



**Moretown Planning Commission  
Minutes  
Wednesday, December 6, 2023, 6:30 PM  
Via Zoom**

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

David called the meeting to order at 6:33 pm

Clark made a motion to accept minutes of November 15. Deb seconded the motion, which was unanimously approved.

David provided updates regarding discussions about a potential Neighborhood Development Area (NDA) application in North Moretown. Several commercial properties in that part of town may be changing hands and there may be potential for additional mixed use development. The potential NDA is largely in the floodplain. The "Floodway" is different than the "floodplain". A person may not build in the floodway.

As a reminder, the Moretown Municipal Plan was approved on 1/4/2016. Municipal plans expire after eight years, which is 1/4/2024.

Clark gave an update on the progress of the community wastewater project and stated that after the digging of test sites, the committee is meeting with the engineer regarding options.

The Planning Commission discussed inviting Reps. Kari Dolan and Dara Torre to a planning commission meeting.

Amy Tomassi is applying for a Vermont Outdoor Recreation Economic Collaborative (VOREC) grant to assist with development of her property for outdoor recreational opportunities. The VT Huts Assn. will be the applicant.

Karen made a motion stating, pending review of a letter supporting a VOREC grant application by the Vermont Huts Association, the Planning Commission authorizes David to sign and send the letter on behalf of the Planning Commission. John seconded the motion, which was approved unanimously.

David said he will ask Carol Chamberlin to review the zoning ordinance with an eye to addressing technical issues including allowing the zoning administrator to approve minor subdivisions, which is now authorized in statute.

John made a motion to adjourn at 7:53 pm. Clark seconded the motion, which was unanimously adopted.

*Respectfully Submitted,  
Karen Horn, December 20, 2023*

DRAFT