MORRISVILLE / MORRISTOWN PLANNING COUNCIL AGENDA

Tuesday 13 June 2023 at 5:00 P.M.
Morristown Municipal Offices, 43 Portland Street
Community meeting room of the Old Tegu Theatre

p. 2-3 1. Vote: Prior Council meeting minutes

p. 4-6 2. Discuss: §320 Special Flood Hazard Area edits

p. 6-7 3. Discuss: §485 Extraction of Earth Resources clarification

p. 8 4. Discuss: §426 Pond property line setback changes

p. 9 5. Discuss: §502 Dumpster location & restriction change

p. 10 6. Discuss: §820.5 Street classification recommendation edit

p. 11 7. Discuss: Upcoming Planning Council meeting schedule

Morristown/Morrisville Planning Council

PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of Tuesday 23 May 2023

Council Members present: Etienne Hancock (Chair), John Meyer, & Wally Reeve
Council Members absent: Joshua Goldstein, & Tim Magee
Guests: Selectperson Laura Streets, Karen Rhodes, Tom Cloutier, Laura & Martin Green
Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre at 43 Portland Street at approximately 5:02 P.M.

Meeting Minutes: Member Meyer moved to approve the April 14th meeting minutes. A vote of 3-0 affirmed the motion.

Discussion: Jersey Heights sidewalk connections project vote postmortem
Council Members discussed the vote at the April 18th Special Town Meeting that failed to fund the construction of two sections of sidewalk that would have filled the gaps between developer-built sidewalks on Jersey Heights & LaPorte Road. The Planning Council decided, by consensus, to wait until autumn to decide if this sidewalk funding and construction effort should be brought back to the voters in 2024. Tom Cloutier encouraged the Council to bring this project back to the voters. Martin Green suggested getting the project cost estimates to the votes sooner next time. Planning Director Thomas also noted that the on-road sidewalk section in front of 485 Jersey Heights would still be constructed this year. It was decided that where this partial sidewalk terminates on the west (at the property line with 485 Jersey Heights) it will have a reveal measuring the depth of the concrete and that stay-mat should be used to protect that reveal from plows and erosion until the corresponding section of sidewalk in front of 511 Jersey Heights could be constructed. Mr. Thomas also distributed pre and post Truck Route traffic counts for Jersey Heights. It was also decided that these traffic counts should be updated again in 2025 once the Riverside Village housing development was complete.

Discussion: Laura Streets string/holiday light regulation change
Selectperson Laura Streets and her Campbell Road neighbor Karen Rhodes appeared before the Planning Council requesting changes be made to the existing regulations for string/holiday lights. Ms. Rhodes discussed the glare being created on her property by her neighbor's string lights. Ms. Streets said that all such lights should be required to turn off by 10 PM nightly. The Council agreed with this statement. The Council Members were sympathetic to Ms. Rhodes glare issues, and decided to have Mr. Thomas study if the town regulations should differentiate between holidays lights, which generally run on ¼ watt bulbs, and string lights, which are typically larger and throw more light and glare. Mr. Thomas said that he would look to see how other Vermont towns regulate this issue and come back with a proposal for stricter regulations. Chair Hancock suggested regulating this kind of outdoor lighting perhaps by UL classification.

Discussion: Town Plan implementation letter (bury overhead utilities downtown)
Mr. Thomas said that the Selectboard discussion about creating a committee to plan for and oversee the burying of overhead utilities in downtown Morrisville was being table until at least July, if not until later in the summer. He explained that the Selectboard was only scheduling matters on its agenda that needed immediate attention due to the ongoing budget strife and the just underway hiring process for a new Town Administrator.

Discussion: Revise §505(b) parking lot landscaping zoning regulations
Mr. Thomas presented a strike and replace proposal for §505(b) of the Zoning Bylaws regarding landscaping standards. After some discussion, the Council, agreed that the proposed language provided more specificity, and it should be included as part of the fall zoning change.

