



**Minutes  
Moretown Planning Commission  
Wednesday, December 3, 2025**

-Draft-

The meeting was held in person and online via Zoom.

**Members Present:** Clark Amadon, Bob Blodgett (Alternate), Karen Horn (Chair), Deb Sargent, Dave Stapleton (Vice Chair)

**Staff Present:** Carol Chamberlin, ZA

**Others Present:** None

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 October 1, 2025 were approved.

**Town Plan Update**

A Selectboard Public Hearing for the Town Plan has been warned for December 15, 2025.

**Act 181, Act 250, and Tier 3 in Moretown**

Karen had drafted a letter to the Land Use Review Board, regarding the current draft Tier 3 mapping for Moretown, which includes several areas in Town which have been discussed by the PC as appropriate for further residential development. The draft of that letter was reviewed, and some edits agreed upon by the group.

**Updates on NPS, Other Meetings**

Dave reported that the application he submitted for Priority Project status for infrastructure work in North Moretown is still being reviewed. Clark noted that there may be some momentum regarding looking at updating wastewater rules for the State to make them less conservative and more in line with surrounding states.

**Adjournment**

The meeting adjourned at 7:34 pm.

Respectfully submitted,  
Carol Chamberlin, ZA