



**PLANNING COMMISSION MEETING MINUTES  
OF FEBRUARY 10, 2026**

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Madison Fucunda, Jerry Throne, Y.B Zelinsky, Martin Green, Thea Alvin

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**CALL TO ORDER**

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

**AGENDA CHANGES/ADDITIONS**

None

**APPROVE PRIOR MEETING MINUTES**

**1. Approve minutes 1-27-26.**

*Motion made by John Meyer to approve the minutes of 1/27/2026. Motion seconded by Joshua Goldstein. Motion carried. (5/0)*

**NEW BUSINESS**

**1. Discuss feedback from the Selectboard regarding path forward on Section 480.E Extraction of Earth Resources (Earth Extraction).**

Etienne reported on his and Tyler's attendance at the Selectboard meeting regarding Zoning Bylaws section 480E (previously 485) Extraction of Earth Resources. Tyler stated that the Selectboard did not want to delay the commission's work over the past 2 years on the Zoning Bylaws, but would like to see the changes added to the earth extraction as soon as possible, within a reasonable time. The commission needs to assess how long it will take to add new language for this section of the bylaws and decide whether there is time to include it in this round of bylaw revisions or offer it as a future amendment as soon as possible.

**2. Examine how other communities regulate earth extraction.**

Town staff presented the earth extraction regulations from the zoning bylaws of the following towns: Stowe, Hardwick, Waterbury, Hinesburg, Jericho, Northfield, and Fairfax for the Commission's review. All of these towns are either similar in size or located near Morrystown. Staff presented research on how similar-sized towns regulate rock and earth extraction, noting that most towns use similar language but some, like Jericho and Waterbury, have more detailed definitions and thresholds for what constitutes "incidental" extraction. The discussion revealed that Morrystown's current language lacks clear scale definitions and thresholds for defining incidental extraction. The group agreed to gather more information from contractors about typical material removal quantities for different types of projects, including residential and commercial developments, to help establish appropriate regulations.

**3. Discuss stakeholder groups we should target for outreach regarding earth extraction.**

Tyler will reach out to local contractors as suggested, Nick Donza, Donnie Blake, and others, to gather data on typical volumes and types of materials removed for both residential and commercial projects. Etienne wanted data on how many truckloads of material were removed from other large projects. Morristown resident Thea Alvin noted that Lieutenant Governor Rogers called her and, after being updated on the issue, defined incidental, saying that if the product was being sold, it was not incidental. Joshua suggested that the commission could consider requiring increased regulations for projects that involve crushing rocks that could release silica.

**OLD BUSINESS**

**1. Continued discussion on the proposed 2026 bylaws with an emphasis on Section 660.**

The commission decided to remove Section 660 from the bylaws, which allows local review of certain Act 250 criteria, as it is not currently being used and would require an onerous process to follow. Town staff noted that removing Section 660 would not impact Morristown's new downtown designation or its ability to qualify for Tier 1 B designation. Town Legal counsel also noted that very few towns in Vermont choose to administer ACT250 at the local level due to the difficulty in complying with the Municipal Administrative Procedures Act.

**FUTURE PLANNING AGENDA TOPICS**

**1. Discussion on 2026 planning priorities.**

**2. Discuss a rough action plan for planning priorities for 2026.**

Tyler distributed a list of planning priorities for 2026 to the members and asked that they review and rank them by level of importance. Joshua added development to the North End. Tyler also wants to have a meeting on Tier 1B with a representative from LCPC and the land use board to help with the determination of the benefit of applying for Tier 1B status.

**ADJOURN**

***Motion made by John Meyer to adjourn. Motion seconded by Wally Reeve. Motion carried. (5/0)***

Meeting adjourned at 7:03 pm  
Submitted and filed this 2/11/2026.  
Bonnie McDermott, Scribe

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