



Minutes
Moretown Planning Commission
Wednesday, October 2, 2024
-Approved-

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

Members Present: Clark Amadon, Bob Blodgett (Alternate), Deb Sargent, John Schmeltzer, Dave Stapleton

Staff Present: Carol Chamberlin, Zoning Administrator

Others Present: None

Dave called the meeting to order at 6:35 pm.

Public Comment

No public comment was provided.

Approval of Minutes

The minutes of September 18, 2024 were approved.

Town Plan

Maps and Tables

Dave indicated that he had provided an editable version of the table data from the previous iteration of the plan, sent in an email to all PC members. He had also sent images of the maps already provided by Brian at CVRPC, and noted that he will be in touch with Brian regarding the other maps which have been requested. John confirmed that he will work on which Mad River gauge information to include in his section of the Plan, and what level of peak/continuous data to provide.

Chapters

It was agreed to move forward with discussing two chapters at each upcoming PC meeting, with the first chapters (Natural Features and Ecological Systems, History) at the October 16 meeting. Dave indicated that he may combine History, Cultural Resources, and Population information into one chapter; he also noted that the chapter on Moretown's Economy may be ready for review at the next meeting. He will post the information regarding what will be reviewed on FPF in advance of the meeting.

It was agreed to hold an additional meeting in October (on 10/30) in order to maintain momentum on the review of the individual chapters.

Community Event

A date of December 11 was determined to be set aside for holding a community event at the school, in order to present information regarding the Plan update work taking place.

Updates and Other Business

Moretown Family Forest/Tomasso Property

Dave reported that a recent open house had been held at this property, and that he had been approached about the potential for the PC to develop an overlay plan that might allow for development of the camping sites previously brought to the PC's attention through a proposal for the creation of a temporary campground ordinance. There was some discussion of whether an overlay for one particular parcel was an appropriate strategy, and what other options might present a better solution more in line with compatibility with the Town Plan goals for the entirety of Moretown. Dave was advised to invite the Tomassos to provide further information about an overlay or other potential strategies.

NDA

Clark raised the topic of strategies to allow for development of affordable housing potentially needing municipal action of some type, as outlined in a recent Seven Days article regarding provision of water/wastewater infrastructure in Montpelier. It was discussed that the current work to establish an NDA in North Moretown addresses this to some degree. Dave noted that Bill Rossmassler, co-owner of several commercial buildings at the intersection of Routes 2 and 100, has agreed to be part of the group working on the NDA, and that he is waiting to hear back from Duxbury regarding their representation. Bill Shepeluk, former Waterbury Town Manager, was mentioned as another person who may potentially offer some assistance in developing this application.

Village Wastewater

Clark noted that work continues on completing an engineering report; an upcoming meeting will include establishing a timeline for closing out the project. It was agreed that, although the work completed will not lead to development of a system at this time, the information gathered will likely be helpful in future considerations of wastewater disposal for the Village, and the PC thanked Clark for his efforts.

LHMP

John reported that this work is progressing, and that it is still intended to have the updated Plan completed by April 2025.

Adjournment

The meeting adjourned at 7:58 pm.

Respectfully submitted,

Carol Chamberlin, ZA