Discussion: Improving the intersection of Portland and Bridge Streets
Mr. Thomas explained that the Town Administrator asked him to discuss the function of the intersection of Portland and Bridge Streets with the Planning Council. He explained that the Town Administrator was most concerned with the new traffic that would be entering this intersection from Lower Portland Street from the two new large apartment buildings being constructed within the next year at 56 & 82 Pleasant Street. The Council did not think the amount of residential development proposed on Pleasant Street would be impactful. The Council stressed that the pedestrian crosswalks at the corner of the Bijou Theatre need to be more pronounced, and they think a rapid response flashing beacon would improve the safety of this intersection for pedestrians. Chair Hancock said that the larger problem, especially for people unfamiliar with the area, is that the traffic flow rules are very unclear at this intersection. He mentioned having just come back from Europe where a similar intersection would have structural curbing or a similar feature along the outside radius of the curved travel lane, even if it was at grade, to demonstrate the traffic flow to the driver who was not accustomed to this intersection. The Council decided that it did not have the expertise to accurately answer the Town Administrator's question and that he should inquire at LCPC for further assistance.

The meeting adjourned at 6:40 PM, submitted by Todd Thomas, Planning Director

Section 320. Special Flood Hazard Areas. To prevent the loss of life and property, to ensure that any development in the Special Flood Hazard Area (SFHA) minimizes the damage to life and property, to ensure that properties are reasonably safe from flooding, a zoning permit is required for any Development, including the placement of manufactured homes, located in areas designated as either Floodway, Zone A or Zone AE on the Flood Insurance Rate Maps dated July 2, I987 for the Village of Morrisville, and the Town of Morristown, as revised (referred to hereafter as the FIRMs). These areas are also identified in the publication entitled Flood Insurance Study, Village of Morrisville and Town of Morristown. Please note that land outside these areas may be subject to flooding and resultant property damage, and this bylaw shall not create Town or employee liability, for flood damage that results from reliance on this Bylaw or decisions made legally thereunder. And the provisions of this Bylaw shall not in any way impair or remove the necessity of compliance with any other local, state, or federal law. Where this Bylaw imposes a greater restriction, the higher standards shall control.

321. **Development in Floodways.** The areas shown as "Floodway" on the FIRMs are officially designated as Regulatory Floodways.

321.1 In a Regulatory Floodway any development or encroachment, including fill, new construction, and substantial improvements is prohibited unless certification by a professional registered engineer is provided demonstrating through a hydrological and hydraulic study that the encroachment will not result in any increase in flood levels during occurrence of the base flood discharge. Residential structures are prohibited in a Regulatory Floodway.

321.2 If the no-rise certification required in §321.1 is approved, then any development in th~~at part~~ e same hydraulic reach of the Regulatory Floodway covered by the certification will be subject to the same regulations and restrictions as provided for in the Special Flood Hazard Area. However, fill placed within this hydraulic reach of~~in~~ a Floodway requires Compensatory Storage at a 1:1 ratio.

323. **Development in the Special Flood Hazard Area.** The Special Flood Hazard Area is the area shown on the FIRMs located outside the Floodway and designated as Zone A or AE. Development, including the use of fill, is allowed in A & AE Zones. However, due to the propensity for flooding within these designated SFHA, the following additional standards are required:

a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

b. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

c. ~~All Substantial Improvement of structures~~New structures, both residential and non-residential, shall have the lowest floor, including basement, elevated ~~two feet~~ to or above base flood elevation. Substantial Improved or Substantial Damaged structures shall have a bottom-floor elevation of at least 2-feet above base flood. Said elevation shall be demonstrated via the submission of a FEMA Elevation Certificate to the zoning office.

d. Pursuant to VT DEC permitting, all new and replacement water supply, sanitary sewer, and on-site septic systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters

e. All new development, construction or substantial improvements shall be constructed by methods and practices that minimize flood damage to proposed development and to public facilities/utilities and to provide adequate drainage to reduce exposure to flood hazards

and be constructed with electrical heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flood conditions.

