



Minutes
Moretown Development Review Board
Wednesday, May 23, 2024
-Draft-

The meeting was held in person at the Moretown Town Office and online via Zoom.

Members Present: Paula Mastroberardino-Woods (Vice-Chair), Jim O’Neill, Craig Oshkello, Greg Nagurney, John Riley (Chair)

Staff Present: Carol Chamberlin, Zoning Administrator

Others Present: Ben Holmes, John Svagzdys

John Riley called the meeting to order at 6:32 pm

Application #24-07CU: Conditional Use Application by Bennett Holmes/Kelly Brook Forest LLC to construct a bridge for access to property on Ward Brook Road. (Parcel ID 04-012.000) per Sections 5.2 and 5.3 of the Moretown Zoning and Subdivision Regulations.

Mr. Riley noted that the Board had received copies of the application materials, including the engineering plans prepared by DeWolfe Engineering. Mr. Svagzdys reviewed the bridge plans, explaining that the width is planned to be 16’ and that the installation will not be perpendicular to the road, in order to facilitate access by larger vehicles/trailers. He spoke of the HS20 structural design standards upon which the bridge design is based; and the maximum weight limits were discussed, with it being confirmed that the bridge will accommodate a full pumper truck if necessary. Mr. Svagzdys then reviewed the bridge profile, noting that concrete abutments will be set on ledge and that the deck supports will be sited at one foot above the maximum water elevation of the 25-year flood level. The bridge meets Vermont’s Stream Alteration Rules, and that permit review is in process.

Mr. Svagzdys then presented a hydrologic study which had been completed by Fitzgerald Environmental, which indicates that the bridge will not impact upstream or downstream water levels. He also noted that there will be some surface work necessary to place the abutments, but that the temporary earth disturbance needed is allowed by the Stream Alteration Rule criteria.

Mr. Riley indicated that a review should be completed by Ned Swanberg, DEC River Corridor Manager, as this is required for any work in the Flood Hazard Area along a stream. Mr. Svagzdys and Ms. Chamberlin confirmed that Mr. Swanberg would be consulted; it was explained that this input will be needed before the hearing may be closed.

Mr. Riley asked about the height of the side rail on the bridge; Mr. Svagzdys confirmed that the plans meet all structural criteria.

Mr. Holmes explained that his intent is to assemble the bridge on site once the abutments are in place.

It was confirmed that this project will have no impact on any of Moretown's Legal Trails.

MOITON: *Ms. Mastroberardino-Woods made a motion to continue this hearing until June 13, 2024 at 6:15 pm. The motion was seconded by Mr. O'Neill and passed unanimously.*

Request for Subdivision Review DRB Waiver

Subdivision application by Lynn Belizi including request for DRB to waive review and provide for ZA review and approval per Section 5.6.3 (B)(1)(1) of the Moretown Zoning and Subdivision Regulations.

It was discussed by Board members and Ms. Chamberlin that the process for the Board's approving a subdivision review waiver is unclear; it was also questioned whether all boundaries involved in a subdivision of land need to be surveyed, or only those of the newly created lot.

MOITON: *Mr. O'Neill made a motion to discuss this waiver request on June 13, 2024 at 6:15 pm, and to publish a warning accordingly. The motion was seconded by Ms. Mastroberardino-Woods and passed unanimously.*

Adjournment

The meeting adjourned at 7:50 pm.

Respectfully submitted,

Carol Chamberlin, ZA