



**Moretown Planning Commission
6:30 PM, September 15, 2021
Moretown Town Offices
Minutes**

Present:

David Stapleton, Deborah Carroll, John Schmeltzer (by zoom)

Absent: Karen Horn

Public:

Jon Siegel & Clark Amadon

David Stapleton called the meeting to order at 6:34 pm.

Motion to approve the minutes from the last meeting with 2 corrections:

- Strike language regarding David S. being voted as chair – rather, he will serve as acting chair.
- Fixing Claire Rock's name.

Vote to accept the minutes with corrections was unanimous.

Action:

Vote to elect David Stapleton as Chair

- Motion by John Smeltzer
- Seconded by Deborah Carroll

Vote was unanimous.

Membership:

- Clark Amadon has stated his interest in joining the Planning Commission. Will send a letter to the selectboard regarding his interest.
- Jon Siegel will alert the selectboard (via Sasha, in person) of his resignation. Technically, per Sasha, his term has already expired.
- Two additional individuals may be interested in joining the PC.

A request was made to have a camera installed (and the television/monitor set up) at the Town Offices.

A discussion was had regarding whether we should continue using zoom as a platform for our meetings given the resurgence of the pandemic. David will check to see if there is anything that is preventing us from doing that. There was no objection noted in the group.

Discussion regarding Claire's memo, which included next steps, a draft survey and tracked changes on the zoning document.

Regarding a Survey:

- We'll use Front Porch Forum to send the survey, asking people to share the link to the survey with others or to print a paper copy.
- Paper copies will be made available at the Town Office.
- Consider sending the survey, or a notification regarding the survey, to everyone on the grand list via a letter or a post card.
- Consider leaving paper copies at various places in town.
- Consider placing an ad in the newspapers.

- Survey should begin with noting that the PC is considering changes in zoning, including reducing barriers to development, and giving the zoning administrator more discretion.

- Survey should emphasize that the intention is to encourage housing throughout the town, not just in the Village district.

Discussion regarding the current direction that the committee is going with respect to the zoning document. Review of Clare's notes:

- It was suggested that we find out when the grant ends (when Claire's participation will end), and consider whether we can create a survey and get it to the voters in the next few months.
- We're okay with small scale agriculture in the village district, drawing a line at large livestock.
 - We should define "agriculture," possibly to include odor or noise as limiting factors.
- We're okay with the no maximum number of units per lot as this is limited by state regulations regarding wastewater capabilities.
- Regarding 3.1, ask Clare to clarify.
 - Consider possibility of getting rid of "accessory dwelling" designations and allowing 4 (possibly) dwellings per acre limited by state wastewater requirements.
- Discussion regarding whether we could require that one of the units is owner occupied?

John Smeltzer left the meeting at 7:26.

Meeting was adjourned at 8:01.

Submitted by Deb Carroll