



**TOWN OF MORRISTOWN PLANNING COMMISSION  
MEETING NOTICE & AGENDA  
COMMUNITY MEETING ROOM  
43 Portland St. Morrisville, VT 05661  
5:00 PM Tuesday, June 9, 2026**

[Join Zoom Meeting](#) or by phone join via conference call (audio only): 1 (646) 558-8656 | Meeting ID: [810 342 4528](#) | Passcode 05661

The meetings will be live-streamed on the Town of Morrystown's website: <https://www.morrystownvt.gov/community/page/meetings-agendas-minutes>

**I. CALL TO ORDER**

**II. AGENDA CHANGES/ADDITIONS**

**III. APPROVE PRIOR MEETING MINUTES**

1. Approve minutes from 5/26/26

**IV. OLD BUSINESS**

1. Continued discussion on earth extraction regulations.
2. Continued discussion on conservation subdivision regulations.

**V. NEW BUSINESS**

1. Discussion on planning priorities and outreach on the town plan.

**VI. FUTURE PLANNING AGENDA TOPICS**

**VII. CORRESPONDENCE/NOTICES**

**VIII. ADJOURN**



**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

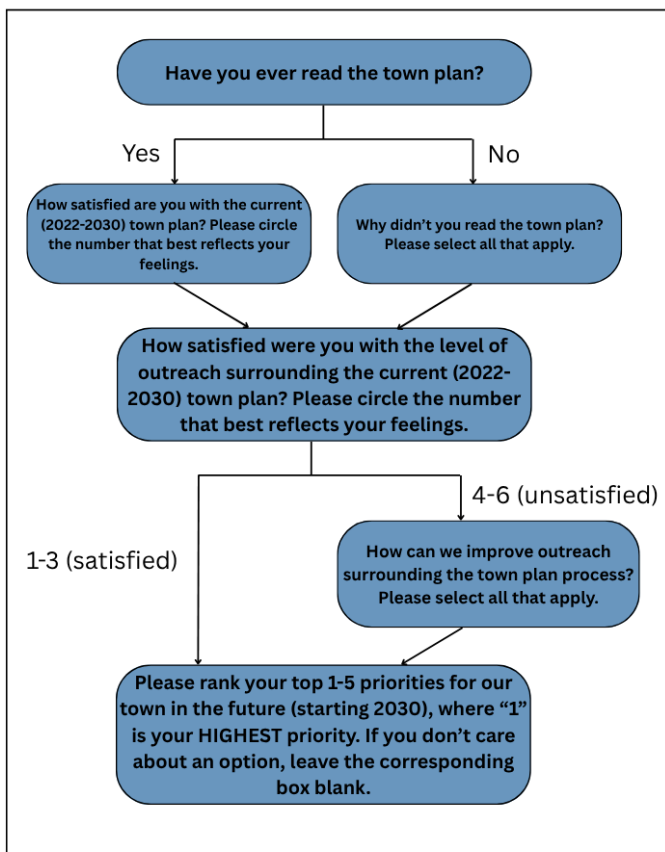
*Please note all minutes are in Draft form and are subject to approval at the next Planning Commission meeting.*

# Town Plan Questionnaire Findings

## Introduction

The Town Plan Citizen Outreach Questionnaire was designed to determine attitudes around the town plan and the town plan process, as well as gather preliminary information on community priorities. The anonymous survey was released on Friday, March 20, and remained open until Friday, April 10. During this time, a total of 100 citizens completed the survey. It is necessary to note that this survey report should not be viewed as scientifically significant research, but rather, a way to gauge interest and priorities from the town in an attainable way. A written copy of the survey can be found in the Appendix of this report.

Questions in the survey revolve around citizen satisfaction with the 2022-2030 town plan and the past outreach surrounding it. It is hoped that the results of this survey can provide valuable insight into the opinions and priorities of community members as we move towards town plan review in 2030.



