

**Moretown Planning Commission**  
**Moretown Town Office**  
**6:30 pm**  
**June 5, 2018**

Present: Planning Commissioners Jonathan Siegel, Chair; Dara Torre; Karen Horn; Rube Scharges; John Schmeltzer.

Guests: Carl Wimble, John Hoogenboom, JB Weir.

Jonathan Siegel opened the Public Hearing at 6:30 pm.

The Planning Commission discussed the fact that 3000 plus acres are for sale on Moretown Mountain.

John made a motion to approve the minutes of May 15, 2018. Rube seconded the motion, which was unanimously approved.

The Planning Commission discussed the proposed subdivision bylaw with guests. One of the questions was what was the impetus for the proposal. Commission members pointed out that Central VT has a severe housing shortage, there is lots of available land in Moretown, that housing in the town will benefit the entire region and that development of multiple housing units needs to proceed in an orderly manner. It was pointed out that surrounding towns all have more stringent subdivision bylaws than are being proposed for Moretown.

Planning commission members John and Dara left to attend to prior commitments.

A comment was made that section 6.5 Landscaping or Screening says the applicant "shall" incorporate landscaping and screening". Rube suggested changing the shall to should, to which the planning commission agreed.

The question what is "a road" in 6.1(c) (2) (a) was asked? A road is defined in the zoning regulations as serving 3 or more lots.

Karen made a motion to approve the subdivision regulations with the word change suggested by Rube. Rube seconded the motion, which was unanimously approved with Jonathan, Rube, Karen.

Jonathan adjourned the public hearing at 7:40.

*Respectfully Submitted*  
*Karen Horn*  
*June 11, 2018*