

Moretown Planning Commission
Moretown Town Office
6:30 pm
August 21, 2018

Present: Planning Commissioners: Jonathan Siegel, Chair; Dara Torre; Karen Horn; John Schmeltzer.

Guest: Clare Rock, Central Vermont Regional Planning Commission

Jonathan called the meeting to order at 6:35.

There was no quorum on August 7. John made a motion to approve the minutes of July 17. Dara seconded the motion and the minutes were approved on a vote of 3 yea and one abstention.

Clare Rock, from the CVRPC, presented reasons a town might choose to adopt subdivision regulations and options for the content of subdivision regulations.

She indicated that the planning commission should plan to explain the expected benefit of regulations to the town. The Planning Commission discussed what might be included in an informational piece.

Clare explained that If a town has enacted zoning and subdivision bylaws, commercial development on more than 10 acres would be subject to Act 250. (A town could vote to retain one acre jurisdiction despite having adopted both subdivision and zoning.) If a town has not adopted both zoning and subdivision, commercial development on 1 acre or more of land would be subject to Act 250 jurisdiction. Act 250 jurisdiction also applies to the construction of housing projects with more than ten or more units on land controlled by a person within a radius of five miles of any involved point in a continuous period of five years. It will apply to *priority* housing projects of 25 or more housing units in a municipality of less than 3000 population.

A town that has enacted subdivision regulations may better direct the pattern of development across the landscape.

If, for instance the town plan indicates that the traditional pattern of compact settlement surrounded by rural countryside should be continued or stormwater mitigation and access for emergency vehicles should be assured, then subdivision bylaws will facilitate achieving those objectives.

The selectboard is holding a joint hearing on September 10 with the selectboard, Development Review Board and Planning Commission.

Respectfully Submitted,
Karen Horn, August 26, 2018