



TOWN OF MORRISTOWN PLANNING COMMISSION
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM
43 Portland St. Morrisville, VT 05661
5:00 PM Tuesday, February 24, 2026

[Join Zoom Meeting](#) or by phone join via conference call (audio only): 1 (646) 558-8656 | Meeting ID: [810 342 4528](#) | Passcode 05661

The meetings will be live-streamed on the Town of Morrystown's website: <https://www.morrystownvt.gov/community/page/meetings-agendas-minutes>

I. CALL TO ORDER

II. AGENDA CHANGES/ADDITIONS

III. APPROVE PRIOR MEETING MINUTES

1. Approve minutes from 2/10/26.

IV. OLD BUSINESS

1. Update on the draft 2026 Bylaws.

V. FUTURE PLANNING AGENDA TOPICS

1. Discuss workflow for upcoming monthly meetings.

VI. NEW BUSINESS

1. Discuss planning priorities worksheet.
2. Discussion with LCPC about Tier 1B.
3. Discussion on making a recommendation to the Selectboard whether the town should pursue Tier 1B.
4. Draft and approve PC Tier 1b recommendation letter.

VII. CORRESPONDENCE/NOTICES

VIII. ADJOURN



**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

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.

WELCOME TO THE PUBLIC MEETING OF THE VERMONT LAND USE REVIEW BOARD ON THE LAMOILLE COUNTY REGIONAL PLAN

2026 Regional Plan Update Overview:

Tasha Wallis, LCPC Executive Director

Tier IB Areas Overview:

Seth Jensen, Deputy Director

Virtual Tour of Proposed Lamoille County Future Land Use Map:

Alec Jones, LCPC GIS & Transportation Planner

WHAT MAKES LAMOILLE COUNTY UNIQUE

- ❑ Frequent flooding, steep valleys and mountains, no interstate
- ❑ Rural, limited infrastructure wastewater/water
- ❑ High percentage of conserved land
- ❑ 10 towns, 5 villages and 10 utilities
- ❑ Half of Lamoille County towns don't have zoning



Belvidere Bog



July 2023 Flood, Johnson Village

WHAT YOU WILL NOTICE IN OUR FUTURE LAND USE MAP: HOW THE COUNTY'S UNIQUE CHARACTERISTICS TRANSLATE TO OUR FUTURE LAND USE MAP



FEW TIER 1B ELIGIBLE AREAS

- Tier 1B eligible = 1.26% of the County
- Tier 1B Opt-In = .6% of the County (North Hyde Park, Morristown, Stowe)
- Lack of municipal water/wastewater
- Lack of zoning
- Small communities with limited staffing capacity



TRANSITION INFILL AREAS

- ❑ Frequent flooding in village centers
- ❑ Where communities can consider infrastructure investments (municipal water/sewer) and various planning tools to accommodate additional housing growth/ small-scale commercial development.
- ❑ Allow communities to develop housing outside the floodplain.
- ❑ Transition compact development outside the floodplain while still being located near a village/downtown center.
- ❑ Conducted extensive flood modeling of the Lamoille River and tributaries. Our mapped Transition Infill Areas are based on flood data and modeling results.

Johnson Village, July 2023 flood

FLOOD HAZARD AREA/RIVER CORRIDOR OVERLAY

- ❑ LCPC mapped the flood hazard area/river corridor as an overlay.
- ❑ The area under that overlay has been mapped as the most appropriate land use category per the Act 181 Future Land Use Mapping Guidance.
- ❑ The overlay approach especially makes sense as every parcel retains its own unique characteristics and permitting requirements.