**Figure 1.** Order and path of survey questions based on responses

## Methods

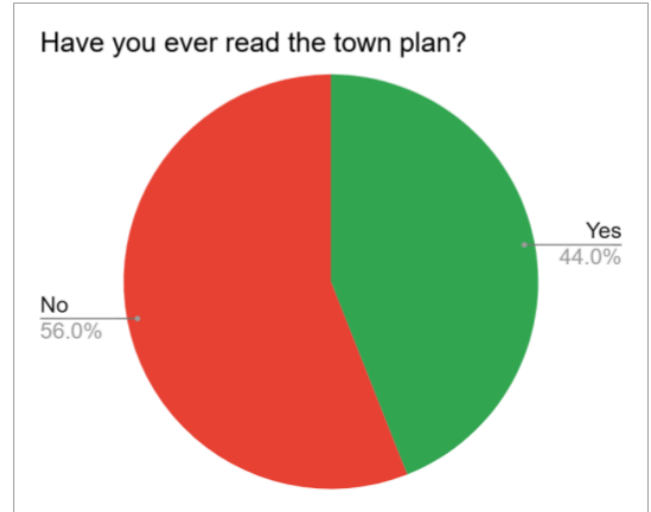
This survey was designed to be kept short in order to invite a greater number of complete responses. In the survey, there are six questions total, though each citizen only needed to respond to four or five questions, depending on their answers. Figure 1 (left) shows the path of the questions in order based on the citizen's response.

The questionnaire was shared virtually through multiple sources, including a Front Porch Forum post, emails to constituents for whom the town had contact information, and a post via the Town of Morristown Facebook. A poster including a QR code was also shared through each of these sources, as well as posted in the Town of Morristown Office, Morristown Centennial Library, and the Morristown post office. Paper copies of the survey were printed and advertised to be located in the Town of Morristown Office and Morristown Centennial Library.

**Question 1: Have you ever read the town plan?**

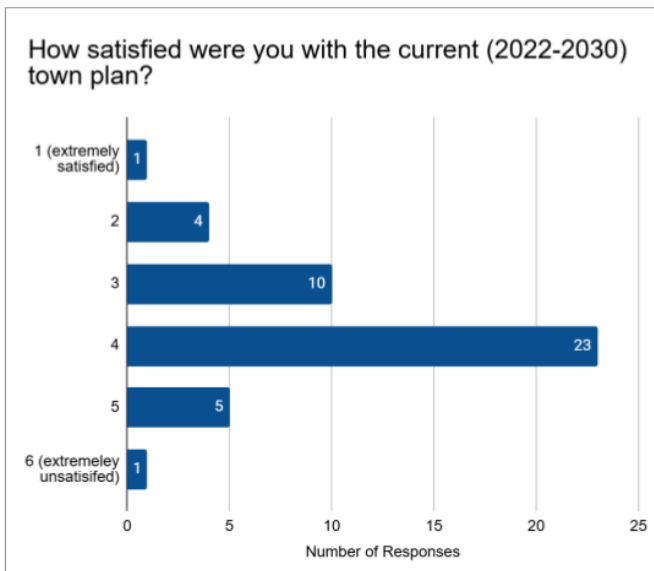
The first three questions were designed to gauge whether citizens are genuinely interested in the town plan and to determine whether it might be worthwhile pursuing continued outreach. A citizen’s response to question 1 led them to either question 2 or 3, to learn either the citizen’s satisfaction with the current town plan or the citizen’s reason for not reading it, accordingly.

Of the 100 survey responses, 56 community members had not read the town plan, while 44 had. Although the majority of community members had not read the town plan, responses to question 3 show that for some, it was not due to a lack of interest. It is important to note that this measurement may not reflect the majority of the community, as the sample population that filled out the survey is likely more involved in local government and, therefore, more likely to have read the town plan.



**Figure 2.** Responses to Question 1; “Have you ever read the town plan?”

**Question 2: If you answered “Yes” to Question 1: How satisfied are you with the current (2022-2030) town plan? Please circle the number that best reflects your feelings.**



