



Minutes
Moretown Development Review Board
Thursday, March 19, 2026

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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, Jim O'Neill, John Riley (Chair)

Staff Present: Carol Chamberlin, Zoning Administrator

Others Present: 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 a site visit had been held prior to the meeting, attended by himself, Mr. Oshkello, Mr. O'Neill, and Ms. Chamberlin. Ms. Mastroberardino-Woods noted that she had visited the site as well. Mr. Graves explained that the flagged stakes at the site mark the corners of the originally proposed location of the house, and that the other set of stakes mark the corners of a house placement that is farther back and somewhat offset from the front of Mr. Magill's house, as requested at the hearing on February 19. Mr. Riley explained that the front of the area marked by the flagged stakes is four to five feet closer to the road than allowed, noting that the setback is to be measured from the edge of the road ROW, not the edge of the travelled way.

Mr. Magill indicated his understanding of Mr. Graves' need to locate the house on this portion of the property, but noted that it is right across the road from his house. Mr. Riley spoke of constructing a narrower model for the home; Mr. Graves outlined the range of options he had considered, which generally precluded opting for a different model home.

Mr. Gabaree pointed out that Mr. Graves should confirm that the house will not be located in the power line ROW.

Mr. Graves explained that the ditch along the slope behind the proposed house site was created in order to keep the site's runoff in a channel rather than allowing it to spread across the site and into the roadway.

There was some discussion of potential screening of the house with vegetation. Mr. Graves expressed his willingness to add some plantings; Mr. Magill explained that his preference at his own property was for a more open view, and that he would not request that Mr. Graves put any screening in place.

Mr. Magill was asked about the visual impact of a shorter setback, and he noted that the impact on his view was more impacted by the east-west siting of Mr. Graves house, with his preference being for the house to be sited to the eastern portion of the site, rather than directly in front of his existing house. Mr. Graves explained that, due to the need to keep the edge of the house at least five to ten feet from the ditch running along the slope, it

would not be possible to move the house further to the east than where the unflagged stakes had marked the footprint, unless an even greater variance of the setback requirement was applied for.

No further questions arose, and Mr. Riley explained the Board's process of deliberations and issuance of a decision.

MOTION: *A motion to close the evidence and enter Deliberative Session passed unanimously.*

The meeting entered into Deliberative Session at 7:17 pm and returned to open session at 7:56 pm.

MOTION: *Mr. Riley moved to grant the applicant a variance from the sixty-foot setback from the edge of the Town Highway ROW, allowing for the setback to be reduced to forty feet from the edge of the Town Highway ROW, conditioned upon the Zoning Administrator being provided with as-built plans once the residence and any other structures are completed, verifying that no construction has taken place closer than forty feet to the edge of the Town Highway ROW. In this regard, the applicant should be aware that the Town Highway ROW is 3 rods - or 49.5 feet - in width, and therefore the setback may be measured as 64.75 feet from the centerline of Herring Brook Road. The motion was seconded by Mr. Oshkello, and was approved unanimously.*

In support of this decision to grant the variance, the Board unanimously agreed to the following findings:

- That exceptional topographic conditions indicated that the parcel has a limited area on which a house can be sited;
- That because of the exceptional topography, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulations and that the authorization of a variance is necessary to enable reasonable use of the property;
- That the unnecessary hardship has not been created by the applicant;
- That the variance will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, not be detrimental to the public welfare; and
- That the variance represents the minimum to afford relief and will represent the least deviation possible from the zoning regulations and the Town Plan.

Annual Board Reorganization

MOTION: *A motion to retain the Board's officers, meeting times, newspaper of record, and public notice posting locations passed unanimously.*

John Riley will continue to serve as Chair; Paula Mastorberardino-Woods will continue to serve as Vice-Chair.

The newspaper of record is the Times Argus; public notices will be posted on the Town's web site, at the Town Office, and at the Post Office and General Store.

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 January 15, 2026; Mr. Belizi had requested an additional extension until March of 2026. It was agreed to continue the hearing for one more month, pending receipt of further information from Mr. Belizi.

MOTION: *A motion to continue this hearing until April 16, 2026 at 6:30 pm passed unanimously.*

Other Business

No other business was taken up by the Board.

Adjournment

The meeting adjourned at 8:26 pm.

Respectfully submitted,
Carol Chamberlin, ZA