

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION**  
**Municipal Plan Review Committee**  
**Meeting**  
**Draft Minutes**

**February 17, 2026 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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1 Staff: Niki Sabado, Christian Myer

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3 Other attendees: Moretown Planning Commissioners: Bob Blodgett, Karen Horn, Deb Sargent, John  
4 Schmeltzer, and Dave Stapleton; Moretown Zoning Administrator Carol Chamberlin; and Waitsfield  
5 Commissioner Alice Peal.

6  
7 Public: Steven Whittaker, Montpelier

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

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11 **Adjustments to the Agenda**

12 No adjustments to the agenda.

13  
14 **Public Hearing on the 2025 Moretown Town Plan**

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

21  
22 S. Whitaker of Montpelier shared concerns about a lack of inclusion of Complete Streets principles; the  
23 depth of review of flood resilience and housing elements considering pending regional housing targets  
24 and upcoming state floodplain regulations; and the lack of findings of incompatibility with plans of  
25 surrounding towns. K. Horn clarified the challenge of applying Complete Streets, given the town's  
26 mainly unpaved infrastructure, and reiterated that they worked closely with CVRPC to ensure they met  
27 statutory requirements in drafting a new plan to replace their expired one.

28  
29 **Staff Review**

1 N. Sabado stated that the Moretown Town Plan provides a framework to guide future growth and  
2 development, and that it includes updates to its data, maps, goals, objectives, and strategies for each  
3 section. Staff found that the plan meets statutory requirements and that the town was engaged in a  
4 continuing planning process. Recommendations for future updates included adding an explicit  
5 environmental justice goal, and clarifying intersection safety rating after a traffic signal installation.  
6 Compatibility was evaluated with the Regional Plan and a recommendation is made to add a future goal  
7 specifically addressing stormwater runoff, although this is addressed elsewhere in the Town plan..  
8

9 Compatibility was evaluated with bordering towns of Berlin, Duxbury, Fayston, Middlesex, Northfield,  
10 Waitsfield and Waterbury, especially watershed planning and traffic/safety planning. Moretown's  
11 Future Land Use patterns were compatible with the above-named towns' Land Use and zoning  
12 regulations for adjacent land. Future development of Moretown and neighboring communities will be  
13 coordinated with CVRPC using Regional Plan's forthcoming Future Land Use Map. Regional housing  
14 targets are available in the 2024 Central Vermont Regional Plan re adoption.  
15

#### 16 **Commissioner Review**

17 J. Manchester recognized the amount of work and effort that Moretown put into creating their town  
18 plan.  
19

#### 20 **Recommendations of the Committee**

21  
22 J Manchester moved to recommend to the Commission to approve the Moretown Town Plan. M. Gray  
23 seconded. Motion passed unanimously.  
24

25 M. Gray moved to recommend to the Board of Commissioners that they approve Moretown's Planning  
26 Process. J Manchester seconded. Motion passes unanimously.  
27

#### 28 **Approval of Minutes**

29 M. Gray moved to approve the minutes of the 12/30/2024 meeting. B. Butler seconded. Motion passed  
30 unanimously.  
31

32 J. Manchester moved to approve the minutes of the 11/17/25 meeting. M. Gray seconded. Motion  
33 passed unanimously.  
34

#### 35 **Adjournment**

36 M. Gray moved to adjourn, W. Arrand seconded. Motion passed unanimously  
37

38 W. Arrand adjourned the meeting at 5:31 PM.  
39

40 *Respectfully submitted by L. Banbury*