

Town of Moretown Development Review Board  
School Street, Moretown, Vermont 05660  
Minutes and Decisions of Hearings Held December 14, 2023

The meeting was called to order at 6:30 pm.

Application No. 23-31 of Rae and Cora Washburn for Conditional Use approval for construction of a garage at their property located at 1789 Jones Brook Road.

Present for the Board were John Riley, Paula Woods, and Jim O'Neill at the Town Office and Greg Nagurney via FaceTime. Town Zoning Administrator Carol Chamberlin was present. The applicants were not present at the hearing, but had provided the Board with a letter stating that they are comfortable accepting the conditions outlined by Ned Swanberg in his letter to the Zoning Administrator.

Prior to the Hearing Board members received copies of the Zoning Application with a site plan attached depicting the proposed garage location and breezeway connecting the garage to the existing residence. Material had also been submitted related to a Letter of Map Amendment (LOMA) issued by FEMA in 2013. A copy of a letter from Ned Swanberg, Vermont Floodplain Manager, related to the construction of the garage was also provided to Board members. Carol Chamberlin had received proof of notification provided to the adjoining landowners.

It was noted that the LOMA issued was for the residence, and does not address the garage location.

This application is for replacement of the current garage structure, in approximately the same location on the property. The application also includes construction of an 8' x 12' breezeway between the house and the proposed garage.

Ned Swanberg's letter addresses anchoring of the structure, flood vents, and the use of flood-damage resistant materials where there is a potential for floodwater affecting the structure. Mr. Swanberg outlines that flood vents should be installed on both the upstream and downstream sides of the structure, and that the bottom three feet or so of the garage be built with appropriate materials and electrical service be elevated to a height of at least three feet.

Paula Woods made a motion, seconded by Jim O'Neill, to approve Application 23-31, conditioned upon the structural design outlined in Mr. Swanberg's letter being incorporated and there being an inspection and verification of the same by the Zoning Administrator when construction is complete. The motion was approved unanimously.

Application No. 23-25 of Becki, Craig, and Jeffrey Ciampi to create two lots (13 acres and 5 acres) from the existing 18-acre lot owned by the Ciampis at 2428 Jones Brook Road.

Present for the Board were Paula Woods, and Jim O’Neill at the Town Office and Greg Nagurney via FaceTime. John Riley recused himself from the Hearing, and was not present. Town Zoning Administrator Carol Chamberlin was in attendance. Becki and Craig Ciampi were in attendance as Applicants.

Craig Ciampi explained that the purpose of the subdivision is to provide Jeffrey with acreage to include the camp which exists on the parcel, and which is intended to remain a camp. There are no current plans for future development on the parcel. There is an existing ROW to the site from Lynch Hill Road. Criag and Becki indicated that the camp is situated on a level area of the property, and that the property line setback on all sides is greater than 60 feet. A survey of the entire parcel was completed when purchased by the Ciampis, and the 5 acres to be transferred has been surveyed as part of this application process.

Board members reviewed the Subdivision Standards outlined in the Zoning and Subdivision Regulations, determining that all standards have been satisfied by the materials presented.

Jim O’Neill made a motion, seconded by Greg Nagurney, to approve Application 23-35 as submitted. The motion passed unanimously.

The meeting adjourned at 7:18 pm.

Dated this 4<sup>th</sup> day of January, 2021.

Moretown Development Review Board

by John R. Chan