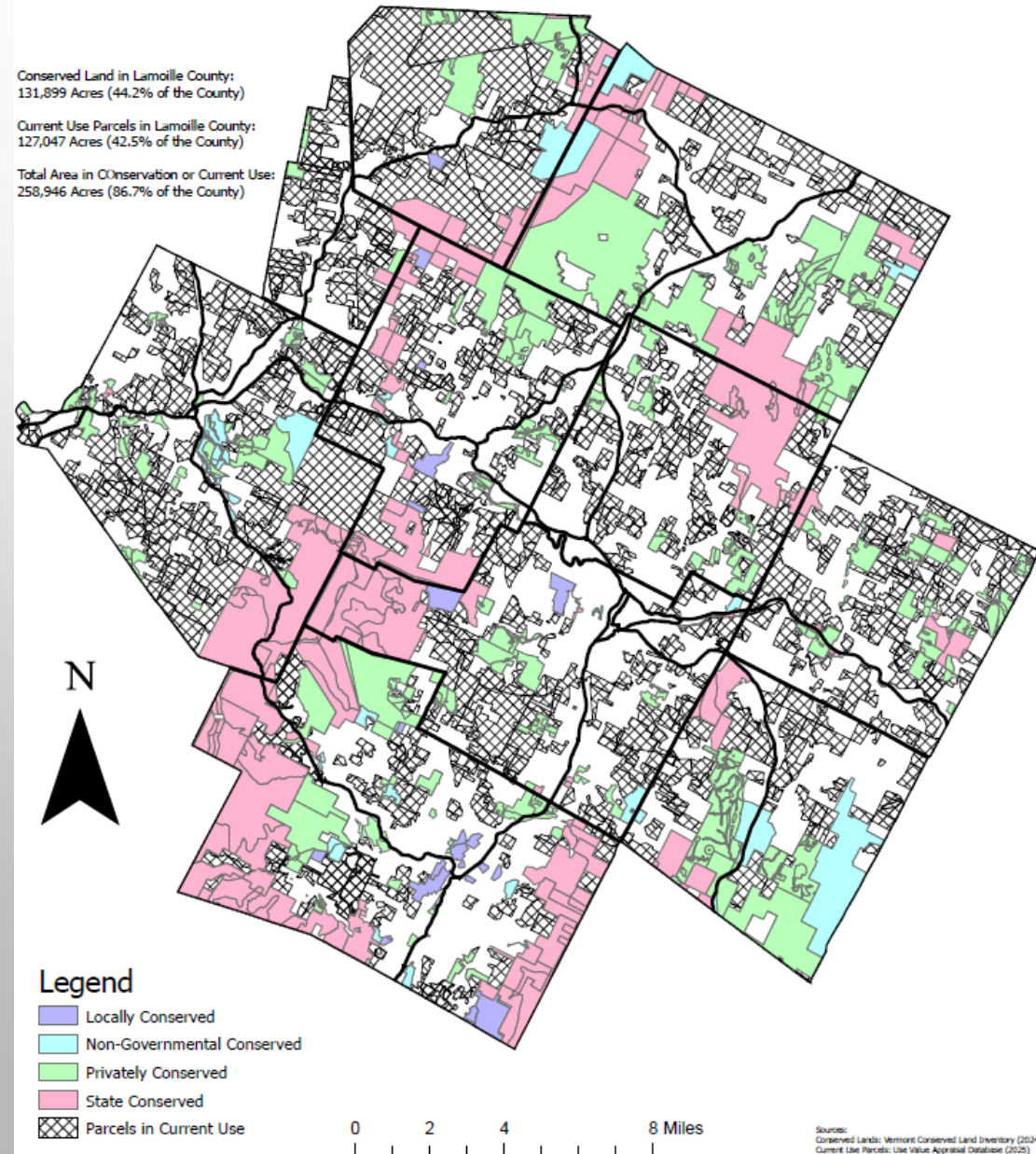
VERY RURAL COUNTY

- ❑ Rural Area on the Future Land Use Map=93% of Lamoille County
 - ❑ This leaves limited land available for housing growth outside the floodplain.
 - ❑ Transition Infill Areas are also key to meeting Lamoille County's housing needs.



STATE CONSERVATION GOALS

- Lamoille County meets the Vermont Conservation Goals** of meeting 30% conserved land by 2030 (does not include Current Use parcels) and 50% conserved lands by 2050 (this does include Current Use parcels).
- The total area in Conservation or Current Use accounts for 86.7% of the County (258,946 Acres).
 - 42.5% of those acres are land in Current Use
 - 44.2% are conserved land



2026 LAMOILLE COUNTY REGIONAL PLAN DEVELOPMENT

- Plan was developed with extensive public input
- Incorporates housing targets consistent with Act 181 and Act 47
- Municipal housing targets were broken down by town population derived from regional targets provided by the Vermont Department of Housing & Community Development
- Incorporates health equity and environmental justice language throughout the Plan content, strategies, and policies
- Previous Lamoille County Regional Plan update adopted on October 24, 2023
 - Enhanced Energy Plan update adopted on July 23, 2024

