



Minutes
Moretown Development Review Board
Thursday, February 19, 2026
-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, Jim O'Neill, John Riley (Chair)
Staff Present: Carol Chamberlin, Zoning Administrator
Others Present: Helen Banevicius, Zac Beechler, Leo Graves, Vicki Graves, Steve Magill, Deb Sargent

John Riley called the meeting to order at 6:32 pm

Application #26-01: Application by Leo Graves to build a single-family residence at 466 Herring Brook Road (Parcel ID 04-050.005) for which he is requesting a Variance to the Front Yard Setback Standard (from 60' to 40'), for which DRB review is required as outlined in Section 6.7 of the Moretown Zoning and Subdivision Regulations.

Mr. Riley outlined that the parcel size is 10 acres, the application is for development of a 3BR single-family home, with access from Herring Brook Road, which is a Class 3 Town Highway.

Mr. Graves explained the topography of the site, and that the house is planned to be located on the level portion at the roadway, as the remaining portion of the site is at higher elevations and difficult to access.

Mr. Riley provided an opportunity for members of the public present to provide comments. Mr. Magill noted that the house site is across the road from his house, and that he would prefer that it be set back more than proposed from the roadway. Mr. Graves indicated that he is willing to provide vegetated screening between the house and roadway.

Ms. Banevicius expressed some concern regarding the siting of the septic system, noting that her well is not depicted in the Wastewater Permit drawings. A site plan depicting the proposed septic system was reviewed, and it was noted that the Banevicius well appears to be outside the protection zone of the septic system.

Board members reviewed the Variance criteria, and agreed that a site visit would be beneficial. A site visit was scheduled for March 19, 2026 at 4:30 pm.

MOTION: *A motion to continue the hearing for Application #26-01 until March 19, 2026 at 6:45 pm passed unanimously.*

Other Business

No other business was taken up by the Board.

Adjournment

The meeting adjourned at 7:35 pm.

Respectfully submitted,

Carol Chamberlin, ZA