



PLANNING COMMISSION MEETING MINUTES OF AUGUST 12, 2025

Members: Etienne Hancock, Joshua Goldstein, John Meyer, James Morris, Wally Reeve

Absent:

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Seth Jensen, Tasha Wallis

CALL TO ORDER

Etienne Hancock called the Planning Commission to order at 5:00 PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS

None

APPROVE PRIOR MEETING MINUTES

1. Approve the Minutes from 7/22/25

*Motion made by John Meyer to approve the minutes of 7/22/25. Motion seconded by Wally Reeve
Motion carried. (4/0/1)*

NEW BUSINESS

1. Meeting with Lamoille County Planning Commission LCPC to discuss Act 181 with an emphasis on the following:

- 1. Future land use maps**
- 2. Housing Targets**
- 3. Tier 1B designation**

Representatives from the Lamoille County Planning Commission (LCPC) attended the Planning Commission meeting to discuss Act 181. Act 181 is the reform bill for Act 250, which contains language on the state Regional Plan. The state will be reviewing the LCPC map based on the town plan. The meeting began with a discussion about the new statewide housing targets. Two years ago, the state conducted a housing needs assessment. The housing targets generated by this report were then broken out by regions and given to the respective regional planning commissions to allocate. LCPC further allocated these housing targets to each town in its region by population. Morristown's target is between 294 and 410 units of new housing by 2030. LCPC noted that these targets were not mandatory but aspirational, although any new drafts of the Town Plan need to include these targets in order for LCPC to approve them. The group discussed the timeline for LCPC to produce a new regional land use map for the state to approve by December 2025. LCPC emphasizes the importance of meeting this deadline to avoid losing designated centers. The commission members were largely supportive of the map. However, they did agree to draft a letter supporting making some small changes to the map such as transitioning LDRs 4 and 5, to village centers and moving another parcel

from a rural zone into a transition zone, to the Selectboard. The group also discussed the need to overlay the SSMA boundaries on the zoning map for better visualization, though this may not align perfectly with the current zoning districts.

2. Review first draft reordering of existing Zoning Regulations.

Tyler presented a reorganization of the zoning ordinance to make it more user-friendly for applicants. He moved general provisions and definitions to the front, including explanations of zoning administrator roles and development review board processes. He also separated flood hazard overlay district regulations into their sections with distinct definitions and use tables. The board expressed concerns about making too many changes and requested a focus on implementing the town plan rather than dissecting the bylaws. The board agreed to review the proposed changes but emphasized the need to move forward with town planning and implementation rather than detailed revisions. A member stated he wants to plan the town and to have the 2025 zoning bylaws approved.

3. Zoning Report

FUTURE PLANNING AGENDA TOPICS

The Planning Commission discussed its upcoming meeting schedule in September to review the town plan and the Downtown Designation Capital Plan. They agreed to consider recommending specific projects for the downtown capital plan and to prioritize implementation goals. The commission also discussed forming an advisory committee to research burying utilities in downtown and explored ideas for facilitating commercial development. The discussion continued, addressing agenda items and the supporting documents required to be included with the agenda.

OLD BUSINESS

None

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Joshua Goldstein to adjourn. Motion seconded by John Meyer. Motion carried. (5/0)

Meeting adjourned at 7:06 pm

Submitted and filed this 8/12/25.

Bonnie McDermott, Scribe

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