



PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 2, 2025

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia, Zoning Administrator; Brent Raymond, Town Manager; Judi Alberi, Executive Assistant; Sara Haskins, Town Clerk/Treasurer

PARTICIPANTS/GUESTS: Jerry & Evelyn Throne, Tom Cloutier, Leah Hollenberger, Laura Green, Molly Pease, Jamie Jaret, Thea Alvin, Kristin Fogdall, Dale Touchette

* via zoom

A POSSIBLE QUORUM OF PLANNING COMMISSION MEMBERS COULD BE PRESENT AT THE SELECTBOARD MEETING ON SEPTEMBER 2ND AT 5:30PM.

Tuesday, Sept 2nd members of three governing bodies opened the Public Hearing at 5:30PM. Selectboard members present: Chair Don McDowell, Richard Craig, Laura Streets, George Cormier; Village Trustees present: Chair Brad Limoge, Robert Heanue, Carl Fortune, Travis Knapp, Tom Snipp; Planning Commission members present: Chair Etienne Hancock, Josh Goldstein*, Wally Reeve, Jamie Morris, John Meyer

The Selectboard members invited Morrisville Village Trustees and the Planning Commission to join them at the table for a joint meeting of the 3 bodies to discuss the legal review of the proposed 2025 Zoning Bylaws. It was noted that the information discussed predated Tyler Machia's employment.

All three bodies opened the public hearing to discuss revisions to the 2025 zoning bylaws, specifically reviewing legal counsel's comments. Selectboard members and Village Trustees expressed concerns about the complexity of the proposed changes and the risk of legal liability if vague or noncompliant language remained. Particular emphasis was given to sections dealing with design standards, building height restrictions, and provisions around vested rights, as well as clarifying exemptions for emergency services use of helipads. After considerable discussion, the Selectboard and Trustees voted to send the draft bylaws back to the Planning Commission for further revisions, resetting the statutory review timeline. The expectation is that revised bylaws will return with more specific language that complies with state statute, addresses legal concerns, and narrows the scope of applicability in key sections.

Motion made by Richard Craig to approve the warned 2025 Zoning Bylaws changes as proposed. Motion seconded by Laura Streets. Motion failed (0/4).

Motion made by Brad Limoge to approve the warned 2025 Zoning Bylaws changes as proposed. Motion seconded by Bob Heanue. Motion failed (0/5).

Motion made by Richard Craig to close the public hearing. Motion seconded by Laura Streets. Motion seconded by Laura Streets. Motion carried (4/0).

Motion made by Bob Heanue to close the public hearing. Motion seconded by Carl Fortune. Motion carried

(5/0).

***Motion made by Wally Reeve to close the Planning Commission meeting. Motion seconded by John Meyer.
Motion carried (5/0).***

Public hearing adjourned at 6:27PM.

Submitted and filed this 9/8/2025

Judi Alberi, Scribe

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