitted use in the M5 Old Towne Residential/Commercial District is particularly consistent with this goal by allowing residential and employment activity to occur together within a district intended for mixed-use development.

9) Goal 10.3 Modernize Industrial and Employment Districts to Support Economic Stability

- Strategy 10.3.3: Maintain industrial areas as long-term employment centers by preventing incompatible uses.
- Strategy 10.3.5: Promote redevelopment that improves environmental performance and reduces conflicts with adjacent uses.

The proposed amendments further this goal by expanding use opportunities within the industrial districts while maintaining their primary role as employment and industrial areas. Uses and levels of review were considered based on compatibility with the purpose and development pattern of each industrial district. The amendments also provide additional opportunities for redevelopment while maintaining appropriate levels of review based on the use and its location, allowing potential conflicts with adjacent uses to be considered through the development review process.

Findings on Safe & Affordable Housing

Explain the effect of the bylaw on the availability of safe and affordable housing. Use as much space as needed.

The proposed amendments do not adversely affect the availability of safe and affordable housing. The amendments are focused on commercial and industrial uses and do not remove existing residential uses or reduce residential densities.

The amendments provide an additional housing opportunity by allowing Live-Work Unit as a permitted use in the M5 Old Towne Residential/Commercial District. This supports an additional housing choice within an established mixed-use district and is consistent with the Town Plan’s direction to expand housing choices and support housing within the Town Core and Growth Area.

Findings on Required Provisions & Prohibited Effects

Explain how the bylaw conforms with 24 V.S.A. §4412. Use as much space as needed.

The proposed amendments conform with 24 V.S.A. §4412 because they do not modify or restrict the uses, development rights, or protections established by that section. The amendments are limited primarily to changes to the Use Table within existing commercial, industrial, and mixed-use zoning districts and do not remove existing residential uses or reduce residential density.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4412 (as applicable):

- ✓ Mobile, modular and prefabricated housing
- ✓ Mobile home parks
- ✓ Duplex uses
- ✓ Multi-unit dwelling uses

- ✓ Accessory dwelling unit uses
- ✓ Residential care homes or group homes
- ✓ Hotels for emergency housing
- ✓ Existing small lots
- ✓ Required frontage
- ✓ Home occupations
- ✓ Childcare home or facility
- ✓ Heights of renewable energy structures
- ✓ Nonconformities
- ✓ Communications antennae and facilities
- ✓ Planting projects in flood hazards
- ✓ Accessory on-farm businesses
- ✓ Lot and dimensional standards for minimum dwelling unit density
- ✓ Density for affordable housing

Findings on Limitations on Municipal Bylaws

Explain how the bylaw conforms with 24 V.S.A. §4413. Use as much space as needed.

The proposed amendments conform with 24 V.S.A. §4413 because they do not alter the UDR provisions governing uses and activities subject to the limitations on municipal regulation established by that section. The amendments do not impose additional restrictions on those uses or otherwise affect the statutory limitations established by §4413.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4413 (as applicable):

- ✓ State- or community-owned and -operated institutions and facilities
- ✓ Public and private schools and other institutions
- ✓ Places of worship
- ✓ Public and private hospitals
- ✓ Regional solid waste management facilities
- ✓ Hazardous waste management facilities
- ✓ Emergency shelters
- ✓ Required agricultural practices
- ✓ Accepted silvicultural practices
- ✓ Solar energy devices
- ✓ Ancillary telecommunications improvements and lines

Findings on Permissible Types of Regulation

Explain how the bylaw conforms with 24 V.S.A. §4414. Use as much space as needed.

The proposed amendments conform with 24 V.S.A. §4414 by modifying the uses and levels of review allowed within existing zoning districts. The amendments identify additional uses that may be permitted, conditionally approved, or allowed as accessory uses based on the characteristics of the use and the zoning district in which it is proposed.

The amendments do not create new zoning districts or change existing zoning district boundaries.

Municipal Plan Future Land Uses & Density Compatibility

Explain how the bylaw is compatible with the proposed future land uses and densities of the municipal plan.

The proposed amendments are consistent with the future land-use pattern established by the 2026 Town Plan and Future Land Use Map. They expand use opportunities within existing commercial, industrial, and mixed-

use zoning districts without changing district boundaries, dimensional standards, or planned dev densities.

The amendments support the Town Core’s planned compact, mixed-use development pattern by providing greater flexibility for commercial, employment, and mixed-use activity. They also reinforce the planned role of the industrial districts as long-term employment centers by expanding opportunities for compatible commercial and industrial uses while maintaining appropriate levels of review. Overall, the amendments support continued use, investment, and redevelopment within areas already planned for these activities.

Planned Community Facilities

Explain how the bylaw carries out, as applicable, any specific proposals for any planned community facilities.

This provision is not directly applicable to the proposed Use Table amendments. The amendments do not propose changes to the location, development, expansion, or operation of planned municipal or community facilities and do not interfere with implementation of the Town Plan’s planned community facility proposals.

