



**Minutes**  
**Moretown Development Review Board**  
**Thursday, January 15, 2026**  
**-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), Craig Oshkello, John Riley (Chair)

**Staff Present:** Carol Chamberlin, Zoning Administrator

**Others Present:** Heidi Clark, Sharon Cote, Katie Henderson, Maggi Landau, Mary Larsen, Tim Larsen, Denise McCarty, Myra Perry, Shawnee Perry, Dan Potter (WATA), Richard Rivers, Keith Schaller, Alex Showerman (WATA), David Stapleton, Ezra Tautfest, Amy Tomasso, Tracy Welles

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

**Application #25-25SP:** Application by Albert and Amy Tomasso/Waterbury Area Trails Alliance (WATA) to create an Outdoor Recreation Facility consisting of a network of trails for biking and hiking at 420 Stevens Brook Road (Parcel ID 009-004.000) which requires Site Plan Review as outlined in Section 5.2 of the Moretown Zoning and Subdivision Regulations.

Mr. Riley introduced the project, and Mr. Potter outlined that the plans are for a self-contained network of trails, primarily on the Route 100B side of the property. During the ensuing discussion, he and Ms. Showerman provided responses to questions and concerns which were raised by Board members and those in attendance, including the following:

- Cobb Hill residents noted that GPS apps will direct people to use Cobb Hill Road to get through from North Moretown to Stevens Brook Road, and requested that appropriate signage be put in place to prevent traffic and frequent turn-arounds on Cobb Hill Road.
- There is an existing 0.8-acre graveled area for parking, which would likely accommodate 100 vehicles. It was explained that signage could be put in place to limit the parking, but that policing the lot was not feasible.
- Questions were raised regarding general oversight, control of unleashed dogs, and related matters. Ms. Showerman and Mr. Potter explained that WATA's approach is through education and communication, and that related etiquette has been well-established at WATA's other sites at Perry Hill and Little River.
- Potential impacts to Steven's Brook Road were pointed out; it was confirmed that to date there have not been any conversations with Moretown's Road Foreman regarding this.
- The initial phase of the project, being applied for at this point, is for 5-6 miles of trails, with the intent to eventually have a total of 10-11 miles of trail. Mr. Riley explained that the DRB would need to review the proposed amendment if any trails other than those included on the current application were planned for. Ms. Showerman indicated that an updated map depicting the mileage of the currently proposed network would be provided.
- It was asked whether e-bikes would be allowed on the trails, and explained that while the current unofficial policy is 'Don't ask; don't tell,' the State is working to approve the use of Class 1 e-bikes on State lands. Gating and boulders will be used to deter motorized access to the site.
- Cell phone service is available on a large portion of the property.

- Emergency service personnel have not been invited to visit the site; there is currently good vehicle access to the pond/meadow area.
- Ms. Showerman noted that no signage is currently planned for the nearby Town Highways, but that signage will be put in place if necessary. She indicated that the property boundaries are posted and will be demarcated.
- Notification when trail conditions are unusable will be posted through the Trail Forks app and other social media outlets.
- Camping will be prevented through monitoring and use of the lower gate which exists on the roadway.
- Trail building of the currently proposed network is expected to take place in 2027-2029; two small excavators are anticipated to be used.
- The current trail plan does not include separate foot trails, but long-range planning includes some foot-traffic-only areas.
- The logging road which heads down toward Damon Drive/Route 100B will be signed to prevent access; water bars will also deter use of those roads. Ms. Tomasso indicated that this section of the property would likely be gated to block vehicle access.
- Ms. Showerman will reach out to the Road Foreman and Selectboard regarding the potential for road maintenance needs to increase, and will look into whether the existing curb cut permit needs to be updated.
- Mr. Potter explained that winter access for use by fat tire bikes is not anticipated, as this would require plowing the road and grooming the trails. Currently only summer use is being proposed.
- WATA agreed to proactively place signage where trails are close to property boundaries, and to address any needs that arise for posting trails leading onto neighboring properties as off limits.
- When asked about wildlife impacts, Ms. Showerman spoke of ongoing monitoring by foresters due to the Current Use status of the property, and indicated that ANR Atlas information was used to determine where on the property there are sensitive areas.

The Board requested that WATA provide information regarding the total mileage of the currently proposed trails within seven days.

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.*

The meeting entered Deliberative Session at 8:48 pm and returned to open session at 9:30 pm.

Mr. Riley outlined that he would draft a Decision and circulate the draft to Board members for review.

**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 November 20, 2025; Mr. Belizi had requested an additional extension until March of 2026.

**MOTION:** *A motion to continue the hearing for Application 25-20SP until March 19, 2026 at 6:30 pm passed unanimously.*

#### **Other Business**

Ms. Chamberlin indicated that a Variance hearing had been requested. It was determined that the Board would meet on February 19, 2026 to hear the request.

**Adjournment**

The meeting adjourned at 9:38 pm.

Respectfully submitted,  
Carol Chamberlin, ZA