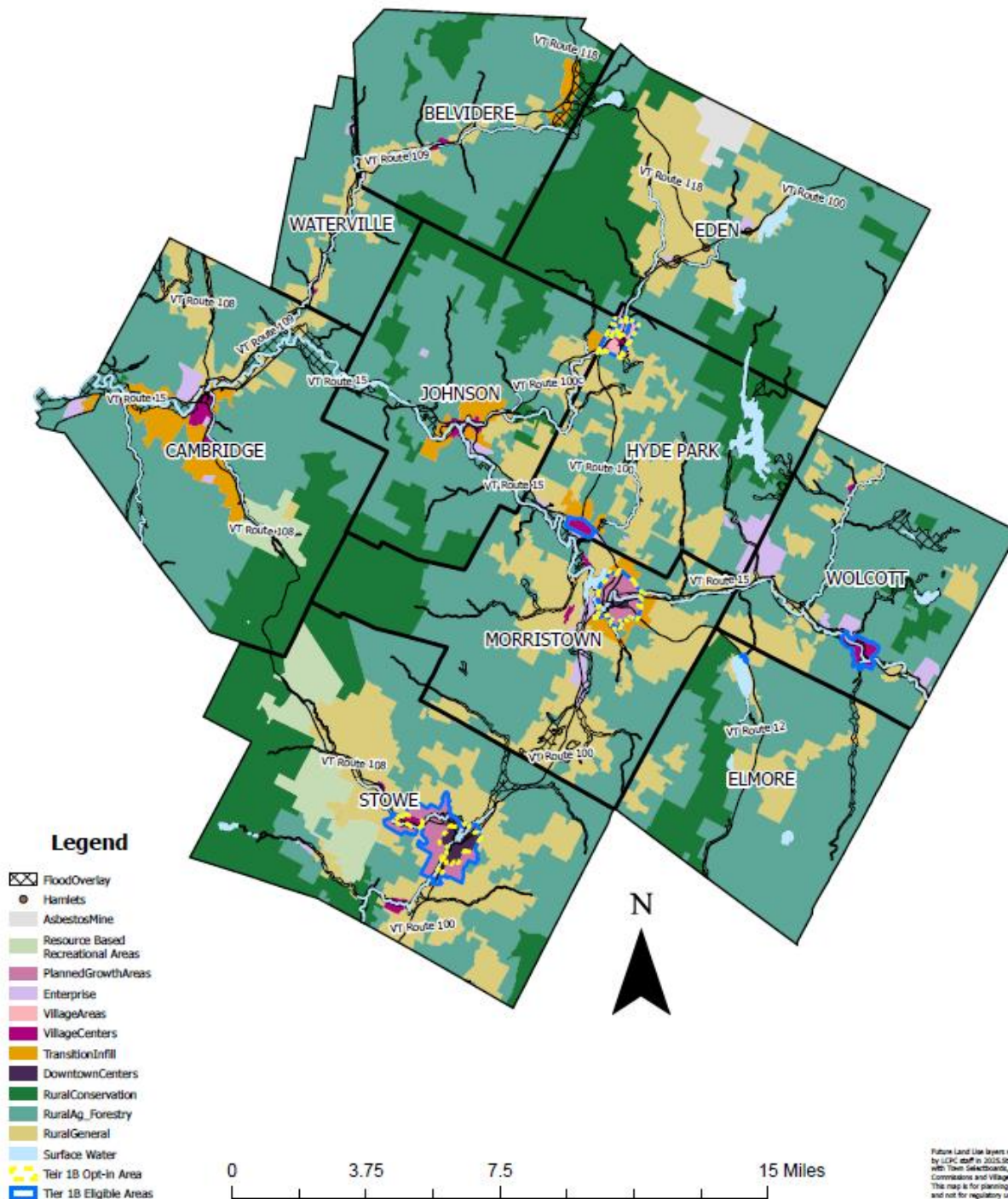
DRAFT LAMOILLE COUNTY FUTURE LAND USE MAP

Now join us for a virtual tour.

