



Minutes
Moretown Development Review Board
Thursday, June 25, 2026
-Draft-

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

Members Present: Deborah Feldman, Joe Gabaree, Greg Nagurney, John Riley (Chair)
Staff Present: Carol Chamberlin, Zoning Administrator
Others Present: Travis Blodgett, Jeff Martin, Joe Martin, Katie Martin

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

Application #26-17V: Application by Joseph Martin to build a single-family residence on Moretown Mountain Road (Parcel ID 5B-043.000) for which he is requesting a Variance to the Front Yard Setback Standard, for which DRB review is required as outlined in Section 6.7 of the Moretown Zoning and Subdivision Regulations.

Mr. Riley explained that an affirmative vote by three Board members would be necessary for the Variance to be approved, and that attendance by five members of the DRB would increase the odds of that outcome. Mr. Martin indicated his willingness to continue the hearing with four DRB members present.

Mr. Riley outlined the application materials which Ms. Chamberlin had provided, including the Application for the Variance, the Zoning Permit application, which had been submitted in part but will only be able to be completed once the Variance decision is issued, and depictions of the both the entire parcel showing the proposed location of the house and an enlarged area of the parcel depicting the house location with all setback distances indicated. Ms. Chamberlin noted that a curb cut approval was also available, as well as images presenting the distance of neighboring houses from the roadway. Mr. Riley suggested that the site plan as presented was missing some important features, and referred to section 5.1 of the Regulations. Ms. Martin asked for verification that the few items not included on the current plan could be added for presentation at a continuation of the hearing.

Ms. Chamberlin explained that Mr. Martin needed three approvals prior to her being able to issue a Zoning Permit for development of a single-family residence on the property: approval of the Variance, an Access Permit for the driveway, and a state Wastewater and Potable Water Supply Permit. She noted that the Access Permit had been issued, and that she was working with Mr. Martin to move through the Variance process, to ensure that was in place before the expense of a developing a wastewater system was incurred. Mr. Martin confirmed that he had begun working with George McCain, and that initial steps were underway for evaluating wastewater capacity.

The location of the Flood Hazard Area on the parcel was then noted, and Mr. Martin explained that over the many years that his family had owned the property, there had been fill put in place to bring the various levels of the property up to meet the highest elevation portion, which was closest to the road.

Mr. Riley, noting that the hearing would be continued to a later date, indicated that Mr. Blodgett was able to provide testimony at this point if he so preferred. Mr. Blodgett submitted two Complaint Report Forms from the Agency of Natural Resources, one outlining a July 2016 complaint of fill in a floodway and berm building along a

river, associated with Mr. Martin's property, which had been resolved and closed in October of 2016. The second complaint, filed on 9/4/2024 and associated with similar activities on the properties of both Joe and Jeff Martin, appears to remain an open case, with the last update provided by ANR on 9/16/2024.

Mr. Blodgett began to add some narrative regarding these complaints, his initial commentary regarding the bank edge work on the Martin property having an impact on his (Mr. Blodgett's) property provoked a strong reaction from Mr. Martin, who became agitated and exhibited threatening behavior. This incident was resolved by Mr. Martin and Ms. Martin exiting the building.

MOTION: *A motion to continue the hearing to June 30, 2026 at 6:30 pm passed unanimously.*

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

The meeting entered Executive Session at 7:02 pm and returned to open session at 7:20 pm.

MOTION: *A motion to authorize Mr. Riley to speak with the Selectboard Chair regarding funding to provide for a Sheriff's Deputy or other appropriate law enforcement officer to attend the July 30 DRB meeting passed unanimously.*

Mr. Blodgett asked that his objection to the Town Constable serving as law enforcement at the meeting be noted.

Mr. Blodgett noted that he would be requesting a copy of the recording of the meeting.

Adjournment

The meeting adjourned at 7:25 pm.

Respectfully submitted,
Carol Chamberlin, ZA