



**PLANNING COMMISSION MEETING MINUTES
OF JUNE 26, 2025**

Members: Etienne Hancock, John Meyer, James Morris,

Absent: Joshua Goldstein, Wally Reeve

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS:

A POSSIBLE QUORUM OF PLANNING COMMISSION MEMBERS COULD BE PRESENT AT THE SELECTBOARD PUBLIC HEARING ON JUNE 26TH AT 5:30PM.

A quorum of commission members were present at the Selectboard public hearing. The following are the minutes from the Selectboard public hearing.

Etienne Hancock, chair of the Planning Commission, provided a summary of the proposed changes to the 2025 Zoning Bylaws, which included Ron Rodjenski's, summary of items for the meeting. It was noted that one of the main focuses of these proposed changes was to make sure that the 2025 Zoning Bylaws comply with the Town Plan. Etienne noted that the reasons for these proposed changes were mixed. Some changes were required to comply with new state laws. Others were intended to help grow more housing in areas where it is desirable. This was a broad-ranging discussion that encompassed a wide range of changes. One of the topics the board discussed was adding in cottage courts as a way of allowing denser development without having to put the units all in one building. There was also discussion around removing the old shelter definition from the use table in Section 204.5a of the Morristown Zoning and Subdivision Bylaws. It was noted that state law requires them to be permitted in all districts. The Board also discussed the parking requirements found in the regulations. Ron Rodjenski noted that the ITE specifications should be added to the zoning regulations to make it easier to assign parking requirements for different uses. Etienne also pointed out that the number of new lots that can be created through a Minor Subdivision went from 1 to 2. This means a minor subdivision would consist of up to three lots (2 new or fewer new lots and 1 original lot). Discussion ensued regarding item # 820 Private Roads, Brent Raymond asked if the language concerning town care for driveways versus roads needed clarification. Ron agreed that the change was legally defined as a minor change and, therefore, acceptable. There was a lot of discussion regarding public sewers and what it means to be served by water and sewer. It was noted that the SSA is smaller than SSMA, which private developers could use to justify denser development of a lot. The Board noted that they wanted legal counsel to weigh in on this issue. Brent Raymond noted that he would be contacting Scott Johnstone to address the topic of public sewers and density with the Trustees. Given the amount of outstanding legal questions, It was decided to recess the public hearing until legal counsel is available. Ron noted that this draft of the Zoning Bylaws are a final draft submitted to the Selectboard for minor changes, and it does not have to be re-warned provided the hearing is continued to a date certain. Any major changes would need to be returned to the Planning Commission for comment.

Motion made by Chris Palermo to recess the Public Hearing until September 2nd at 5:30 PM at the Morristown office at 43 Portland Street. Motion seconded by Richard Craig. Motion carried (5/0).

Please note all minutes are in Draft form and are subject to approval at the next Planning Commission meeting.