



**TOWN OF MORRISTOWN PLANNING COUNCIL
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM
43 Portland St. Morrisville, VT 05661
5:00 PM Tuesday, January 28, 2025**

[Join Zoom Meeting](#) or by phone join via conference call (audio only): 1 (646) 558-8656 | Meeting ID: [810 342 4528](#) | Passcode 05661

The meeting will be live streamed on the Town of Morrystown's website:

<https://www.morrystownvt.gov/community/page/meetings-agendas-minutes> and on [Town GMATV YouTube Channel](#) when possible

CALL TO ORDER

APPROVE MINUTES

1. Approve the minutes of 11-26-24

NEW BUSINESS

1. Discuss: Introduction to Stone Shore Contractor, Ronald Rodjenski, Jr
2. : Discuss Planning Council vs Planning Commission

ADJOURN

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

Meeting Minutes of Tuesday 26 November 2024

Council Members present: Etienne Hancock, John Meyer, Wally Reeve

Council Members absent: Josh Goldstein, Jamie Morris

Council Guests:

Staff: Planning Director Todd Thomas, A/V operator Andy Churchill

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the old Tegu Theatre, 43 Portland Street, in Morrisville at approximately 5:05 P.M.

Meeting Minutes: Member Meyer moved to approve the October 23rd meeting minutes. A vote of 3-0 affirmed the motion.

Discuss: December 10th Thermal Energy Network meeting

Planning Director Thomas reminded the Council that its December 10th meeting was being co-opted by a Thermal Energy Network workshop. Council Members briefly discussed the concept and Mr. Thomas explained that he was eyeing Pleasant Street, especially with the planned new development thereon, as a possible location for the first such network in Morrisville.

Discuss: Review of Consultant Report for 2025 Zoning Changes

The Council and Mr. Thomas reviewed the consultant's report regarding the proposed 2025 zoning changes. Mr. Thomas said that, as expected, the Council's work proposal was found to comply with the Town Plan and the new State zoning preemptions mandated by Acts 47 & 181. Mr. Thomas shared that the Town Manager, due to the consultant mentioning it, wanted the zoning map updated prior to the Selectboard and Trustee zoning change public hearing. Mr. Thomas said that he sent the materials needed for the map update to the Town Manager, but the timeline for its update was out of his control since this work needed to be completed by others who have access to GIS mapping software.

Discuss: Review of 2025 proposed zoning changes

The Council reviewed the draft warning for the proposed 2025 zoning changes. Mr. Thomas noted that he made one new change, requiring 2-feet of freeboard for new development in the Special Flood Hazard Area. He explained this change was being recommended by the Association of State Floodplain Managers and would soon be a requirement for federal mortgage underwriting for new structures located in a flood zone. Mr. Thomas added that the Town already had this same 2-foot freeboard requirement for Substantial Damage & Substantial Improvement. The Council was comfortable with this change and the entire slate of zoning changes (which were mostly repeats from the 2024 zoning change effort). Member Meyer moved to warn a public hearing for these zoning changes on January 14th at 5:00 PM. The motion was affirmed by a vote of 3-0. Mr. Thomas said that he would start work on the State's zoning change report immediately, and also reach out to the Town Manager as previously requested.

Discuss: Planning Council submission for annual Town Report

Mr. Thomas presented the draft Planning Council submission for the annual Town Report. After agreeing on 2 minor edits, Council Members decided that the report was ready for the printer.

**** The meeting was adjourned at 5:35 PM. Minutes written by Todd Thomas. ****



PLANNING COUNCIL MEMORANDUM

To: Planning Council
From: Judi Alberi, Executive Assistant
Date: January 28, 2025
Subject: Introduction to Stone Shore Contractor, Ronald Rodjenski, Jr

Background:

On January 21, 2025, the Selectboard and Planning Council of our town held a joint meeting to address the pressing issue of a vacancy in the Zoning Department. The primary focus was to establish short-term goals to ensure the continued processing of current permits in accordance with the bylaws. The discussion centered on appointing an interim Zoning Administrator, which would provide time for a comprehensive search for a permanent administrator. The possibility of hiring two administrators to manage both zoning and planning was also considered. As a result, Brent Raymond was assigned as the interim Zoning Administrator, and Kevin Petrochko was appointed as assistant zoning administrator. To support this transition and provide expertise in zoning decisions, the town decided to engage the services of Stone Shore Municipal Consulting, LLC, led by Ronald Rodjenski, Jr. Ron will join the Planning Council meeting to make an introduction and answer any questions the board members may have. A future meeting to discuss the long-term needs of the Zoning Department will be forthcoming.

Attachments:

None