



**PLANNING COMMISSION MEETING MINUTES  
OF MAY 26, 2026**

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

Absent:

ADMINISTRATION and STAFF: Brent Raymond, Interim Zoning Administrator; Ron Rodjenski, Consultant

PARTICIPANTS/GUESTS:

**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 5/12/26.  
*Motion made by Jamie Morris to approve the minutes of 5/12/26. Motion seconded by John Meyer.  
Motion carried (5/0) with amendments.*

**NEW BUSINESS**

1. **PUBLIC NOTICE-WARNED HEARING**  
**MORRISVILLE/MORRISTOWN PLANNING COMMISSION**

Pursuant to 24 VSA Section 4441 the Morrystown Planning Commission will hold a public hearing on May 26<sup>th</sup> at 6:00 PM. The meeting will be held in person at The Morrystown Office located at 43 Portland street in the community meeting room.

**Purpose:** The purpose of these amendments is to modernize the Morrystown/Morrisville Zoning and Subdivision Bylaws to comply with recent state mandates under Act 47 (the HOME Act) and Act 181. These changes address feedback from the town attorney, eliminate regulatory ambiguity, and streamline the development review process.

**Geographic Are Affected:** Entire Town

**Place where text can be examined:** Hard copies of the proposed bylaws can be found in the Morrystown Zoning and Planning office and town clerks office during regular business hours, the town website, and via email to [tmachia@morrystownvt.gov](mailto:tmachia@morrystownvt.gov)

**To Participate:** This is a hybrid meeting which will be held in person at the address noted above and via zoom using the link noted above.

**Articles and Sections of the Bylaws that are effected:** All Articles and sections of these bylaw have undergone some form of change. All Section were renumbered according to a new number sequence. While some changes were minor other sections saw significant revisions. The following is a brief summary of the sections and article that saw more substantive revisions:

Section 201	Section 204
Section 205	Section 206

<b>Section 310</b>	<b>Section 400</b>
<b>Section 420</b>	<b>Section 435</b>
<b>Section 450</b>	<b>Section 510</b>
<b>Section 511</b>	<b>Section 660</b>
<b>Section 710</b>	<b>Section 720</b>
<b>Section 730</b>	<b>Section 740</b>
<b>Section 750</b>	<b>Section 900</b>
<b>Article X</b>	

The Planning Commission held a public hearing on May 26th to discuss the proposed 2026 zoning subdivision bylaw amendments. The meeting focused on listening to public comments rather than reviewing every change, as the board had already discussed the amendments extensively across multiple meetings and boards. Key concerns raised included definitions around incidental extraction, noise pollution regulations, and water extraction provisions. The commission clarified that these specific issues were not addressed in the current version of the bylaws due to ongoing comprehensive discussions about earth extraction regulations. The group acknowledged that additional amendments might be needed in the future, with Tyler emphasizing the importance of taking a deliberative approach to ensure the regulations are fair to industry while addressing legitimate community concerns. After public comment from residents, the commission voted to close the public hearing.

***Motion made by Jamie Morris to move the 2026 Zoning Bylaws as discussed at the 5/26/26 Public Hearing as amended on 4/20/26 and forward them to the Selectboard. Motion seconded by Wally Reeves. Motion carried (5/0).***

Leah Hollenberger thanked the Commission for its extensive work on creating the 2026 Bylaws. Don Blake also thanked the Commission for their revisions to the bylaws.

#### **FUTURE PLANNING AGENDA TOPICS**

The [Planning Commission will continue work on future bylaw amendments, specifically focusing on earth extraction regulations and conservation subdivision provisions, including stakeholder engagement.](#) They will also [prepare for the discussion of earth extraction regulations at the next meeting.](#)

#### **OLD BUSINESS**

None

#### **CORRESPONDENCE/NOTICES**

None

#### **ADJOURN**

***Motion made by John Meyer to adjourn. Motion seconded by Ettiene Hancock. Motion carried. (5/0)***

Meeting adjourned at 5:40 pm  
Submitted and filed this 5/27/26.  
Bonnie McDermott, Scribe

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