



PLANNING COMMISSION MEETING MINUTES OF APRIL 14, 2026

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Martin Green, Jerry Throne

CALL TO ORDER

Joshua Goldstein 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 3/24/26

Motion made by John Meyer to approve the minutes of 3/24/26 with amendments. Motion seconded by Etienne Hancock. Motion carried (4/0)

NEW BUSINESS

1. Review feedback from 4/1/16 Village Trustees meeting and consider changes to the proposed 2026 bylaws.

Tyler reported on the results of his review of the 2026 bylaws at the Village Trustees meeting. They expressed appreciation for the Planning Commission's work and requested that the location-dependent part of the definition of legislative body be removed from the bylaws. The town attorney recommended either removing the definition entirely or keeping the current 2023 definition, with removal being the preferred option. The Commission agreed with the suggestion and opted to remove the definition. Tyler will present the 2026 bylaws to the Selectboard at their next meeting.

2. Review model bylaw language on earth extraction.

Tyler presented draft regulation on earth extraction operations. The discussion focused on reviewing different options for implementing dust control standards in the zoning bylaw, specifically for earth extraction and rock processing projects. Tyler explained three main options (A, B, and C) with varying levels of restrictions and requirements, including fugitive dust control plans, specific suppression measures, windbreaks, buffers, and monitoring requirements. Tyler then presented option D, a hybrid approach that combines elements from the previous options to create clear standards while allowing some flexibility for developers. The group discussed option E, a tiered approach to regulating mining and excavation projects, with participants expressing support for the concept while raising concerns about the complexity it would add to the bylaws. The discussion highlighted concerns about truck traffic impacts and crushing operations, with participants suggesting that regulatory thresholds should consider both material quantity and truck traffic volume. While there was debate about referencing federal and state regulations versus creating municipal standards, the group ultimately aligned on pursuing the tiered approach with specific enforcement mechanisms, including fugitive dust control plans. The group discussed plans for comparing their proposed tiered approach to zoning regulations with similar towns and decided to research how other towns of similar size handle similar regulations.

3. Develop a list of stakeholders to reach out to for feedback.

It was decided to tentatively schedule public meetings on June 9th and 23rd to gather stakeholder feedback on the proposed earth extraction regulations. They agreed to compile a list of stakeholders to consult, including conservation groups, developers, and the

public, with Tyler offering to reach out to potential contacts. The discussion touched on whether to hold one large meeting or multiple tailored listening sessions, considering the different perspectives of attendees.

4. Zoning Report

Tyler reviewed the 2026 Zoning Activity Report, which focused on planning and zoning updates, including permit issuance and upcoming public hearings. He reported that 21 permits have been issued this year, with 13 housing units approved.

FUTURE PLANNING AGENDA TOPICS

1. Develop timeline for feedback on earth extraction from stakeholders.

The members decided to first develop a rough draft of the tiered approach to earth extraction without extensive stakeholder input, then schedule listening sessions with key groups, including public members, conservation groups, and the Highway Superintendent. The participants expressed a desire to move forward quickly while the issue maintains momentum.

OLD BUSINESS

Tyler will present the results of the survey compiled by the intern at the next meeting.

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Etienne Hancock to adjourn. Motion seconded by Wally Reeve. Motion carried. (4/0)

Meeting adjourned at 6:35 pm

Submitted and filed this 4/15/26.

Judi Alberi, Scribe

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