Respectfully submitted on behalf of the Town of Milton’s Planning Commission:

Julie A. Rutz

Julie Rutz, Planning Commission Chair, Town of Milton

9/23/2026

Date

Cassandra LaFayette

Cassandra LaFayette, Town Planner, Town of Milton

09.23.2026

Date

Town of Milton Unified Development Regulations • Part 2. Zoning Districts and Standards

Section 2123. Use Table

USE	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	NOTES	
RESIDENTIAL																							P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not allowed in that district.	
(1) Single-family dwelling				P	P			P	P	P	P	P	P	P	P	P	P						C	See district use standards
(2) Duplex				P	P			P	P	P	P	C					P							See district use standards
(4) Multi-family dwelling	P	P	P	P	P			P	P	P	P													See district use standards & Section 3101. 5 units per acre are permitted in areas served by public water and sewer.
(5) Upper floor residential	P	P	P	P	P			P	P	P	P													See district use standards & Section 3101. 5 units per acre are permitted in areas served by public water and sewer.
(6) Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section 1110
(7) Accessory Home office	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	See Paragraph 1101.A(5)
(8) Accessory Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section 1109
(9) Accessory Home business	C			P	P		P	C	C	C	C	C	C	C	C	C	C	C	P	P	P			See Section 3102
(10) Group Home	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	See Section 1104
(11) Accessory family childcare home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section 1111
(12) Family Childcare Facility	P	P	P	P	P	P		C	P	C	C	C	C	C	C	C	C							See district use standards & Section 3101
(13) Retirement housing	P	P	P	C	C			P	C	C	C						C							
(14) Assisted living	P	P	P	P	P			P	P	P	C													
(15) Skilled nursing services	C	C	C	C	C			P	C	C	C													
LODGING	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not allowed in that district.	
(16) Accessory Short-Term Rental	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	See Paragraph 1101.A(6)
(17) Bed and breakfast	P	P	P	P				P	P	P					C	C								See Section 3104
(18) Inn	P	P	P	P				C		C														See Section 3105
(19) Rooming and boarding house	P	P	P	C				C		C														See Section 3106
(20) Hotel or motel	P	P	P		C		P																	See Section 3107

Town of Milton Unified Development Regulations • Part 2. Zoning Districts and Standards

USE	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	NOTES
COMMERCIAL																							P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not allowed in that district.
(21) Retail sales	P	P	P		P		~~EP~~		P										<u>C*</u>	<u>C*</u>	<u>C*</u>		*As Accessory use only
(22) Sales lot							C													<u>C</u>	<u>C</u>		
(23) Repair service		C	C				C												<u>C</u>	<u>P</u>	<u>P</u>		See Section 3108
(24) Fueling station		C	C				P											C		<u>C</u>	<u>C*</u>		See Section 3111. *As Accessory use only
(25) Carwash		C	C				C																See Section 3109
(26) Lawn, garden and farm supply sales		C	C				P												P				
(27) Lumber yard and building supply sales							P												C	C			
(28) Open market	P	C	C		P	P	C												C				
(29) Food or beverage stores	P	P	P		P		P		P										<u>C</u>	<u>C</u>			
(30) Convenience store	P	P	P		P		<u>C*</u>								C*	C*		C					*Only if located on US Route 2 or 7
(31) Financial establishment	P	P	P		P		P																
(32) Rental and leasing		<u>C</u>					P												<u>C</u>	<u>C</u>	<u>C</u>		
(33) Office or professional service	P	P	P	P	P		P		P	P									~~EP~~	<u>P</u>	<u>P</u>		
(34) Personal or business service	P	P	P		P		P		P	P									<u>P*</u>	<u>P*</u>	<u>P*</u>		*As Accessory use only
(35) Veterinary service		P	P		P		P		C										<u>P</u>	<u>P</u>			
(36) Building or property maintenance service							P												~~EP~~	~~EP~~			
(37) Restaurant	P	P	P		P		P		P	C									<u>P*</u>	P*	P*		*As an accessory use only
(38) Tavern	P	C	C				P		C														
(39) Event facility	C	C	C		P	C	P												<u>C*</u>		<u>C</u>		*As Accessory use only
(40) Mobile food service	P	P	P		P	P	P		P										<u>P*</u>	<u>P*</u>	<u>P*</u>		*As Accessory use only
(41) Catering service	~~EP~~	~~EP~~	~~EP~~				P		<u>P</u>										<u>P</u>	P	<u>P</u>		May always be Allowed as accessory to a restaurant use
(42) Pet and animal service	C	P	P				P		C						C				C	C			
(43) Fireworks sales																		C					See section 3118
(44) Live-Work Unit	P	P	P						<u>P</u>														See section 3119

Town of Milton Unified Development Regulations • Part 2. Zoning Districts and Standards