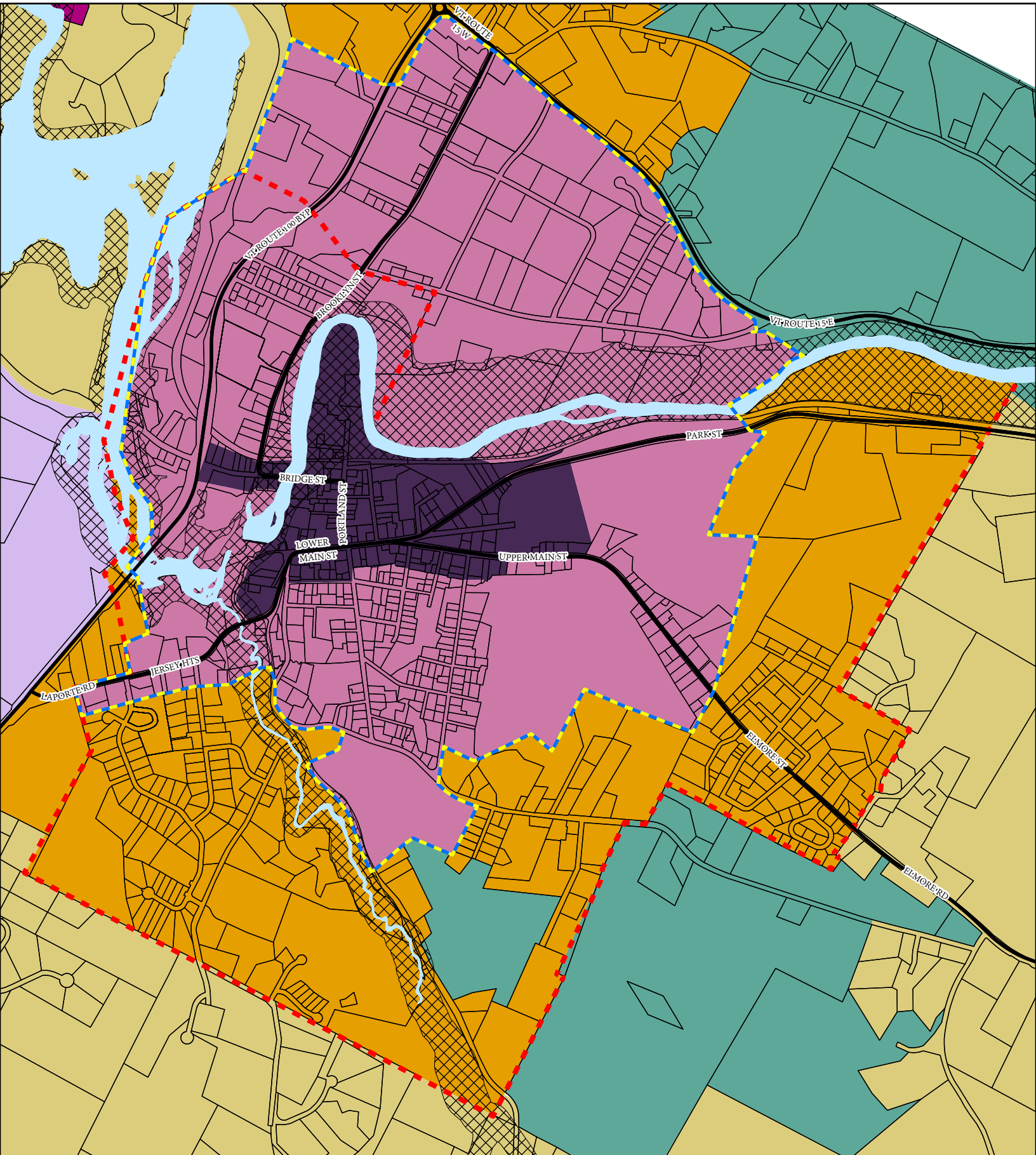
Tier 1B Areas

Transition Infill Areas

Other areas of interest



DRAFT Morrisville Future Land Use



- Village Boundary
- Parcels
- LC_FloodOverlay
- LC_Hamlets
- LC_AsbestosMine
- LC_Resource Based Recreational Areas

- LC_PlannedGrowthAreas
- LC_Enterprise
- LC_VillageAreas
- LC_VillageCenters
- LC_TransitionInfill
- LC_DowntownCenters

- LC_RuralConservation
- LC_RuralAg_Forestry
- LC_RuralGeneral
- Surface Water
- Tier 1B Opt-in Area
- Tier 1B Eligible Areas

0 1,000 2,000 Feet