



**Minutes
Moretown Planning Commission
Wednesday, February 4, 2026**

-Draft-

The meeting was held in person and online via Zoom.

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

Staff Present: Carol Chamberlin, ZA

Others Present: None

The meeting was called to order at 6:32 pm.

Agenda Changes

No changes were made to the agenda.

Public Comment

Nobody requested time to comment.

Approval of Minutes

The minutes of January 14, 2025 were approved.

Prepare for CVRPC Town Plan Hearing

The materials which had been provided by Niki Sabado (CVRPC) were reviewed in advance of the Hearing scheduled for February 17.

Review Zoning Regulations in Light of Town Plan

Karen pointed out information she had provided regarding the Let's Build Homes initiative, which is a proposal for establishing housing-friendly districts and providing State-level model bylaws and design standards for those districts.

Lists of areas of the Regulations to be reviewed were discussed, and it was agreed to approach drafting changes using a topical/priority matter approach.

Other Business/Updates

Dave reported that, although his proposal to CVRPC for an updated traffic study at the Routes 2/100 intersection in North Moretown was tied for second ranking, the grant was not awarded due to the anticipated expense being too high and the time frame being too long.

Dave reported on the DRB hearing for the Tomasso property biking trails, noting that traffic and privacy concerns had been raised by those in attendance, and that the DRB appeared likely to put some related conditions in place when considering approval of the application.

There was some discussion regarding possibilities for recycling or salvaging materials from the several houses that are participating in the FEMA buyout program.

The next PC meeting will be held on February 18, 2026.

Adjournment

The meeting adjourned at 7:38 pm.

Respectfully submitted,
Carol Chamberlin, ZA