USE	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	NOTES
INDUSTRIAL																							P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not allowed in that district.
(454) Light industry	C				C		C*/P											P	P	P	P		*If lot has frontage on Route 7
(465) Food or beverage manufacturing	C	C	C		C		P												P	P	P		
(476) Handcrafted or artisanal manufacturing	P	P	P	C	C		P		C										P	P	P		
(487) Laboratory or research facility	C*	C*	C*		C		P												P	P	P		*Upper floor only or internal to building lot only
(498) Wholesale trade	C	C	C				P												P	P	P		
(5049) Warehouse and storage service							C											C	P	P	P		
(510) Self-storage facility																		C		C*			See Section 3112
(524) Tank farm or fuel distributor																				C	C		
(532) Contractor yard							P												C	C	C		
(543) Heavy industry																				P	P		
TRANSPORTATION, COMMUNICATION & UTILITIES	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not allowed in that district.
(554) Parking	C*	C*	C*		C		C *											C	C		C		*Accessory use internal to lot only
(565) Transit facility						C	C		C*	C*								C	C*	P	P*		*Only if principally for rail travel
(576) Truck or freight transportation																				P	P		See Section 3108
(587) Publishing or printing							P												P	P	P		
(598) Media studio	P	P	P		P		P		P										P	P	P		
(6059) Communication antenna	P	P	P			P	P													P	P		See Section 3114
(610) Communication tower						C	C													C	C		See Section 3114
(624) Data center or information services	C*	C*	C*	C*	C*	C*	P													P			*Upper floor or internal to building or lot only
(632) Essential service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	C		
(643) Waste service						C														C			
(654) Salvage Yard																				C			See Section 3110
(665) Air Transportation Services															C				C	C	C		See Section 3120

Town of Milton Unified Development Regulations • Part 2. Zoning Districts and Standards

USE	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	NOTES
ARTS, ENTERTAINMENT & RECREATION																							P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not allowed in that district.
(676) Adult Entertainment	C																						See Section 3113
(687) Performance theater	P/C*	P/C*	P/C*		P/C*	P	C			C													*If outdoor
(698) Movie theater	P	P	P		P	P	C		C	C													
(7069) Sports arena	C	C			P/C*	P	P													C	C		*If outdoor
(710) Museum	P	P	P			P																	
(724) Indoor recreation	P	P	P	P	P	P	P		P												C	P	
(732) Outdoor recreation	C	P			C	P	P				C	C	C	C	P	C			C	C	P	C	
(743) Public recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C	C	P	P	See Section 1108
(754) Marina			C*			C*	P								C	C					C*		*No outdoor landed boat storage in excess of 20
(765) Campground															C	C					C	C	See Section 3103
(776) Park or preserve	C	C	C	C	C	P	C	C	C	C	P	P	P	P	P	P	P				P	P	
(787) Outdoor Shooting Range															C								See Section 3116
EDUCATION, GOVERNMENT, HEALTHCARE & OTHER COMMUNITY INSTITUTIONS	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not
(798) Grade school	P				P	P																	
(8079) College or university	P				P	P																	
(810) Trade or technical school	P				P	P	C													C	P*		*Accessory only
(824) Specialty school	P	P	P	C	P	P	C												C	C	C		
(832) Government office or courthouse	P				P	P																	
(843) Public safety facility						P														C	C		
(854) Highway maintenance facility						P												C		C	C		
(865) Medical clinic	P	P	P		P	P	P		P												P*		* As an accessory use only
(876) Supervision and rehabilitation service	C	C	C			P																	
(887) Social assistance and charitable service	C*	P	P	C	C	P	C																*Upper floor or internal to building only
(898) Child day care	P	P	P	P	P	P	P*	C	P	C										P*	P*		* As an accessory use only
(9089) Religious institution	P	P	P	C	P			P		P													
(910) Funeral and cremation service	P	P	P			P	P			C													

Town of Milton Unified Development Regulations • Part 2. Zoning Districts and Standards

USE	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	NOTES	
(924) Cemetery						P									P									
(932) Social and membership organization	P	P	P							P														
MINING, AGRICULTURE & FORESTRY	DB1	NC1	NC2	M1	M2	M3	M4C	M4R	M5	M6	R1	R2	R3	R4	R5	R6	R7	C1	I1	I2	I3	FC	P = Permitted (site plan review and/or zoning permit may be required) C = Conditional Use Review E = Exempt from permitting requirements A blank field indicates that the use is not allowed in that district.	
(943) Extraction													C	C	C					C				See Section 3115
(954) Agriculture	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/P	E/P	E/P	E/P	E/C	E/C	E/P	E/P	E/P	E/P	E/P	E/P	See Section 1106
(965) Forestry	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	E/P	See Section 1106
(976) Greenhouse or nursery							C						C	C	C			C	C	C				
(987) Stable or riding facility												C	C	C	P									
(998) Agriculture support service															C				C	P	P			
(10099) Firewood production or sawmill															C				C	P	P			
(1010) Fishing and game preserves														P	P	P					C	C		
(1024) Accessory agricultural enterprise												C	C	C	C						C			See Section 3117

P = Permitted (site plan review and/or zoning permit may be required)

C = Conditional Use Review

E = Exempt from permitting requirements

A blank field indicates that the use is not allowed in that zoning district.