



**PLANNING COMMISSION MEETING MINUTES
OF APRIL 28, 2026**

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

Absent: Joshua Goldstein

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Jerry Throne, Martin Green, Kristen Fogdall, Ron Stancliff, Hilary Warner,

CALL TO ORDER

John Meyer called the Planning Commission to order at 5:00 PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS

approval of Tyler's report scheduled for public hearing on May 26th.

APPROVE PRIOR MEETING MINUTES

1. Approve Minutes from 4/14/26

Motion made by Wally Reeve to approve the minutes of 4/14/26 with amendments. Motion seconded by Etienne Hancock. Motion carried (4/0) .

NEW BUSINESS

1. Review feedback from community survey.

Tyler presented the findings from the community survey created and analyzed by the intern Gabriella Coutts. The survey was available on Front Porch Forum and the town's website. One hundred responses were received. Key findings included low satisfaction with the current town plan and limited awareness, with 56% of respondents not having read the plan. The survey revealed opportunities for improved outreach, particularly through Front Porch Forum and more consistent communication methods such as periodic updates on the planning commission's work. The survey identified several priority areas for the town plan update. These include 1. the environment, 2. transportation, 3. schools, and 4. small business development. Tyler congratulated the intern's work and noted that she would be present when the survey was presented to the Selectboard.

2. Review and approve changes to the 2026 Zoning and Subdivision bylaws based on Selectboard feedback.

Tyler reported on his presentation of the 2026 zoning bylaws to the Selectboard. The Selectboard acknowledged the work of past and present members of the Planning Commission and was impressed by the quality and amount of work involved in completing the bylaws. The discussion covered proposed changes to zoning bylaw language regarding subdivision plats and private streets, with specific modifications suggested by the Selectboard to clarify approval processes and alignment with the Morrystown Road policy. Tyler reported although there was no strong opposition to maintaining the current system, one member of the Selectboard suggested removing the zoning administrator's ability to extend filing deadlines for plat approvals beyond the existing 180-day requirement. Tyler clarified that while the zoning administrator has discretionary power to extend deadlines, significant changes to projects after approval could potentially require re-approval, although rare and case-dependent. The commission discussed this and determined they agreed to add alignment with the Morrystown road policy. While several members wanted to keep the existing language, they ultimately

decided to remove it.

Motion made by Wally Reeve to approve the 4/28/26 draft of the Zoning Bylaws. Motion seconded by James Morris. Motion carried (4/0).

3. Approver the Municipal Bylaw report and set a date and time for our Public Hearing on the proposed 2026 Zoning Bylaws.

Tyler brought the Municipal Bylaw report to the Commission for review and approval. Tyler explained that while the current submission met minimum requirements, there were some areas for improvement. The group discussed specific requirements from 24 VSA 4412, particularly regarding density for affordable housing and heights of renewable energy structures. After addressing these concerns, the group unanimously approved the motion to approve the municipal planning bylaw report.

Motion made by Wally Reeve to approve the Municipal Planning Bylaw Report. Motion seconded by James Morris, Motion carried (4/0).

4. Review tiered approach to earth extraction and dust control.

Discussion began on reviewing a proposed tiered regulatory approach for gravel extraction operations. Tyler introduced the tiered system (Tier 1, 2, and 3) that was developed using AI analysis of New England region best practices, excluding Act 250-regulated activities. The group discussed ensuring that Tier 3 regulations would be at least as restrictive as the current Section 485 rules. The team agreed to move current bylaw requirements into Tier 3 as a first step toward creating a working draft document for further review and feedback.

The discussion then addressed dust suppression methods for aggregate operations, with Jerry Throne emphasizing the need for more stringent controls, particularly for hazardous materials like crystalline silica and asbestos. The discussions centered on testing requirements for hazardous materials and public health considerations. The group discussed federal regulations and state requirements, with concerns raised about enforcement capabilities given the limited resources of a single enforcement officer. There was a question about the extent the town could regulate public health concerns. Wally suggested that materials be tested by the developer prior to going to the DRB, and the state then enact their regulations. It was decided to seek legal advice from the town lawyer on whether developers should be required to test for hazardous materials, and to what extent health concerns can be considered in zoning regulations.

5. Background memo on the history of the conservations subdivision language in Section 510 Morristown.

This item will be discussed at the next Planning Commission meeting.

OLD BUSINESS

None

FUTURE PLANNING AGENDA TOPICS

Tyler will revise the table introduced for earth extraction and dust control, and schedule the revised earth extraction framework for a future meeting after receiving legal feedback, to gather public feedback and further discussion.

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Etienne Hancock to adjourn. Motion seconded by James Morris, Motion carried. (4/0)

Meeting adjourned at 6:51pm
Submitted and filed this 4/29/26.
Bonnie McDermott, Scribe

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