

**Minutes and Decision
Moretown Development Review Board
Thursday, April 18, 2024**

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

Members Present: Paula Mastroberardino-Woods, Jim O'Neill, Craig Oshkello, John Riley (Chair), David Russo
Staff Present: Carol Chamberlin, Zoning Administrator
Applicants Present: Joel Baker
Others Present: Michelle Baker, Gunner McCain, Ben Solere

John called the meeting to order at 6:33 pm.

Application #24-04CU: Conditional Use Application by Joel Baker to establish a light industrial use (storage of concrete forms) at 2016 US Route 2 (Parcel ID 02-058.002) per Sections 5.2 and 5.3 of the Moretown Zoning and Subdivision Regulations. The parcel is located in the Commercial District.

Mr. Baker and Mr. McCain provided an overview of the operations planned for the facility and answered related questions from Board members. The following was discussed:

- Currently there will not regularly be an employee on site; in the future there may be a staff person working in the yard if the business growth requires such oversight
- Curb cut sightlines have not changed; the permit issued by VTrans will stay in place
- The traffic level will likely be a fraction of what was generated by the former business (Grow Compost)
- There is a ROW across the shared driveway, providing access for trucks to the applicant's parcel
- The business will be providing concrete forms and associated building materials
- No new lighting is proposed
- Some of the materials can be stored outside, but the forms need to be sheltered from the weather
- The new structure proposed consists of a shed roof held up by posts, with no walls; the purpose of this roof is to keep a loaded trailer dry overnight if necessary
- An Act 250 amendment has been applied for
- The Operational Stormwater permit for the property is being renewed
 - No new impervious surface is being created other than the shed area
- The approved septic system will be installed

Board members reviewed the Conditional Use and Site Plan review standards; it was noted that any new signage will need to go through the appropriate application process and comply with the regulations outlined in Section 4.13 of the Moretown Zoning Regulations.

MOTION: Mr. Russo made a motion to approve Application #24-04CU, consistent with the plans represented at the hearing, to allow for storage and distribution of insulated concrete forms and related construction materials, providing for outside storage from time to time. Mr. Russo’s motion indicated that any proposed signage will need to follow the regulations outlined in Section 4.13 as noted during the hearing, and that the applicant must obtain any applicable State permits prior to operation. The motion was seconded by Ms. Mastroberardino-Woods, and passed unanimously.

Annual Reorganization

Election of Officers:

Mr. Riley accepted a nomination to serve as Chair and was elected unanimously.
Ms. Mastroberardino-Woods accepted a nomination to serve as Vice-Chair and was elected unanimously.

Meeting Schedule and Notification Postings:

It was agreed to keep regular meetings scheduled for the third Thursday of each month, or as needed. It was agreed to keep the notification posting locations in place (Town Office, Post Office, General Store), and to potentially add a location for the northern/eastern area(s) of Town.

Other Business

Approval of Minutes:

The minutes of March 21, 2024 were approved.

Notice of Decision:

Mr. Riley provided a draft NOD for the Hostetter/O’Reilly application for review and approval by Board members.

Environmental Court Appeal:

A Judgement Order related to an appeal by Bernardo Silva had been received and was provided to Board members.

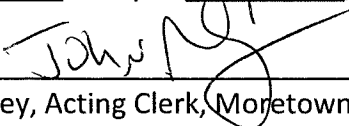
Adjournment

The meeting adjourned at 7:59 pm.

Respectfully submitted,

Carol Chamberlin, ZA

Dated this 25th day of April, 2024



By John Riley, Acting Clerk, Moretown Development Review Board