



**Minutes**  
**Moretown Development Review Board**  
**Thursday, September 10, 2026**  
**-Draft-**

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

**Members Present:** Joe Gabaree, Paula Mastroberardino-Woods (Vice-Chair), Jim O'Neill, Greg Nagurney, John Riley (Chair)

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

**Others Present:** Dylan Broderick, Sarah Slatter, Stephen Slatter, Dave Smith, Alison Milbury Stone (VELCO), Jacob Watrous (VELCO)

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

**Application #26-24:** Application by Vermont Electric Power Company (VELCO) to place several storage tents for protection of utility poles at 328 Henning Road (Parcel ID 03-005.000) for which Site Plan Review is required as outlined in Section 3.18 of the Moretown Zoning and Subdivision Regulations.

A site visit was held prior to the hearing, attended by Mr. Gabaree, Ms. Mastroberardino-Woods, Mr. O'Neill, Mr. Nagurney, Mr. Riley, Ms. Chamberlin, Ms. Slatter, Mr. Slatter, Jeff Harvey, and Mark Sciarrotta (VELCO).

Mr. Riley noted that at the site visit, Mr. Sciarrotta had explained that the towers stored on site were being preserved as evidence; they had been used in an installation during the 2006 – 2009 time period, and had since failed, and VELCO is in the process of legal proceedings regarding the towers' failure.

Mr. Riley outlined that letters and other materials regarding the application had been received from John Griffith, owner of a neighboring parcel; from Douglas Lombard and Susan Rickstad, residents of Church Street in Middlesex whose water supply is from a spring below the VELCO property (Church Street Cooperative Water Company); and from Mr. and Mrs. Slatter, residents of an adjoining parcel. As VELCO representatives had not yet received copies of these materials for review, Mr. Riley indicated that the hearing would be continued following the evening's presentation and discussion.

Ms. Stone then outlined that VELCO is applying to erect storage tents that will protect the towers, which needed to be replaced due to failure; the tower failure is the matter over which there is currently a lawsuit proceeding. She explained that the site was originally approved by the PUC as a laydown area, a site used to store materials and equipment in support of a construction project (in this case a line from

Waterbury to Stowe being erected in the 2009-2010 timeframe). She confirmed that there had been a proceeding in which the PUC had allowed for the emergency replacement of one of these towers, although storage at this site was not part of that proceeding.

Mr. Riley asked if VELCO was able to provide any assurance regarding the concerns expressed by neighbors about the chemicals potentially being released from the failed towers. Mr. Watrous indicated that the poles have received a standard preservative treatment, and that VELCO is attempting to keep them covered while being stored. He explained that new poles waiting to be installed are sometimes stored on a bed of wood chips, but indicated that these towers have not been known to be leaching. He noted that something may be placed under the towers when they are moved into the tents. Mr. Watrous also spoke of the woodchips being used as a storage surface in part to absorb odors, which is typical of newer poles, but that these towers only have a minimal odor level.

In responses to a series of questions from Board members, Mr. Watrous and Ms. Stone provided the following information:

- ANR provides guidance for Best Management Practices for storage of utility poles.
- VELCO has laydown areas in both residential and non-residential areas.
- Poles are stored from a couple of years up to twenty years, depending upon location and size.
- The poles were treated with standard penta, and a spec sheet was provided to the ZA.
- When disposed of, the towers will be ground into chips and then taken to an approved landfill.
- Monitoring of the perimeter of laydown yards for groundwater contamination is not required, and is not undertaken.
- Pole storage is not regulated by the PUC, but rather through local zoning.
- The history of the tower storage at the Henning Road site, including the timing of their being placed on site and what movement of the towers has been undertaken, will be provided by VELCO.
- VELCO has been contemplating bringing other failed towers to the site, but will adjust plans if the delivery of additional materials to the site will impact the Board's decision.
- All the tower pieces will be put into tents; it has been calculated that five tents will store the material which is currently on site.
- VELCO will provide information regarding the volume of material currently on site.
- Once the lawsuit is settled, the poles and tents will be removed. VELCO would be comfortable with a condition that the poles and tents would be removed within 8 – 10 months of the lawsuit being completed.
- Mr. Smith, or other parties interested in visiting the site, should obtain permission from VELCO before entering the property.

Other information presented during the meeting included:

- The spring that provides water for the Church Street residents is located just above Jeff Harvey's house, about ¼ mile from the tower storage area.
- An aerial view of the site from 2023 indicates that the tower piles have been moved since that time.
- Initially the tower pieces were covered with a clear plastic, which shredded and was subsequently bulldozed into a mound in the center of the storage area.
- The tarps currently covering the piles are deteriorating.
- Copies of correspondence indicating that treatment of the laydown area with fabric and stone was removed upon notification from ANR to the PSB that this was requested.
- A copy of the associated 2008 municipal permit for work within the Town Highway ROW, indicating that the permission was temporary and the site would be restored to its original conditions.

- Best practices for storage of these towers may include that they should be on a non-pervious surface and not stored for a lengthy period; Ms. Slatter indicated that she would provide documentation of these best practices.
- There is some discrepancy between what was indicated at the site visit regarding the tents being placed over the towers in their current locations, and what is depicted on the site plan accompanying the application, where the tents are shown to be arranged around a cul-de-sac in the center of the field area

Mr. Riley asked that documentation of the following be provided in advance of the next meeting:

- A more specific narrative from VELCO regarding the proposed placement of the storage tents
- Any evidence to support the Slatter's indicating that the tower pieces are considered solid waste, and potentially hazardous waste
- Clarification of the chemicals used on the towers
- Responses to questions posed by Mr. and Ms. Slatter and others in their submitted information

When asked if they had a preference for storage locations for the towers or any screening on the site, Mr. and Ms. Slatter explained that screening 14' tall tents does not appear possible, as the majority of large trees at the site have been removed. Ms. Slatter also pointed to Town Plan language regarding the avoidance of negative impacts to residential properties.

Continuation of the hearing was discussed.

**MOTION:** *A motion to continue the hearing until Thursday, October 8, 2026 at 6:30 pm, and to setting a deadline for submission of further information by the parties of October 1, 2026 passed unanimously.*

#### **Other Business**

Ms. Chamberlin reviewed some details related to the hearing scheduled for September 24. Board members decided to not plan on site visit(s) prior to the hearings, but to determine at the hearing if site visit(s) are necessary.

#### **Adjournment**

The meeting adjourned at 7:52 pm.

Respectfully submitted,

Carol Chamberlin, ZA