f. In unnumbered "A" Zones, if base flood elevation data is available from alternative sources, such as historical high water marks, the Zoning Administrator shall obtain, review and reasonably utilize this data to obtain a base flood elevation. Contour Interpolation, when feasible, shall be the preferred method of obtaining a base flood elevation in unstudied A Zones. Development, including basements, and Substantial Improvements in unnumbered A Zones shall, per 323.c, be elevated 2 feet above the determined base flood elevation. If no base flood elevation can be reasonably determined in an unnumbered A Zone, all Development shall be elevated 5 feet above the highest adjacent grade of the build site. Until a regulatory floodway is designated in unnumbered A Zones, no new construction, Substantial Improvements, or other development (including fill) is permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the town.

g. All new construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following criteria: a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. The use of these areas designed to equalize hydrostatic flood forces shall be limited to parking, limited storage, and building access. Basements or living spaces of any kind are prohibited for new, substantially improved, or substantially damaged structures.

h. Proposed house sites that are located within 100 linear feet or less from the boundary of the Special Flood Hazard Area shall provide proof that the bottom floor of the Structure will be elevated to or above the base flood elevation.

i. New and replacement manufactured homes, in addition to the 2-feet of freeboard elevation possibly required in §323.c, shall be placed on a permanent foundation and be anchored to resist flotation, collapse, or lateral movement during the occurrence of the base flood.

j. All subdivision proposals shall be consistent with the need to minimize flood damage by having public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage. All subdivision proposals shall also have adequate drainage provided to reduce exposure to flood hazards. Base flood elevation data shall be provided by the applicant for subdivision proposals that contain development lots located in or partially located in unnumbered A Zones when either five lots or five acres is proposed.

k. Recreational vehicles placed on sites within Zones A or AE shall either be on site for fewer than 180 consecutive days, be fully licensed and ready for highway use, or meet all standards of §60.3(b)(1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for 'manufactured homes' of §60.3(c)(6)

Special Industry - Extraction or processing of natural resources such as stone, sand, gravel, minerals, or wood. These operations are generally incompatible with other uses and require large land areas. The Special Industry use, specifically per §485 of the Bylaws, ~~use~~ is only allowed east of Garfield Road between the river (south) and the town line (north).

Special Flood Hazard Area (SFHA). The land within the floodplain within Morristown and Morrisville subject to a one percent or greater chance of flooding in any given year shown as Zones A & AE on the FIRMs. For purposes of this bylaw, the term "area of special flood hazard" is synonymous in meaning with Special Flood Hazard Area.

Start of Construction. Start of Construction determines the effective map or bylaw that regulated Development, including substantial improvement, in the special flood hazard area. The Start of Construction for Development shall be the date the zoning permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storage Trailer - Per §488, a trailer having one or more axles, whether intact or removed, with a hitch to be pulled by a motor vehicle, and designed as a permanent enclosure, not completely removable, with doors or hatches to gain entry. This use includes "sea boxes"

Street - Any public or private way which provides, or is reserved for, the principal access to 3 or more properties.

Structure - ~~An assembly of materials for occupancy or use,~~ A walled and roofed building, including a manufactured home, a gas or liquid storage tank, ~~including but not limited to: Buildings, mobile homes or trailers, manufactured homes, billboards,~~ signs, walls, or fence, except a wall or fence on an operating farm.

Subdivision - Any land, vacant or improved, which is divided or proposed to be divided into two or more lots, parcels, sites, units, plots, or interests for the purpose of offer, sale, lease, or development. The term includes amended subdivisions and resubdivisions and the development of a parcel of land as a conservation subdivision.

Subdivider - Any person, firm, corporation, partnership or association who owns or controls for the purpose of sale or development any subdivision or part thereof as defined herein.

Substantial Damage – The damage of any origin sustained by a structure where the cost of restoring the structure to its pre-damaged conditions equals or exceeds 50% of the listed or market value of the structure before the damage occurred.

