



Minutes
Moretown Planning Commission
Wednesday, February 18, 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

Some items were noted to be discussed during the Other Business portion of the meeting.

Public Comment

Nobody requested time to comment.

Approval of Minutes

The minutes of February 4, 2026 were approved.

Debrief from CVRPC Town Plan Hearing

PC members discussed the hearing, noting that all comments which were provided are related to the next iteration of the Town Plan. The full Regional Planning Commission will consider approval, based upon recommendation by the Town Plan Committee, at their March 10 meeting.

Invite Jonah Richard, Fairlee, to meeting

In discussing the priority areas of the Land Use Regulations to be addressed, it was agreed that housing is a top priority, and the following information and strategies were noted:

- Asking Jonah Richard, who has completed and is a proponent of renovating structures to provide increased affordable housing, to speak to area Planning Commissions and other interested parties on this matter
- CVRPC is offering grants for construction of ADUs; Karen will circulate this information
- DHCD's new 802 Housing program offers models for affordable home construction
- Inviting a speaker to present on conversion of single-family residences to duplexes
- Creating a focus group to address housing strategies for aging in place

Other Business/Updates

Saint Michaels' GIS Student Work

Students from the college will be mapping potential runoff areas, including at the end of the Class 3 section of Cobb Hill Road. They will be meeting at that location on Saturday, February 21, at 1:00 pm. Several PC members expressed an interest in meeting with the students. The program is being coordinated by Waterbury's CReW organization.

National Park Service Buyout Property Visit

Several NPS staff members will be in the region on March 2nd and 3rd to visit properties participating in the FEMA buyout program, as NPS is working to provide recreational access to the properties once they belong to the

various municipalities. Those PC members interested in attending noted that they would be available on March 2; Bob will coordinate this meeting, although he will be out of town on that date.

The next PC meeting will be held on March 4, 2026.

Adjournment

The meeting adjourned at 7:21 pm.

Respectfully submitted,
Carol Chamberlin, ZA