PLANNING COMMISSION MEETING MINUTES
OF SEPTEMBER 23, 2025

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

Absent:

ADMINISTRATION and STAFF:Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS:

CALL TO ORDER

Etienne Hancock called the Planning Commission to order at 5:07 PM at the Tegu Building. It was noted that due to a technical error, the waning that was posted noted that the start of the meeting was 6:00 Pm instead of the correct time of 5:00 PM. Etienne noted that the order of the meeting would be changed so that any vote that would be taken would not occur until after 6:00 PM to allow any interested party to view the vote.

AGENDA CHANGES/ADDITIONS

Start the meeting with section VI. Old Business.

OLD BUSINESS

1. **Continue Discussion of 2025 Draft Zoning Bylaws with an Emphasis on the Planned Unit Development and Subdvsion Sections.**
   Tyler led the members through the discussion and approval of the 2025 draft Zoning Bylaws, emphasizing the Planned Unit Development and Subdivisions. He provided a comparison of the bylaws of 2015 and 2014 for these topics. The 2015 version changed the PUD language, and the 2014 version was similar to the state statutes. A comparison of several other towns covering PUDs, subdivisions, and mixed-use buildings was conducted. Tyler stressed that the language of the bylaws be clear, comprehensive, and answer the expectations of the public. The language marked by legal advice was also addressed. He added that the DRB also benefited from clearly defined bylaws.

APPROVE PRIOR MEETING MINUTES

1. **Approve Minutes from 9/9/25**
   Motion made by Wally Reeve to approve the minutes of 9/9/25. Motion seconded by Jamie Morris. Motion carried (5/0) with amendments.

NEW BUSINESS

1. **Review and Approve Capital Fund Recommendation Letter to the Selectboard.**
   Motion made by Joshua Goldstein to approve the Capital Fund Recommendation letter as modified and ask the chair to sign and make non-substantial changes as needed, and to submit to the selectboard. Motion seconded by Wally Reeve. Motion carried (5/0) with amendments.

FUTURE PLANNING AGENDA TOPICS

Tyler will bring another section of the 2025 Zoning Bylaws to the commission for their review.

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Wally Reeve to adjourn. Motion seconded by Jamie Morris. Motion carried. (5/0)

Meeting adjourned at 7:00 pm
Submitted and filed this 9/24/25.
Bonnie McDermott, Scribe

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