Substantial Improvement – Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure after the adoption date of this bylaw, the cost of which equals or exceeds 50% of the Town's listed or appraised market value of the structure before the Start of Construction of the improvement. This term includes structures which have incurred Substantial Damage, regardless of the actual repair work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety codes which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

485. **Extraction of ~~Soil, Sand or Gravel~~Earth Resources via the Special Industry Use.** ~~In any zone where allowed, t~~The removal of soil, sand, rock, or gravel for sale (except when incidental to ~~construction of a building~~ proposed development on the same ~~premises~~parcel) shall be allowed via the Special Industry Use, and be permitted ~~only~~ by the DRB, after a plan for the rehabilitation of the site approved at a public hearing. The following provisions shall apply:

485.1 **Performance Bond.** Before approval of any new or proposed extension of a soil, sand, or gravel operation, a performance bond shall be secured from the applicant sufficient to ensure that upon completion of the extraction operations the abandoned site will be left in a safe, attractive and useful condition in the interest of public safety and general welfare. The owner(s) shall submit a plan of proposed improvements to accomplish this end. The bond shall be sufficient to cover the cost of redeveloping the site as a park, lake, recreation area or other usable open space.

485.2 The removal of all material shall be conducted so as to result in the improvement of the land, giving due regard to the contours in the vicinity, such as leveling slopes and removing hills. The digging or creating of pits or steep slopes shall not be permitted, unless provision is made to refill such pit.

485.3 The excavation operation sites shall be graded smooth and left in a neat condition. Cut slopes and spoil banks shall not be allowed to remain. The operation site shall have 4" of top soil, fertilized, mulched and seeded so as to establish a firm cover of grass or other vegetation sufficient to prevent erosion under the supervision and to the satisfaction of the Zoning Administrator.

485.4 All surface drainage affected by excavation operations shall be controlled by the owner to prevent erosion debris and other loose materials from filling any drainage course, street or private property. All provisions to control natural drainage water shall meet with the approval of the Zoning Administrator.

485.5 No excavation, blasting or stock piling of materials shall be located within two hundred feet of any street or other property line.

485.6 No power-activated sorting machinery or equipment shall be located within three hundred feet of any street or other property line, and all such machinery shall be equipped with satisfactory dust elimination devices.

485.7 All excavation slopes in excess of 1:2 shall be adequately fenced as determined by the Zoning Administrator.

485.8 Extension of an existing non-conforming operation shall only be permitted by the DRB.

485.9 Stripping of topsoil for sale or for use on other premises, except as may be incidental to a construction project, shall be prohibited.

485.10 The DRB may attach any additional conditions as it may find necessary for the safety and general welfare of the public.

wheels disengaged via storage on blocks or anchoring to a permanent foundation or pad. All such Mobile Dwelling Units shall also have a durable skirt installed around the home to ensure viability of utility connections in the winter months.

Section 425. Fences

425.1 **Fence, Conditional Use.** Fences that are not exempted under §425.2.

425.2 **Fences, Exempt.** Fences associated with a working farm do not require a zoning permit. All other exempt Fences shall not be higher than six feet when placed on side and rear property lines, and not higher than four feet when placed in front yards along any Streets.

Section 426. Ponds.

426.1 Ponds with a surface area greater than 5,000 square feet (about 1/8 of an acre) are an accessory use requiring a zoning permit. Applications for pond permits shall include a sketch of the pond location on a survey of the property (if available), or other reasonable representation of the property showing:

a. setbacks from property lines, leach field, structures, and water supply
b. existing slope of the pond site
c. water source and method of discharge
d. location and size of emergency spillway
e. route of flow of outlet and/or spillway
f. Cross section depiction of the pond, to include dam or other form of retention
g. Approximate volume of water to be contained
h. Description of vegetative cover planned to prevent erosion

426.2 Ponds and supporting structures (dams, etc.) must meet the following setbacks: ~~Property line: 25 feet,~~ leach-field: 100', drilled well: 25', & shallow well: 100' Additionally, ponds and their supporting structures may not fall within any right-of-way or easement. No pond or dam that is up-gradient to and within 1,000 feet of a town road shall have its overflow discharge draining towards or into the Town's right-of-way. Said situation is only allowable upon receipt of a stamped engineering letter that any potential overflow or failure of the pond poses no threat to the Town right to way due to topography or other natural features. All ponds applications must receive the approval of the Village/Town Road Foreman prior to the release of the zoning permit. Ponds which fall within the setbacks above may be approved as a conditional use upon review by the DRB.

