

**Moretown Planning Commission
Minutes
March 17, 2015
6:30 PM
Moretown Elementary School**

Present: Commission Members, Karen Horn, Dara Torre, Rube Scharges, Deb Sargent.

Guest: John (JB) Weir, Zoning Administrator.

The Commission discussed what needs to be amended in the zoning regulations to bring them into alignment with the town plan.

JB indicated that his experience indicates that the zoning regulation needs to re-define “cottage industry”. It may also be a good idea to include a section entitled “Special Events”.

Karen said that the plan addresses flood resiliency and flood plains in far more detail than before (in the wake of Tropical Storm Irene) and those issues should be addressed in the regulations.

JB asked about subdivision regulations. He said that smoke, dirt, and noxious odors are in the current performance standards. We could use performance standards to address the business of hosting of special events.

Steep slopes are another area that the plan addresses and the zoning regulations should as well.

And the plan discusses supporting farms and farm related activities that help keep farms viable.

Dara said that the regional commission posted future land use maps for the towns in Washington County. We should all look at the proposed map for Moretown – which does not necessarily reflect the Moretown plan land use map. The future land use map is on the RPC website. [http://plancentralvermont.org/wordpress1/wp-content/uploads/2013/12/Future Land Use map MORETOWN.pdf](http://plancentralvermont.org/wordpress1/wp-content/uploads/2013/12/Future_Land_Use_map_MORETOWN.pdf)

JB suggested we look at two additional items in the zoning regulations – buffers along wetlands and rivers, and the terms used for lighting requirements.

The meeting was adjourned at approximately 8:10 om.

*Respectfully Submitted,
Karen Horn
March 18, 2015*

*Respectfully Submitted,
Karen Horn
January 27, 2015*

DRAFT