



PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 24, 2026

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia Zonign and Planning Administrator

PARTICIPANTS/GUESTS: Jerry Throne, Leah Hollenberger, Martin Green

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 2/10/26.

Motion made by Wally Reeve to approve the minutes of 2/10/26. Motion seconded by Jamie Morris. Motion carried (5/0). Joshua Goldstein was present for the first part of the meeting but had to leave halfway through.

OLD BUSINESS

1. Update on the draft 2026 Bylaws.

Tyler Machia provided an update on the draft 2026 Bylaws. He noted that the last round of substantive changes has been sent to the town attorney. His review is expected on March 9th. At the March 10th Planning Commission meeting, the legal review will be presented, and any necessary changes will be made. Tyler is expected to attend the April 1st meeting of the Village Trustees to walk through the bylaws. It is anticipated that the Planning Commissions public hearing will take place in May of 2026. Tyler plans to draft a memo containing all the revisions made to the current bylaws.

FUTURE PLANNING AGENDA TOPICS

1. Discuss workflow for upcoming monthly meetings.

Tyler informed the Commission that he would like to change the format of the meeting's agenda to alternate zoning bylaw and technical details with planning topics and presentations relevant to the Commission.

NEW BUSINESS

1. Discuss planning priorities worksheet.

Tyler introduced Etienne's priority list and solicited each member's list of priorities. A discussion ensued with Tyler recording the items and ranking the top three as agreed; drafting the language on rock extraction, conducting a housing needs assessment, and reviewing the town plan

implementation. Tyler keep track of this priority list for the members.

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.

Tyler invited Seth Jensen from the Lamoille County Planning Commission to review the details of the Tier 1B designation. He differentiated between the Tier 1A and Tier 1B options. Tier 1B offers the opportunity to reduce Act 250 reviews by increasing the thresholds that trigger reviews. For example, the current 10 units have been increased to 50 units, and local zoning still applies. Jensen presented a draft map of the Tier 1B area. The eligible areas for Tier 1B are the mapped downtown centers and planned growth areas. The commission drafted a letter that will be signed by the chair, with a recommendation to the Selectboard and Village Trustees that the Planning Commission supports the town of Morristown in pursuing the Tier 1B designation based on the LCPC map.

Motion made by Jamie Morris to support the recommendation letter from the Planning Commission that the town pursue the Tier 1B designation and to give the Zoning and Planning Administrator and Chair the ability to make non-substantive changes to the letter. Motion seconded by John Meyer. Motion carried (4/0). Joshua Goldstein was absent by this point in the meeting.

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Jamie Morris to adjourn. Motion seconded by John Meyer. Motion carried. (4/0)

Meeting adjourned at 6:40 pm
Submitted and filed this 2/26/26.
Bonnie McDermott, Scribe

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