**Figure 3.** Responses to Question 2; “How satisfied were you with the current (2022-2023) town plan?”

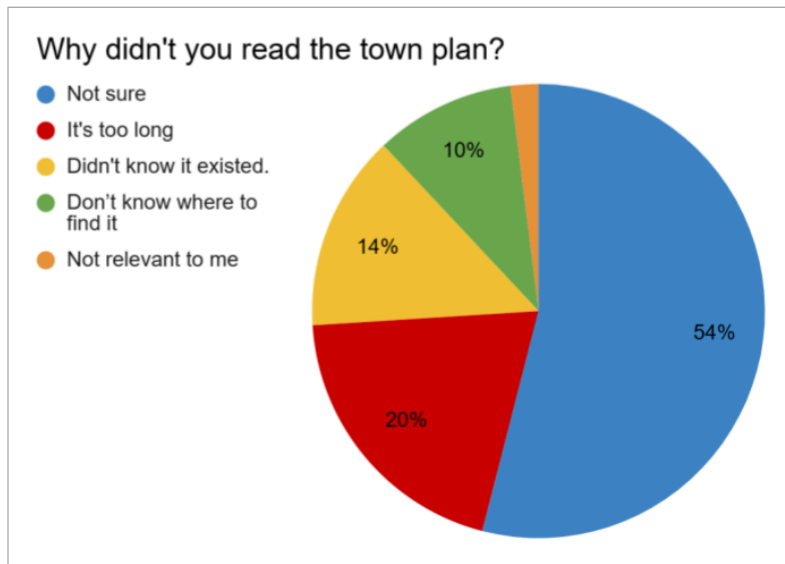
This question was included to gauge satisfaction with the town plan among those who had read it. Respondents were given a range of 1-6 to select from, with 1 representing extreme satisfaction and 6 representing extreme dissatisfaction. About 66% (29 out of 44) of town members who read the current town plan were not satisfied (answered 4, 5, or 6), with only 15 people being on the satisfied end (answering 1, 2, or 3). With only one respondent expressing extreme satisfaction with the town plan, 97% of respondents seek some level of improvement.

Responses to this particular question could be helpful to the Planning Commission to determine how much town members should be involved in the town plan revision process. With a majority of town plan readers feeling that the current town plan is unsatisfactory, this may be a sign that community members would like to be more involved in the town plan revisions coming in 2030.

**Question 3: If you answered “No” to Question 1: Why didn’t you read the town plan? Please select all that apply.**

This question is especially important in conjunction with Question 1. This question brings to light whether community members haven’t read the town plan due to a lack of interest, or some other factor. Options were brainstormed to attempt to include the most common reasons why one might not read the town plan. This was a multiple-selection question, where respondents were given the following options in this order:

- It’s too long
- Not interested
- Not relevant to me
- Not sure
- Other: \_\_\_\_\_



**Figure 4.** Responses to Question 3; “Why didn’t you read the town plan?”

For the pie chart in Figure 4 (left), some written responses from the “other” option were split into categories due to repeated content, such as “Didn’t know it existed” and “Don’t know where to find it”. Individual write-in responses are included in the Appendix of this

report, along with the pie chart categories they were sorted into, if applicable. Write-in responses that did not fit accordingly into categories include:

- “Haven’t read it yet but it’s now on my list.”
- “Just moved to the area recently.”
- “Moved in 2024.”
- “Never thought about it.”
- “Not advocated enough.”
- “I would probably read it if there was a summary available as a link in Front Porch Forum. (Yes, I am that lazy.)”

The large number of citizens who selected that they were “Not Sure” about why they did not read the town plan could signify a lack of interest in getting involved. However, this could also have been the response that required the least thought from respondents if the provided options were inadequate. Additionally, it is important to note that out of the 56 people who responded to this question, not one person selected “not interested”, which was the second available answer. Another explanation could be that the group is apathetic to the Town Plan due to a perceived inability to get involved.

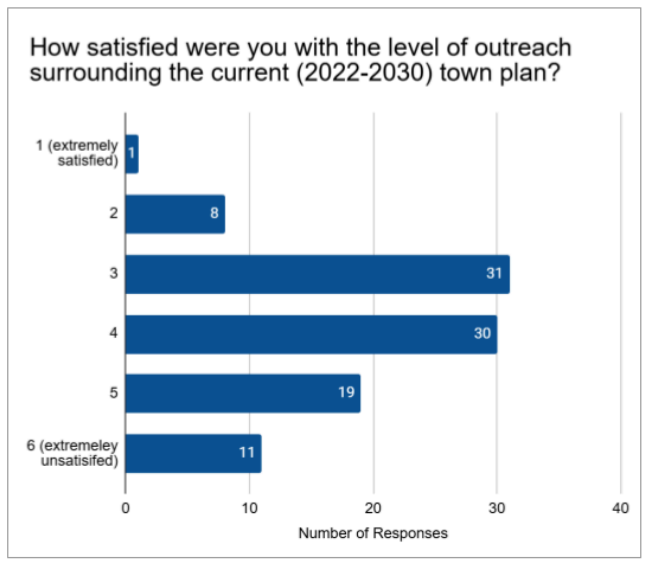
It is also important to note that 24% of people were either unaware of the Town Plan’s existence or did not know where to find it, and that these responses were actively written in. There is a possibility that if these responses were included among the provided responses, the count of “not sure” responses might have gone down.

