



Minutes
Moretown Development Review Board
Thursday, September 18, 2025
-Draft-

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

Members Present: Deborah Feldman, Joe Gabaree, Paula Mastroberardino-Woods (Vice-Chair), Jim O'Neill, John Riley (Chair), David Russo

Staff Present: Carol Chamberlin, Zoning Administrator

Others Present: Thomas Jacobs, Jonathan Siegel

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.

Application #25-15CU: Conditional Use Application by Thomas Jacobs and Bridget Harty for an increase in the number of Special Events to be held at 7166 VT Route 100B (Parcel ID 08-063.000) per Section 3.12 and the applicable portions of Article 5 of the Moretown Zoning and Subdivision Regulations.

Mr. Jacobs explained that the applicants' wedding business has been successful, and that they would like to be able to host an additional Event each month, with no other changes proposed to factors such as end times or other logistics. He explained that the previous Decision, issued in December 2019, allows for Events to take place from April through October, but in reality, there are only weddings held from late May through October. He also indicated that he would prefer that the additional Events requested be allowed to have the larger number of attendees outlined in the previous Decision. Mr. Jacobs confirmed that there is already Act 250 approval in place for the larger number of events.

Parking for Events was discussed, with Mr. Jacobs outlining that parking is possible on both the venue parcel and the adjacent parcel which he and Ms. Harty also own. He explained that shuttle services are used for some Events, and that the venue parcel is able to accommodate parking of 40 – 50 vehicles, which is typically enough parking for a 110-person Event. Parking on the second parcel is used only when necessary. He confirmed that no traffic incidents have been experienced at the site.

Ms. Chamberlin confirmed that neighbors had been notified of this application, and that nobody had reached out to her with concerns or questions.

MOTION: *Ms. Mastroberardino-Woods moved to approve the application by Thomas Jacobs and Bridget Harty to increase the number of Special Events hosted at their residential property at 7166 VT Route 100B from three (3) Events per month to up to four (4) Events per month, for the months of April through October, with only three (3) Events per month allowed to have greater than 125 attendees. The motion was seconded by Ms. Feldman, and passed unanimously.*

Mr. Riley explained that the total number of Special Events allowed will remain at twenty (20), unless a future application requests an increase to this number. Mr. Jacobs was amenable to this limitation, and it was confirmed that all the other conditions outlined in the December 2019 Decision regarding these Special Events will remain in force.

Conversation with Jonathan Siegel Re Wetland Impacts

Mr. Siegel explained his plans for providing a location for his son to build a house on Hathaway Road, where access to the preferred building site necessitates crossing a wetland or wetland buffer area in one of several possible areas. He outlined that the access which the State Wetlands program is inclined to approve would require building a driveway along steep slopes, running above the stream that runs through the property. Mr. Siegel asked if it was possible for the Board to issue some related communication indicating a denial of developing the roadway in a steep area. Board members discussed the situation with Mr. Siegel, and explained that they did not have the ability to provide any feedback without an application in front of the Board for review. It was suggested that the Planning Commission may provide a letter of support for Mr. Siegel's preferred access, which would avoid the steep area.

Other Business

No other business was addressed.

Adjournment

The meeting adjourned at 7:43 pm.

Respectfully submitted,
Carol Chamberlin, ZA