426.3 State and Federal Permit Requirements:

a. Any pond that impounds or is capable of impounding 500,000 cubic feet or more of water will require a permit from the VT Department of Environmental Conservation.
b. No in-stream pond may be built without the approval of the VT DEC Stream Alteration Permit. A Stream Alteration Permit may be needed if the project involves work in a stream that drains an area of more than 10 square miles.
c. VT Wetland Rules regulate dredging, draining, filling, grading, removal of vegetation, alteration of the flow of water into or out of a wetland and other similar activities within significant wetlands or their buffer zones. A Conditional Use Determination or Water Quality Certification from the VT Agency of Natural Resources may be required.

Section 427. Limitations on Municipal Bylaws.

These bylaws shall comply with the limitations contained in 24 VSA §4413 regarding state or

ARTICLE V. SPECIAL REGULATIONS AND PROVISIONS

Section 500. Site Plan Approval.

501 A Permitted Use within any zone can be approved by the Zoning Administrator without a public hearing if the site plan requirements in §502 through §506 are satisfied by the Applicant. At the discretion of the Zoning Administrator, or request of the applicant, any permit application can be referred to the DRB for further permitting. If the application is classified as a Permitted Use, the DRB may approve the application without a warned public hearing.

502. **Site Plan Requirements.** In applying for approval of a Permitted Use by the Zoning Administrator, or a hearing before the DRB for Site Plan Approval, Conditional Use, Variance, or Waiver , the applicant shall submit a printed copy of the site plan, as well as an electronic copy of said site plan in PDF format. All site plan submittals shall include the following information:

a. The name, address and daytime telephone number of the person or firm preparing the map and supplying the data and information;
b. The name and address of the owner of record and of the applicant if different;
c. The date of map preparation and a bar scale showing miles or feet;
d. A north arrow with the most recent magnetic declination if available
e. Existing and proposed features including streets, utility easements, rights of ways, structures, and all waterbodies.

And for all new commercial development, and Dwelling Unit Multi-Family uses, site plan submittals shall also include the following details:

f. A boundary survey;
g. The location of propane tanks, which shall be placed underground (only the Bulk Storage of Fuel uses allows above-ground tanks).
h. The location of trash, recycling, and compost containers/dumpsters, which shall be screened from views of streets and surrounding properties, and maintained in a sanitary manner. The use of dumpsters shall not be allowed ~~for single family dwellings located inside the Village~~ in the CB, COM, IND, & HOS Zones, Dumpsters are prohibited in all residential zones, with the exception of short-term use for construction activity.
i. The location of USPS approved 4C centralized or cluster mailboxes, which are required when 5 or more residential units are proposed on the same parcel. All cluster mailbox installations require at least 1 parcel locker per every 5 dwelling units. All cluster mailbox and parcel locker installations shall be located on the secondary development road, or no closer to the primary road than the front façade of the proposed building(s).

503. **Additional Conditions.** Appropriate conditions of approval may be attached to any permit with respect to the following:

503.1 Adequacy of traffic access and circulation
503.2 Provision for vehicular and/or pedestrian access to connect site to adjacent properties
503.3 Provision of parking
503.4 To protect the utilization of renewable energy resources

505. Landscaping Plan Standards. Landscaping shall be a requirement of §500 Site Plan Approvals for all non-residential uses and Dwelling Unit Multi-Family uses.

receiving a local subdivision permit.

820.2 **Street Construction Standards.** All public and private streets, sidewalks, and curbing shall be constructed and/or installed in conformance to the standards established in these regulations and in the: "Morristown Road Policy" & "Morristown Sidewalk Policy." If any of the standards established in these Regulations conflict with those of the road ordinance, the standards found below in the zoning shall apply.

