



Minutes
Moretown Planning Commission
Wednesday, May 20, 2026
-Draft-

The meeting was held in person and online via Zoom.

Members Present: Karen Horn, Deb Sargent, John Schmeltzer, Dave Stapleton
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 May 13, 2026 were approved.

Continued Review of Zoning and Subdivision Regulations

Principal structure/use definitions

MOTION: *A motion that the front yard setback will be measured from the centerline of the roadway passed unanimously.*

Carol will check on current front yard setback distances, and see if they need to be adjusted due to this agreed-upon change.

It was agreed to:

- Change the Class II wetland buffer area to 50' in order to align with State requirements
- Retain the 50' buffer for streams and rivers, and to include a reference to future iterations of State-level regulations (i.e., river corridors)
- Draft waiver language
- Adjust maximum lot coverage amounts to include a maximum square footage
- Further consider expansion of districts where restaurants are allowed, and potentially include an 'inn' use for those areas
- This may include overlay areas along major roads
- Potentially remove the allowance for helipads and personal landing areas
- Revisit including 'campground' as a use

It was agreed that a strategy for determining where certain uses are allowed might be to adjust Zoning District lines, instead of allowing/disallowing specific uses in certain Districts.

Future Land Use Map/Housing Targets Review

Housing targets were not yet available, and so this item was postponed.

Other Business/Updates

The next PC meeting will be held on June 3, 2026.

Adjournment

The meeting adjourned at 8:01 pm.

Respectfully submitted,
Carol Chamberlin, ZA