

**Moretown Planning Commission  
Public Hearing on Subdivision Regulations  
Minutes  
December 6, 2016  
6:30 PM  
Moretown Town Offices**

Present: Jonathan Siegel, Chair; Members Rube Scharges, Dara Torre, John Schmeltzer, Karen Horn; Alternate Deb Feldman.

Guests: JB Weir, Zoning Administrator; John Hoogenboom, Selectboard; Carl Wimble; John Riley, DRB Chair.

Jonathan called the meeting to order at 6:35.

Jonathan made a motion to adopt the minutes of November 8. Dara seconded the motion, which was unanimously approved.

Jonathan inquired about when the clock would start running for subdivision of parcels. The sentence reads in part, "which results in the creation of a total of three or fewer lots within any five-year period".

Other sections about which attendees asked questions or to which there were agreed upon revisions, are as follows (underlined language would be added, ~~struck through~~ language would be deleted):

6.1 (A)

(1) commencing any construction, or land development ~~or land clearing~~ (excluding forestry or agricultural activities);

(2) the issuance of any municipal permit for land development involving land to be subdivided;

6.3, 6.4 and 6.6 Add in the phrase "Major Subdivision" before headings to make clear that those sections apply to major subdivisions.

Rewrite Section 6.4 (B) along the lines of:

Subdivisions shall incorporate landscaping and screening measures appropriate to the type and density of the proposed development. These measures should include measures to address critical wildlife habitat; water quality; screening to increase privacy, reduce noise or glare, or to establish a barrier between incompatible land uses.

6.5 (A) Roads and Access. Eliminate (A) (4) ~~require rights of way for future road extensions.~~

Karen made a motion to adjourn at 8:40. Dara seconded the motion, which was adopted unanimously.

*Respectfully Submitted,  
Karen Horn  
December 6, 2016*

DRAFT