



Minutes
Moretown Development Review Board
Thursday, October 16, 2025
-Draft-

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

Members Present: Joe Gabaree, Paula Mastroberardino-Woods (Vice-Chair), Craig Oshkello, John Riley (Chair)

Staff Present: Carol Chamberlin, Zoning Administrator

Others Present: Andrew Balser, Peter Belizi, Nancy Blodgett, Travis Blodgett, Misha Golfman, Robert Halpin, Todd Hill, JWAUTO, Caleb Lamson, Shawnee Perry

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

Adjustments to Agenda

No adjustments to the agenda were necessary.

Public Input

Travis Blodgett reminded the Board of the deadline for posting meeting minutes.

Application #25-19SUB: Subdivision Application by Robert Halpin to create two lots (53.1 acres and 6.2 acres) of from the existing 59.3-acre lot at 134 Tarts Road (Parcel ID 5B-047.000) per Section 5.6 of the Moretown Zoning and Subdivision Regulations.

A site visit was held prior to the hearing, attended by Mr. Riley, Ms. Mastroberardino-Woods, Mr. Gabaree, Mr. Oshkello, Mr. Halpin, and Ms. Chamberlin. The approximate location of the access drive and the house site was observed on the visit.

Mr. Hill provided an overview of the subdivision and development plans, noting that the lot was formerly two separate parcels, and that this plan will combine the remaining acreage of 53.1 acres into one lot after separation of the proposed new 6.2-acre parcel. He explained that the road design includes some switchbacks in order to comply with the Town requirement that driveways have a maximum 12% slope and to respect the 50' stream buffer. The average grade of the driveway as depicted on the site plan dated August 16, 2025 is 10%. Mr. Hill and Mr. Halpin confirmed that a survey has been completed and that pins are in place; a final mylar will be submitted within 180 days of approval of the subdivision. It was also confirmed that a Wastewater and Potable Water Supply Permit has been issued for the proposed single-family residence.

There was some discussion of the proposed building envelope; Mr. Balser indicated that he is comfortable with the house site/building envelope depicted on the Site Plan, and noted that for his privacy he prefers that the house is not built closer to Showacre Road than what is shown on the Plan. Mr. Blodgett pointed out that there is a power line buried along Showacre, which he noted is a Legal Trail.

Mr. Riley explained the DRB approval process, and it was agreed by the Board to discuss this application further in a Deliberative Session.

MOTION: *A motion to close the hearing and hold a Deliberative Session regarding this application passed unanimously.*

Application #25-20SP: Application by Peter Belizi to develop an outdoor recreation facility at 1316 Stevens Brook Road (Parcel ID 09-019.000) which requires Site Plan Review as outlined in Section 5.2 of the Moretown Zoning and Subdivision Regulations.

Mr. Belizi outlined his plans for a recreation center, with an initial focus on creation of a disc golf course, and the potential for future development of biking/cross country ski trails. He indicated that there is sufficient parking area available close to Stevens Brook Road, and that he would plant shrubs and trees for screening.

Ms. Perry asked about lighting, boundary maintenance, and whether the activities on the site would include motorized travel. Mr. Belizi explained that no trails for motorized vehicles are planned, that no exterior lighting is proposed other than on buildings as needed for safety, and that he is willing to include a buffer zone along the property line shared with Ms. Perry.

Board members explained that a more detailed site plan is needed before a full review of Mr. Belizi's plans can take place, including information such as parking, lighting, structures, boundary considerations, signage, and a general outline of the proposed disc golf course. They explained that it would be most prudent to have this application be for the disc golf activities only, with a future application submitted if other types of activities are planned for the property.

MOTION: *A motion to continue the hearing for Application 25-20SP until November 20, 2025 at 6:30 pm passed unanimously.*

Application #25-21CU: Application by Misha Golfman to construct a single-family residence on steep slopes at Freeman Hill Road (Parcel ID 11-017.001) which requires Conditional Use Review as outlined in Sections 5.2 and 5.3 of the Moretown Zoning and Subdivision Regulations.

Mr. Oshkello recused himself from this hearing, as he is the current owner of the parcel for which development is proposed.

A site visit was held prior to the meeting, attended by Mr. Riley, Ms. Mastroberardino-Woods, Mr. Gabaree, Mr. Oshkello, and Ms. Chamberlin. Mr. Riley summarized that a Wastewater and Potable Water Supply Permit has been issued for a single-family residence to be developed on the 2.08-acre lot, and that an Access Permit (curb cut) has been issued as well.

The site plan provided roughly depicts areas of slope greater than 25%, and Mr. Oshkello pointed out where on the rest of the parcel there are slopes between 15% and 25%. He noted that the simple grading plan depicted on the plan will be refined when work with an architect to finalize construction plans has been completed.

Mr. Riley pointed out that during the site visit it was observed that moving the house slightly to the west would minimize the impacts to the steep slopes, and that Mr. Oshkello had explained the preference for siting the house to best receive western sunlight without removing tree cover on the western side of the property. Mr. Golfman further explained that the location depicted on the plan avoids impacting road drainage above the site, that the proposed site creates less impervious driveway surface and the most on-grade access, and that the location of the septic system impacts the house location. He noted that the exact location of the house may shift slightly to the west when final house plans are drafted.

MOTION: *Ms. Mastroberardino-Woods moved to approve Application 25-21CU for construction of a single-family residence on a site with steep slopes, on the condition that a more detailed grading plan, depicting slope classes, be submitted before a building permit is issued. The motion was seconded by Mr. Gabaree, and passed unanimously.*

Other Business

No other business was addressed.

Deliberative Session

MOTION: *A motion to enter Deliberative Session passed unanimously.*

The meeting entered Deliberative Session at 8:38 pm and returned to open session at 8:50 pm.

MOTION: *Ms. Mastroberardino-Woods moved to approve Application #25-19SUB by Robert Halpin for a two-lot subdivision, including approval of the building envelopes for the house site and outbuilding as well as the driveway location, as depicted on the Site Plan prepared by Todd Hill and dated August 16, 2025. The motion was seconded by Mr. Gabaree, and passed unanimously.*

Adjournment

The meeting adjourned at 8:51 pm.

Respectfully submitted,
Carol Chamberlin, ZA