



Minutes
Moretown Development Review Board
Thursday, January 23, 2025
-Draft-

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

Members Present: Paula Mastroberardino-Woods (Vice-Chair), Craig Oshkello, John Riley (Chair)
Staff Present: Carol Chamberlin, Zoning Administrator
Others Present: Karen Horn

John Riley called the meeting to order at 6:30 pm

Adjustments to Agenda

No adjustments to the agenda were necessary.

Public Input

Nobody requested time to address the Board.

Subdivision Waiver Request: Applicants Tom and Karen Horn are requesting a waiver of the DRB hearing for their 2-lot subdivision on Story Drive/Howes Road, Parcel ID:06-021.000.

The Horns included in their application a project design developed by Todd Hill, a Town parcel map depicting the proposed subdivision in the context of surrounding properties, and a written summary of the proposal, including a waiver request asking that the DRB allow for Zoning Administrator review/approval. Mr. Riley reviewed the Minor Subdivision application requirements outlined in Table 5.1 of the Zoning and Subdivision Regulations, noting that an application had not yet been submitted for an Access Permit, but that all other required items had been included in the site plan provided.

Ms. Horn provided some background on the property and the Horns' potential plans for the new parcel, noting that the existing lot has conservation covenants in place for the upper elevation section. She also confirmed that a Wastewater and Potable Water Supply Permit had been issued by the State for the new parcel.

Ms. Chamberlin and Ms. Horn provided some explanation of the reasoning behind the Planning Commission's inclusion of the potential for Zoning Administrator review of Minor Subdivisions, explaining that the intent was to make the process more straightforward for applicants and potentially simplify the steps needed to create additional housing in Town.

Mr. Riley explained that the DRB had not yet reviewed enough subdivision waiver requests to have developed any standards for determining whether to grant an individual request. He suggested that the Board take the Horn's request under advisement and take some time to sort through the Town

Regulations and any related Statutory language so that a written decision regarding the waiver request could be issued. The other Board members agreed with this approach.

MOTION: A motion to close the evidence and enter Deliberative Session passed unanimously.

Deliberative Session

The meeting entered Deliberative Session at 7:30 pm and returned to Open Session at 7:43 pm.

Other Business

No other business was taken up by the Board.

Adjournment

The meeting adjourned at 7:44 pm.

Respectfully submitted,
Carol Chamberlin, ZA