



**Minutes
Moretown Planning Commission
Wednesday, January 18, 2023 6:30 pm**

Moretown Town Office and Zoom

Present: David, Stapleton Chair, Clark Amadon, Deb Carroll, John Schmeltzer, Karen Horn

David called the meeting to order at 6:37. There were no members of the public and no comments.

Clark made a motion to adopt the minutes of January 4, 2022. Deb seconded the motion, which was unanimously adopted.

David indicated that the selectboard has revised zoning ordinance amendments containing technical corrections, and they are posted on the website. He is not sure that the selectboard voted to put the zoning bylaws on the warning and will check.

The Planning Commission discussed the matter of tree house construction. They noted that the revised draft zoning ordinance clarifies the definition of dwelling as it pertains to tree houses, as follows.

“Dwelling Unit: One or more rooms designed, occupied or suitable for occupancy as separate living quarters with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single household. A single-family home is equal to one single dwelling unit. For regulatory purposes, a tree house having all the features of a dwelling unit is considered a dwelling unit. A tree house with more limited sanitary facilities and intended for short-term occupancy only may be considered a camp, provided that it meets all elements of the definition of a camp.”

David discussed potential work priorities for the planning commission in 2023. The focus is likely to be on large forest tracts – 1500 acres up on the mountain road.

Moretown’s town plan was adopted in January 2016. That means it is due to be renewed in 2024. The Planning Commission could apply for a Municipal Planning Grant in the next round.

Clark made a motion to adjourn at 8:04 pm. Deborah seconded the motion, which was unanimously approved.

*Respectfully Submitted,
Karen Horn
January 21, 2023*