



Minutes
Moretown Planning Commission
Wednesday, October 7, 2026
-Draft-

The meeting was held in person at the Moretown Town Office and online via Zoom.

Members Present: Garrett Bergery, Bob Blodgett, Karen Horn, John Schmeltzer, Deb Sargent
Staff Present: Carol Chamberlin, Zoning Administrator
Others Present: None

Karen called the meeting to order at 6:33 pm.

Public Comment

Nobody requested time to speak.

Agenda Changes

No changes were made to the agenda.

Approval of Minutes

The minutes of September 16, 2026 were approved.

New Member Introduction

Garrett was welcomed to the PC, and members introduced themselves and outlined some of the recent and ongoing projects being addressed.

Morefest Recap

It was noted that people were interested in studying maps of the Town, and learning what Zoning District they live in. Other topics brought forward by those visiting the PC table included water/flooding issues, and the interconnectedness of housing/potential school closures/and wastewater considerations.

Zoning Ordinance Review

There was a discussion of potentially lowering the height limit for buildings. Carol provided some language from other towns in the area, and suggested that the PC consider lowering the maximum height to 35' with some potential exemptions. She explained that her primary consideration was fire safety, and the equipment available in different areas of Town, and also noted the impacts on ridgeline views of taller buildings.

MPG, Regional Project Priority List (PPL), Other Grants

- Karen reported that she was planning to submit an updated application for placement on the PPL, noting that Duxbury has indicated support for the transportation upgrades proposed in the

previous submission, and that she would frame the application around transportation improvements as Duxbury has not yet discussed housing or economic development considerations.

MOTION: *A motion to provide PC support for submitting an application to the Central Vermont Economic Development Corporation for inclusion on the 2027 Regional PPL passed unanimously.*

Other Business/Updates

- Deb reported that October 20 has been set as the date for the CVRPC to hold a final hearing and vote on adoption of the Regional Land Use Plan and FLU Maps.
- Bob reported on the site visit held with NPS to the Gambriel Road buyout sites, the upcoming NPS charette to be held with Waterbury on October 23, and the next NPS meeting scheduled for October 19.
- John reported on site visits he had undertaken with Rae Washburn for recent and potential culvert work, noting that he would update the LHMP accordingly.
- John noted that the LHMP updates in response to initial comments have been taken care of, and that the Town is still waiting to hear from VEM regarding final approval.

Adjournment

The meeting adjourned at 8:08 pm.

Respectfully submitted,
Carol Chamberlin, ZA