



**Minutes
Moretown Planning Commission
Wednesday, October 1, 2025**

-Draft-

The meeting was held in person and online via Zoom.

Members Present: Bob Blodgett (Alternate), Karen Horn (Chair), Deb Sargent, John Schmeltzer, Dave Stapleton (Vice Chair)

Staff Present: Carol Chamberlin, ZA

Others Present:

The meeting was called to order at 6:30 pm.

Agenda Changes

No changes were made to the agenda.

Public Comment

Nobody requested time to comment.

Approval of Minutes

The minutes of September 17, 2025 were approved.

Conversation with Jonathan Siegel

Jonathan was not present, so Carol explained the difficulties he is facing in obtaining a Wetlands permit for his preferred access to a proposed house site, noting that the route supported by Shannon Morrison would necessitate impacting steep slopes that run above a stream.

Town Plan

Several changes to be made were noted, Carol will incorporate those as well as any other edits provided to her by October 8. Things are on schedule to be able to warn the Public Hearing for both the Town Plan and LHMP on November 12 as planned.

Updates on NPS, Other Meetings

Dave reported that he had met with PC members from Duxbury and Waterbury, along with Niki Sabado of CVRPC and others, to discuss bringing wastewater infrastructure into Duxbury and Moretown. He noted that Waterbury is not interested in the wastewater system expansion due to the floodplain proximity to any development at that end of town, and that it would be more likely to be funded if there was development being proposed in Duxbury or Moretown, for which there was a demand for wastewater capacity. Dave explained that next steps should include applying for a Municipal Planning Grant to complete an engineering study and evaluate costs, along with an application to be placed on the Priority Project List; he indicated that he will work on completing both these applications, with help from CVRPC.

Dave also reported that he had a conversation with the Angie Harbin of Downstreet regarding development of Frank Piazza's properties, and that she had explained that the houses discussed were not of a typical size for Downstreet's development model.

John reported that the draft LHMP is on track for being available for a hearing to take place at the November 12 PC meeting, along with the Town Plan public hearing.

Other Business

Carol asked if there was any history regarding the Town's sign regulations; nobody recalled anything in particular being discussed regarding this topic.

Adjournment

The meeting adjourned at 8:04 pm.

Respectfully submitted,
Carol Chamberlin, ZA