

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Municipal Plan Review Committee**

Meeting

Draft Minutes

February 17, 2025 5:00 – 6:30 pm

29 Main Street, Suite 4, Montpelier, VT 05602

Remote Access Via Zoom

Committee Members:

X	William Arrand, Worcester Representative
	Ron Krauth, Middlesex Representative
X	Brittany Butler, Cabot Representative
X	Michael Gray, Woodbury Representative
X	Joyce Manchester, Moretown Alternate Representative

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Staff: Niki Sabado, Christian Myer

Other attendees: Moretown Planning Commissioners: Dave Stapleton, Karen Horn, Bob Lodgett, and John Schmeltzer; Moretown Zoning Administrator Carol James; and Waitsfield Commissioner Alice Peal

Public: Steven Whittaker, Montpelier

W. Arrand called the meeting to order at 4:01 pm.

Adjustments to the Agenda

No adjustments to the agenda.

Public Hearing on the 2025 Moretown Town Plan

W. Arrand opened the hearing. K. Horn, shared that Moretown worked on the plan over several years with guidance from CVRPC staff to ensure compliance with new state statute. In it, Moretown aimed to balance being supportive of housing for people of all income levels, while protecting its rural nature. The Town recently made amendments to its zoning regulations to take those factors into account. Public engagement efforts over the last two years included a survey and tabling at the annual Morefest event.

S. Whitaker of Montpelier shared concerns about a lack of inclusion of Complete Streets principles; the depth of review of flood resilience and housing elements considering pending regional housing targets and upcoming state floodplain regulations; and the lack of findings of incompatibility with plans of surrounding towns. K. Horn clarified the challenge of applying Complete Streets given the town's mainly unpaved infrastructures, and reiterated that they worked closely with CVRPC to ensure they met statutory requirements in drafting a new plan to replace their expired one.

Staff Review

N. Sabado stated that the Moretown Town Plan provides a framework to guide future growth and

1 development, and that in includes updates its data, maps, goals, objectives, and strategies for each
2 section. Staff found that the plan meets statutory requirements and that the town was engaged in a
3 continuing planning process. Recommendations for future updates included adding an explicit
4 environmental justice goal, and clarifying intersection safety rating after a traffic signal installation.
5 Compatibility was evaluated with the Regional Plan and a recommendation is made to add a future goal
6 specifically addressing stormwater runoff, although this is addressed elsewhere in the Town plan..
7

8 Compatibility was evaluated with bordering towns of Berlin, Duxbury, Fayston, Middlesex, Northfield,
9 Waitsfield and Waterbury, especially watershed planning and traffic/safety planning. Moretown's'
10 Future Land Use patterns were compatible with the above-named towns' Land Use and zoning
11 regulations for adjacent land. Future development of Moretown and neighboring communities will be
12 coordinated with CVRPC using Regional Plan's forthcoming Future Land Use Map. Regional housing
13 targets are available in the 2024 Central Vermont Regional Plan readoption.
14

15 **Commissioner Review**

16 J. Manchester recognized the amount of work and effort that Moretown put into creating their town
17 plan.
18

19 **Recommendations of the Committee**

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21 J Manchester moved to recommend to the Commission to approve the Moretown Town Plan. M. Gray
22 seconded. Motion passed unanimously.
23

24 M. Gray moved to recommend to the Board of Commissioners that they approve Moretown's Planning
25 Process. J Manchester seconded. Motion passes unanimously.
26

27 **Approval of Minutes**

28 M. Gray moved to approve the minutes of the 12/30/2024 meeting. B. Butler seconded. Motion passed
29 unanimously.
30

31 J. Manchester moved to approve the minutes of the 11/17/25 meeting. M. Gray seconded. Motion
32 passed unanimously.
33

34 **Adjournment**

35 M. Gray moved to adjourn, W. Arrand seconded. Motion passed unanimously
36

37 W. Arrand adjourned the meeting at 5:31 PM.
38

39 *Respectfully submitted by L. Banbury*