820.2a **Horizontal Intersection Alignment.**

a. Within 75 feet of the approach to an intersection, the centerlines of the intersecting streets shall be at right angles.
b. New road intersections shall be at least 125 feet from any existing road intersection on the same side of the road and line up with any existing intersection on the opposite side of the road or maintain at least the same minimum 125 foot buffer distance.
c. The centerlines of no more than two accepted rights-of-way shall intersect at any one point.
d. Sidewalks shall be provided per the Morristown Sidewalk Policy. Sidewalks shall be provided so new developments connect to existing sidewalks.
e. The DRB may waive these above requirements if it finds that enforcement would be impractical because of the character or topography of the land and that the health, safety and welfare of the public shall not be adversely affected. However, the allowable intersection angle shall not be less than 60 degrees.

820.2b **Vertical Alignment at Intersections.** The gradient within 75 feet of intersections shall not exceed 5%.

820.3 **Cut and Embankment Slopes.** All slopes shall be well-rounded to form a smooth transition from the shoulder edge to the existing grades

820.4 **Dead-end Streets, and Cul-de-sacs.** Dead-end streets shall terminate in cul-de-sacs with a minimum diameter of 100 feet for the more developed areas found in the CB, COM, IND, & HDR zones where the Fire Department will likely respond with a ladder-truck. Dead-end streets, in all other less developed zones, shall terminate in cul-de-sacs with a minimum diameter of 70 feet, as the Fire Department would likely use an engine-truck to respond. The DRB may allow a 70 foot diameter cul-de-sac in any zone if the Fire Chief does not believe the ladder-truck would be needed to respond to the proposed development. The DRB may also make an exception to these requirements for dead-end streets. Provisions shall also be made at the perimeter of all cul-de-sacs for snow removal and storage.

820.5 **Streets.** Streets shall be identified by name on the preliminary plat and be approved in name by the Selectboard prior to §750 Final Plat Approval. When the Selectboard names the Street, it shall act upon the Zoning Administrator's recommendation, and provide a non-binding indication ~~at that time~~ to the applicant if ~~it~~ this street will be accepted in the future as a public road (which directs the developer to design the new road to the meet either standards for a private or public road). If the Selectboard determines that said road fails to serve a public purpose and should remain private as a result, a private road covenant shall be executed and recorded for said street per the Town of Morristown Road Policy. Proposed streets that are obviously in alignment with others already existing and named shall bear the names of existing streets. In no case shall the names for proposed streets duplicate existing names, irrespective of the suffix, be it street, avenue, road,

MPC meeting schedule & zoning change timeline to January of 2023					
Meeting Date	***Board***	***Time***	***Location***	***Notes***	***Zoning Update timeline***
Tuesday, June 13, 2023	MPC	5:00 PM	Town Offices		
~~Tuesday, June 27, 2023~~	~~MPC~~	~~5:00 PM~~	~~Town Offices~~	No meeting, Todd uses ETO hours prior 7/1	
Tuesday, July 11, 2023	MPC	5:00 PM	Copley CC tent?	meeting location change?	
Tuesday, July 25, 2023	MPC	5:00 PM	Copley CC tent?		
Tuesday, August 8, 2023	MPC	5:00 PM	Copley CC tent?		
Tuesday, August 22, 2023	MPC	5:00 PM	Copley CC tent?		
Tuesday, September 12, 2023	MPC	5:00 PM	Copley CC tent?		
Tuesday, September 26, 2023	MPC	5:00 PM	Copley CC tent?		
Tuesday, October 10, 2023	MPC	5:00 PM	Town Offices	meeting location change?	
Tuesday, October 24, 2023	MPC	5:00 PM	Town Offices		
Tuesday, November 14, 2023	MPC	5:00 PM	Town Offices		
~~Tuesday, November 28, 2023~~	~~MPC~~	~~5:00 PM~~	~~Town Offices~~	No meeting - Thanksgiving	
Tuesday, December 12, 2023	MPC	5:00 PM	Town Offices		
~~Tuesday, December 26, 2023~~	~~MPC~~	~~5:00 PM~~	~~Town Offices~~	No meeting - Christmas	