



**Minutes**  
**Moretown Planning Commission**  
**Wednesday, February 7, 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 6:37 pm.

**Public Comment**

No members of the public were present.

**Approval of Minutes**

The minutes of January 17, 2024 were approved.

**Campgrounds**

The revised draft Campground Regulations were reviewed; it was confirmed that interim bylaws may be adopted by the Selectboard for an initial period of two years. It was acknowledged that there are other aspects of the existing regulations that require modification, and that these corrections would also be incorporated into the interim bylaws. After completing work on the Town Plan, the PC will then complete a more thorough update of the Zoning Regulations, incorporating the provisions of the interim language as well as other changes determined to be necessary.

Review of the current draft language for campgrounds included a discussion related to road width, and whether it is necessary to ensure accommodation of emergency vehicles. Deb offered to follow up with Martin regarding suitable widths, after which it will be determined how to balance the intent to create less impervious road surface and the need for providing services.

A second aspect discussed was whether to include elevation limitations on siting campgrounds, or otherwise incorporating more prescriptive measures for campgrounds located in the Reserve

District. It was agreed that a balance between providing guidance for DRB review and including too much detail regarding necessary screening and other considerations is important.

Dave indicated that he will draft a new version and provide both the PC members and members of the DRB with copies for review. It was agreed that a public informational meeting regarding the campground regulations should be on the agenda for the PC's March 20, 2024 meeting.

### **Town Plan**

It was agreed to establish a target date of October 15, 2024 as a point at which to have the Town Plan revisions ready for noticing for a Public Hearing; Carol will outline a schedule of related milestones for reference as the project moves forward.

It was agreed that a synopsis of the existing Energy Plan will be included in the Town Plan, and the full Energy Plan included as an appendix. Dave will follow up with Dara Torre to determine if any substantive changes to the Energy Plan are required, and what critical information should be included in an overview.

There was agreement that a discussion of a Neighborhood Development Area designation for the Route 100/Route 2 area of North Moretown should be included in the Plan, and it was noted that any mapping needs should be determined early in the process so that the RPC has enough lead time to complete requested mapping work.

Carol had provided a draft survey for review, and PC members provided the following feedback:

- Some of the demographic information included was too specific
- Some of the information requested can be obtained instead from various data sources
- The survey should be shorter, and a time estimate for completion provided
- There should be information gathered regarding public transportation needs
- Questions should be developed using the preliminary vision statement which has been drafted by the PC
- Specific changes to be made included:
  - Removal of items 1, 2, 7, and 8
  - Potentially retain item 4
  - Reword item number 6
  - Retain items 3, 5, and 10

### **Updates and Other Business**

#### NDA

Dave reported that his meeting with Waterbury officials went well; they were receptive to pursuing extension of water and wastewater lines, and also to including a portion of Waterbury in the NDA. Dave and Amy Tomasso will be attending the Duxbury Selectboard meeting on February 12 to discuss their potential involvement.

#### Legal Trails/Class 4 Roads

Dave noted that a committee has been formed, and that an initial meeting is being coordinated.

### Village Wastewater

Clark provided an update, noting that funding from the Northern Borders Commission is a possibility for North Moretown infrastructure, particularly if Waterbury and/or Duxbury become part of the project. He further explained that there is still no suitable site determined for Moretown Village wastewater. A 50% preliminary engineering report (PER) will be available in late March, outlining the work completed to date, with a 90% PER likely to follow, providing details regarding a site that will only be sizeable enough to serve a portion of the Village.

There was some discussion regarding potential strategies that might pique more interest from those property owners whose parcels are better suited to serving the entire Village's wastewater needs. Clark noted that the committee will be meeting again to discuss this and related topics, and in the coming weeks will be putting together a large amount of information related to the project.

### River Corridor

Karen explained that the State will likely be taking over River Corridor and Floodplain regulations, and that the PC should wait to see how that unfolds before addressing River Corridor regulations specific to Moretown.

### **Adjournment**

The meeting adjourned at 8:04 pm.

Respectfully submitted,

Carol Chamberlin, ZA