



PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 11, 2025

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

Absent: James Morris

ADMINISTRATION and STAFF: Tyler Machia, Planning and Zoning Administrator

PARTICIPANTS/GUESTS: Jerry Throne, Martin Green

CALL TO ORDER

Etienne Hancock called the Planning Commission to order at 5:04 PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS

Due to an error, the meeting was improperly warned for 5:30 PM. The meeting began at its usual time of 5:00 PM. The order of the Agenda was adjusted so no votes were taken until after the 5:30 posted start time. The meeting

OLD BUSINESS

- 1. Continued discussion of proposed bylaw amendments with an emphasis on the following sections: 420, 510, 910.**

Details on the language for sections 420, 510, and 910 continued in response to the town's attorneys' feedback. Section 510 now allows multiple principal uses on lots without requiring site plan approval unless specific criteria are met, such as changes to footprint, traffic, or parking. The members expressed approval of the new language, finding it clear and practical for real-world applications. Tyler added several definitions to clarify the Zoning Bylaws. The Planning Commission agreed that all the concerns of the Selectboard have been addressed. Tyler will set up a meeting with the Trustees to discuss the proposed bylaws.

NEW BUSINESS

- 1. Discussion with Lamoille County Planning Commission about the Tier 1b designation.**

The Commission discussed the details of the Act 250 Tier 1a and Tier 1b Area Designation with Seth Jessen representing the Lamoille County Planning Commission (LCPC). Act 250's new purpose statement and Act 181's changes follow the theme that has guided Vermont's land-use and planning laws since Act 250's inception: maintaining Vermont's historic settlement pattern of compact villages and urban centers separated by rural countryside. Act 181 updates Vermont's planning framework for coordinating state, regional, and municipal land use. This includes shifting Act 250's jurisdiction from being triggered by the size of the development to being location-based. This document outlines two major elements of location-based jurisdiction that are informed by municipalities: Tier 1A areas and Tier 1B areas. Both include Act 250 exemptions.

After reviewing Tier 1a criteria versus Tier 1b, it was decided that Tier 1b would be most appropriate for the town. LCPC noted that they need to provide a future land use map to the Land Use Review

Board by the end of December. Preparation for the deadline would include the logistics of meetings with the Trustees and Selectboard, and a public hearing. If the town wished to pursue tier 1b status, it would require further revising the zoning bylaws to include language to address ACT 250 criteria. It was also noted that the Development Review Board would need to be comfortable administering ACT250 criteria. Seth explained the timeline for submitting preliminary maps and plans to the Land Use Review Board in January, with public hearings starting in March and potential approval by September of the following year. The board agreed to further deliberate on the 1b designation and its implications for local resources and administrative capacity. Concern was expressed about rushing the process, suggesting that it would be beneficial to further discuss Tier 1b. The group also considered the need for increased application fees to cover additional costs associated with reviewing Act 250 developments if the town opted to pursue Tier 1b.

FUTURE PLANNING AGENDA TOPICS

1. Discuss setting a date for a public hearing on proposed bylaw amendment.

The committee discusses when they might be able to set a date for a warned public hearing on the proposed bylaw amendment. The committee agreed to try and have the meeting in February if possible.

APPROVE PRIOR MEETING MINUTES

Motion made by Wally Reeve to approve the minutes of 10/28/25. Motion seconded by Joshua Goldstein. Motion carried (4/0) with amendments.

1. Approve Minutes from 10/28/25

The minutes of 10/28/25 were amended to accurately capture who was present.

Motion by Wally Reeve to approve the minutes as amended. Motion Seconded by Joshua Goldstein. Motion carried (4/0)

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Joshua Goldstein to adjourn. Motion seconded by John Meyer. Motion carried. (4/0)

Meeting adjourned at 7:20 pm

Submitted and filed this 11/12/2025.

Bonnie McDermott, Scribe

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