



Minutes
Moretown Planning Commission
Wednesday, January 17, 2024
-Approved-

The meeting was held in person at the Moretown Town Office and online via Zoom.

Members Present: Clark Amadon, Deb Carroll, Karen Horn, John Schmeltzer, Dave Stapleton (Chair)
Staff Present: Carol Chamberlin, Zoning Administrator
Others Present: None

Dave called the meeting to order at 6:35 pm.

Public Comment

Nobody offered comments.

Approval of Minutes

The minutes of January 3, 2024 were amended and approved.

Town Plan Discussion

The Vision and Goals statements compiled by PC members last year were reviewed; Dave explained that the intent is to produce a shorter and more focused iteration of the Town Plan. He noted that it is expected that the Town will grow, that the State is focused on the current housing shortage, and that there has been in migration related to COVID and anticipated further in migration due to climate change. The PC's goals will focus on balancing these needs and demands with providing protection of forests (carbon), rivers, streams, wetlands, and wildlife habitat/corridors. Dave recalled that CVRPC has been developing maps which indicate areas of natural resources to be protected, which might serve as a tool for creating an overlay of areas where future development should be of lesser density.

Carol will provide information regarding potential strategies for gathering public input (workshop, open house, survey), as well as outlining what will be involved in the Town Plan update, and a basic timeline of the development and adoption process.

It was agreed that the History section of the current Plan might be summarized, and the detailed historical information provided as an Appendix to the Plan.

Interim Ordinances

Campgrounds

Dave provided an updated draft of campground regulations, incorporating feedback received at a previous meeting. This will be discussed further at an upcoming meeting.

Flood Hazard Areas (River Corridors)

John and Karen offered to work on gathering information relevant to River Corridor regulations, particularly determining how many/which parcels would be affected. It was noted that FEMA maps are currently being updated, and that there may be related State legislation being considered. It was pointed out that incorporating River Corridor regulations into Moretown's Zoning Regulations will require public education regarding the safety needs behind such rules, and that it might be prudent to consider these during a future update of the Zoning Regulations rather than through an interim process.

Stormwater Runoff

There was some discussion regarding suitable strategies for addressing stormwater runoff impacts from private roads/properties, in part prompted by the recent flooding that impacted the Elementary School. The Town's current regulations will be reviewed to ensure that all references to State Stormwater Permitting is accurate. There was no consensus on how to address this problem through Zoning Regulations, and it was offered that this might a matter better addressed by the Selectboard. Dave mentioned that he plans to convene the Class 4 Roads/Legal Trail Committee, and that this topic will be discussed by that group as well.

Other

Carol will look into what aspects of last year's HOME Act will need to be incorporated into Moretown's regulations, other than those pertaining only to areas covered by water/wastewater systems.

Carol pointed out a discrepancy between the language in the Town's Regulations related to wetland buffers and the associated State Wetland Rules. It was agreed to reduce the Town's Class II wetland buffers to 50 feet, to be in agreement with State regulations.

Updates and Other Business

NDA

Dave will be meeting with Waterbury's Town Manager on January 23.

Village Wastewater

Clark indicated that the 60% Report is not complete, due to no appropriate disposal site having been determined yet. The committee is looking into several options in order to settle on a property for disposal by the February deadline, and hopes to be granted an extension if it is not possible to finalize this in time.

Forestry Management Plan

John noted that he had sent this Plan to everybody via email, and that the committee will be discussing a public comment period. The Plan allows for some minimal timber harvest, and

John indicated that the deer yard easement appears to be in order. There was some discussion regarding the ongoing confusion regarding the ownership (Town or School) of certain parcels of land; John will take the time to research this and provide more definitive information.

Adjournment

The meeting adjourned at 8:06 pm.

Respectfully submitted,

Carol Chamberlin, ZA