



Minutes
Moretown Development Review Board
Thursday, November 20, 2025

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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), Craig Oshkello, John Riley (Chair)

Staff Present: Carol Chamberlin, Zoning Administrator

Others Present: Peter Belizi, Myra Perry, Shawnee Perry

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

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.

This hearing was continued from October 16, 2025.

Mr. Belizi had provided some additional documentation regarding his plans for a disc golf course at the property, and spoke of some specifics. He noted that the western boundary of the property is generally a ridge line, and that there is not a large area between the ridge and some wet areas; therefore, he had depicted a ten-foot property line buffer in that area. He explained that there would be no tree cutting or clearing, and that the Perry residence is not near the boundary line. Ms. Shawnee Perry agreed that the property boundary is not near the Perry house site.

Mr. Belizi then outlined the information included in the materials he had submitted:

- Tree planting is planned for along Stevens Brook Road, there was some discussion of whether hardwoods or a cedar species would be more appropriate.
- A 126' long area for parking is proposed, allowing for 14 – 15 parking spaces, Staymat would be used and the spaces delineated.
- Additional parking is possible near the barn if necessary.
- The tentative layout of the 18 holes included in the course was reviewed.
- There is an existing storage shed towards the middle of the property, which would continue to be used for equipment storage.
- All activity will take place in daylight hours, no additional lighting will be associated with the course or parking areas.
- There is the potential for one or two employees to be involved in the future.
- The upper level of the barn will be converted to a living space, the lower area will likely be a meeting space for golfers, potentially with some disc rentals offered.

- The noise created by disc golfing is minimal, with normal conversation the loudest anticipated impact.
- Not much additional road traffic is anticipated.

Board members reviewed Section 6.2 of the Regulations, and outlined for Mr. Belizi the details which are required to be included in an updated site plan. Mr. Belizi was advised to reach out to the Regional Office program at DEC to determine what wastewater permitting would be necessary to serve those visiting the golf course, and any additional wastewater requirements that would be needed if food service of some type is offered in the future.

It was confirmed that any future plans for camping or other recreational uses would need to be reviewed by the Board before initiated, as this application is solely for the disc golf course. Mr. Belizi pointed out that his plans to open the golf course would not be realized for a year or more, and that if any further activities are planned for the site, those would be for future consideration.

Mr. Riley suggested that the Board provide conceptual approval, with submission of a more detailed site plan required for final approval.

MOTION: *Ms. Feldman moved to approve the application for a disc golf course in concept, and to continue the hearing for Application 25-20SP until January 15, 2026 at 6:30 pm in order to allow time for the applicant to develop a more detailed site plan. The motion was seconded by Ms. Mastroberardino-Woods and passed unanimously.*

Other Business

The Minutes of the October 16, 2025 meeting were approved.

Adjournment

The meeting adjourned at 7:36 pm.

Respectfully submitted,
Carol Chamberlin, ZA