



**PLANNING COMMISSION MEETING MINUTES
OF JANUARY 27, 2026**

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Martin Green, Jerry Throne, Ron Stancliff

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 Minutes from 12/9/25

Motion made by Joshua Goldstein to approve the minutes of 12/9/2025. Motion seconded by John Meyer. Motion carried (4/0) with amendments. Wally Reeve missed the vote on the minutes but attended the rest of the meeting.

NEW BUSINESS

1. Presentation by Adele Taplin on Downtown Transportation Fund.

Adele Taplin reported that the Town of Morrystown is applying for funding through the Vermont Downtown Transportation Fund Program to improve pedestrian connectivity between existing housing developments and the downtown sidewalk network. The project would address current gaps in the sidewalk system that limit safe and accessible walking routes to downtown services, businesses, and amenities. Proposed improvements include a new sidewalk connection from Jersey Way to Audy Lane, a crosswalk connecting to the existing sidewalk in front of the Riverside Village community, and additional sidewalks beginning where the existing sidewalks currently end. These new sidewalks will continue along Main Street and connect to existing sidewalks at Feline Street, creating a continuous pedestrian connection between the Jersey Heights and Riverside Village housing developments and downtown. The project supports walkability, safety, housing access, and downtown vitality.

2. Discuss the 2025 zoning report for the town report.

Tyler shared the Zoning report he submitted for the 2025 town report. While 2025 was still a busy year, the number of permits issued decreased by 28%, and remains at 132 zoning permits. There was a drop in the number of new permits issued for dwelling units. Several factors that could have contributed to this decline, including increased construction costs, local-level regulatory changes, and workforce challenges. Housing affordability also remains a concern. Despite the recent drop in new permits, the town is on track to meet the voluntary housing targets assigned by the Lamoille County Planning Commission (LCPC) as required by Act 47 and 181.

OLD BUSINESS

- 1. Review feedback from the town attorney and make last edits to the bylaws.**

Tyler led the commission through a comprehensive review of the bylaw edits as recommended by the legal staff. He will make a final review of the document to make any edits, clarifications, and check definitions as needed.

- 2. Discuss timeline for bylaw adoption.**

The commission members went through the chain of steps involved in the bylaw adoption process. Tyler noted that after he make a few additional changes to the bylaws, he will reach out to the Village Trustees to set up a meeting to walk through the bylaws. After the meeting, he will make any final changes and send the changes to the attorney for legal review prior to setting a date for the public hearing.

FUTURE PLANNING AGENDA TOPICS

- 1. Discuss new UVM Intern.**

Tyler informed the commission that a new UVM intern will be working with him for 1–2 days a week this semester. He asked the members for ideas for work projects for the student. It was decided that the student would be invited to a pc meeting, where the commission could discuss possible project topics with her.

- 2. Discussion on 2026 planning priorities.**

This topic will be discussed at the next meeting.

- 3. Discuss a rough action plan for planning priorities for 2026.**

This topic was not addressed at this meeting but will be discussed at the next one.

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Joshua Goldstein to adjourn. Motion seconded by Wally Reeve. Motion carried. (5/0)

Meeting adjourned at 7:09 pm

Submitted and filed this 1/28/2026.

Bonnie McDermott, Scribe

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