



**SELECTBOARD MEETING MINUTES  
OF APRIL 20, 2026**

Members: Don McDowell, Richard Craig, George Cormier, Leah Hollenberger, Rose Belanger

Absent:

ADMINISTRATION and STAFF: Jason Luneau, Chief of Police; Judi Alberi, Executive Assistant; Jordan St.Onge, Highway Superintendent

PARTICIPANTS/GUESTS: Jamie Jaret, Chris LeBlanc, Martin Green, Dan McLaughlin, Laura Green, Matt Kelly, Joshua Goldstein\*

*\*participating via Zoom*

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**5:30PM - CALL SELECTBOARD MEETING TO ORDER**

Don McDowell called the Selectboard Meeting to order at 5:34 PM at the Tegu Building.

**5:31PM - AGENDA CHANGES/ADDITIONS**

None

**5:33PM - COMMUNITY COMMENTS**

One person spoke of an issue she had with the Police Department.

**5:47PM - APPROVE MINUTES**

**1. Approve minutes of 4-6-26**

*Motion made by Richard Craig to approve the minutes of 4/6/2026. Motion seconded by Rose Belanger. Motion carried. (5/0)*

**5:50PM - NEW BUSINESS**

**1. Review of Paving Bids and Award Contractor - Jordan St.Onge**

Jordan St.Onge, Highway Superintendent, reviewed the 2026 Paving Scope of Work and Contractor Selection. Sections of several roads were targeted for work. These included Lower Elmore Mountain Rd., Randolph Rd., Needles Eye Rd., Sunset Drive, Demar's Rd., Bridge St., and Stancliff Rd. All identified work targets would involve machine paving, shimming, and wearing course. Several bids for the work were obtained from Pike Industries, J. Hutchins, P W Whitcomb, and SD Ireland. All bids are equivalent, including traffic control, with a 12-month warranty, and include a two-way asphalt price adjustment. Although the scope of work was designed around an \$800,000 budget, the recent increases in oil prices have increased the project's cost. The highway department's forces will complete the shoulder gravel work.

Jordan recommended that the Board award the full contract to Pike Industries, the lowest bidder, at \$818,658. He outlined the financial plan, with funding from the Bridge and Infrastructure Fund, grant funds, with a possible \$218,000 being needed from other revenue sources such as LOT. The board

discussed the plan's cost and the impact on the budget. George expressed concerns about the town being over budget and potentially going into deficit. Discussion followed, with a suggestion to reduce the project's scope. Planning Commission Chair Joshua Goldstein supported the original proposal, as delaying work could result in increased prices and may affect the contractor's availability. Judi Alberi stepped out to call Finance Director Tina Sweet and Town Manager Brent Raymond. The board recessed for 5 - 7 minutes to allow time to speak with administration regarding the funding sources. After a discussion between George and Brent regarding the financial concerns, the Selectboard awarded the full paving and reclaiming contract to Pike Industries for \$818,658.96. George expressed reservations about the project but agreed to move forward after learning about grant expenditures that improved the financial outlook.

***Motion made by Richard Craig to award the full paving and reclaiming contract to Pike Industries as the successful bidder for a contract price of \$818,000 based on the bid results as reviewed. Motion seconded by Leah Hollenberger. Motion carried (5/0).***

## **2. Review of proposed changes to the Zoning Bylaws - Tyler Machia**

Tyler Machia, Zoning/Planning Administrator, presented the proposed 2026 Zoning Bylaws. Tyler began by explaining specific changes to the use table and dimensional requirements, noting that this had been a multi-year effort involving multiple contributors, including Todd Thomas, Dave White, and the Planning Commission members.

Key changes include:

- Updates to meet Act 47 and Act 181 requirements, including allowing up to four-unit dwellings by right in areas served by municipal water and sewer.
- Establishing that variances will not be issued in flood hazard districts and requiring new structures to be raised two feet above base flood elevation.
- Inclusion of Section 510 (Multiple Principal Uses on a Lot) and Section 511 (Short-Term Rentals), the latter of which codifies permit requirements for rentals with five or more bedrooms.
- Returning to a traditional three-step process (Sketch, Preliminary, Final) for major subdivisions.

Leah Hollenberger suggested future considerations for definitions of "incidental to construction", business services, and community facilities, regarding environmental impacts, using the example of AI data centers.

The board expressed appreciation for the thorough work put into the updates and commented that the 2026 Zoning Bylaws were clear and very detailed. Planning Commission Chair Joshua Goldstein also noted that the information was well presented. Leah raised questions about potential future additions, including noise and light pollution standards. Residents have requested zoning maps to better visualize boundary changes, though Tyler noted challenges in creating these maps.

## **3. Adopt and sign Local Emergency Management Plan 2026**

The Selectboard reviewed the Local Emergency Management Plan for 2026, with the only substantive change being updates to personnel, including Chief Digregorio's new role as Assistant Emergency Management Director. Don complimented the team for producing such a comprehensive plan.

***Motion made by Richard Craig to approve and adopt the updated Emergency Management Plan for the Town of Morristown as submitted, and authorize Brent Raymond to sign. Motion seconded by Leah Hollenberger. Motion carried (5/0).***

**6:20PM - OLD BUSINESS**

None

**6:20PM - APPROVE WARRANTS**

***Motion made by Richard Craig to approve the warrants. Motion seconded by George Cormier . Motion carried. (5/0)***

**6:30PM - SCHEDULE**

1. **Monday, April 27, 2026 - Site Visit - 4:00PM Lanphear Rd**  
**Monday, April 27, 2026 - Site Visit - 4:30PM Lazy Lane**  
**Monday, April 27, 2025 - Public Hearing - 5:30PM Lanphear Rd; 5:45PM Lazy Lane**  
**Monday, May 4, 2026 - Site Visit - 4:30PM Stub Towne Rd**  
**Monday, May 4, 2026 - Public Hearing - 5:30PM Stub Towne Rd**  
**Monday, May 4, 2026 - SB Meeting - 5:31PM immediately following public hearing**  
**Thursday, May 7, 2026 - Site Visit - 10AM Muddy Moose trail visit**  
**Monday, May 18, 2026 - SB Meeting - 5:30PM**

**6:35PM - OTHER BUSINESS**

None

**6:40PM - ADJOURN**

***Motion made by Richard Craig to adjourn. Motion seconded by George Cormier. Motion carried. (5/0)***

Meeting adjourned at 8:00 pm  
Submitted and filed this 4/21/2026.  
Bonnie McDermott, Scribe

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