



PLANNING COMMISSION MEETING MINUTES OF MAY 12, 2026

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

Absent: Etienne Hancock

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Martin Green, Ron Stancliff, Leah Hollenberg, Rose Belanger

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 4/28/26.

Motion made by Wally Reeve to approve the minutes of 4/28/26. Motion seconded by Jamie Morris. Motion carried (4/0) with amendments.

NEW BUSINESS

1. Background memo on the history of the conservations subdivision language in Section 510 Morrystown.

Tyler provided the commission members with background documentation on the town's subdivision language for Section 510. The discussion focused on subdivision regulations and their relationship to sewer service management areas. Tyler explained that previous ACT 250 ruling had imposed condition 13 on the sewer service management area (SSMA), which required new connections to the system to be treated as Minor Act 250 applications. It was noted that condition 13 had been dissolved based on a letter from Susan Baird. There was uncertainty about whether amending the subdivision regulations would retrigger condition 13. Tyler noted that he would reach to Susan to clarify this point.

a. Conversation on pathways to amend the subdivision regulations.

Further discussion focused on whether to make conservation subdivisions mandatory or optional for developers. The conversation explored alternatives, including creating separate subdivision rules for areas inside and outside the SSMA, and discussed practical challenges, such as the requirement that conserved land be its own lot, which can be difficult for developers. Tyler noted that developers often seek to avoid conservation subdivisions by using minor subdivisions instead, and suggested that making conservation optional could encourage more developers to apply for majors thus increase public participation in the process.

2. Review earth extraction language.

They reviewed a tiered framework for regulating emissions and dust from extraction activities. Tyler reported that initial feedback from stakeholders was positive about the overall tiered approach, though they may need to review specific language details. They agreed to stay with earth extraction rather than expanding to include water extraction or lithium deposits, and reinforced the need to stick to the original directive. Tyler will schedule three stakeholder meetings.

3. Review Zoning Report.

Tyler presented the monthly zoning report for the commission's review. There were 8 new permits issued from April 9th to May 9th. This brings the total permits to 29 for this year. Three additional units were added during this month, increasing the

total to 16 units at this point. There are 15 new applications currently pending.

FUTURE PLANNING AGENDA TOPICS

The commission discussed the next steps for the bylaw updates and public hearing scheduling.

OLD BUSINESS

None

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Wally Reeve to adjourn. Motion seconded by Jamie Morris. Motion carried. (4/0)

Meeting adjourned at 6:09 pm
Submitted and filed this 5/13/26.
Bonnie McDermott, Scribe

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