Citizens had the opportunity to select multiple options for this question. However, only two people selected multiple options, and both of those people selected both “Not Sure” and a typed “other” response categorized as “Don’t know where to find it”. For these two responses, the “not sure” response was discounted for the included graph creation, leaving only their categorized written response. These responses are also shown in the Appendix of this report, notated with an asterisk (\*).

**Question 4: How satisfied were you with the level of outreach surrounding the current (2022-2030) town plan? Please circle the number that best reflects your feelings.**

This question was required for all respondents, regardless of whether or not they had read the town plan. The question was included in the survey to determine whether or not community members felt adequately informed about the existing town plan.

40% of respondents landed on the more satisfied end of the spectrum, with the remaining 60% landing on the less-than-satisfied end. Only one out of 100 respondents felt extremely satisfied with the level of outreach surrounding the town plan. This means that 99% of our sample population feels that there could be some level of improvement in outreach, whether that be a minor or major increase in informing citizens about the town plan.



**Figure 5.** Responses to Question 4; “How satisfied were you with the level of outreach surrounding the current (2022-2030) town plan?”

**Question 5: (If you answered 4, 5, or 6 to Question 4): How can we improve outreach surrounding the town plan process? Please select all that apply.**

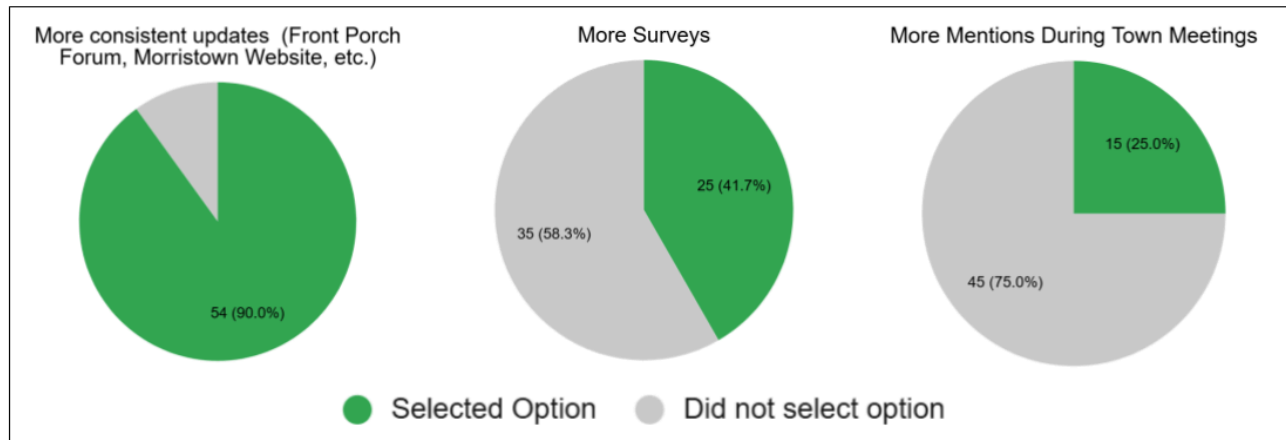
This question was included to find the most requested outreach method among community members who felt particularly unsatisfied with prior town plan outreach. This question was required for all respondents who were unsatisfied with outreach, and therefore selected 4, 5, or 6 for question 4. The question was multiple-choice, with options including the following:

- “More consistent updates (Front Porch Forum, Morristown Website, etc.)”
- “More Surveys”
- “More Mentions During Town Meetings”

These options were chosen to be included as they are the most feasible options for the Town of Morristown offices, as they are low-cost outreach methods that the Town of Morristown already participates in. Responses to this question could inform the Planning Commission on the most preferred form of communication surrounding town plan processes if deemed necessary.

Because citizens had the opportunity to select multiple options, the total number of responses is significantly higher than the total number of citizens who answered the question. This question was required for 60

respondents, and 94 responses were recorded. Figure 6 (below) shows how many out of the 60 respondents selected each option. 54 out of the 60 respondents (90%) selected “More consistent updates (Front Porch forum, Morristown Website, etc.)” Because of this, more consistent updates would likely be the best option for community outreach surrounding the town plan. Additionally, the fact that 25 (about 42% of) respondents selected “More Surveys” shows that community members would like to be more involved in the decision-making process.



**Figure 6.** Responses to Question 5; “How can we improve outreach surrounding the town plan process?”. Pie charts show how many survey respondents out of 60 selected or did not select each option.

Question 6: Please rank your top 1-5 priorities for our town in the future, where "1" is your HIGHEST priority. For topics not in your top 5 priorities, select "Not a top priority". Please only select each number once.

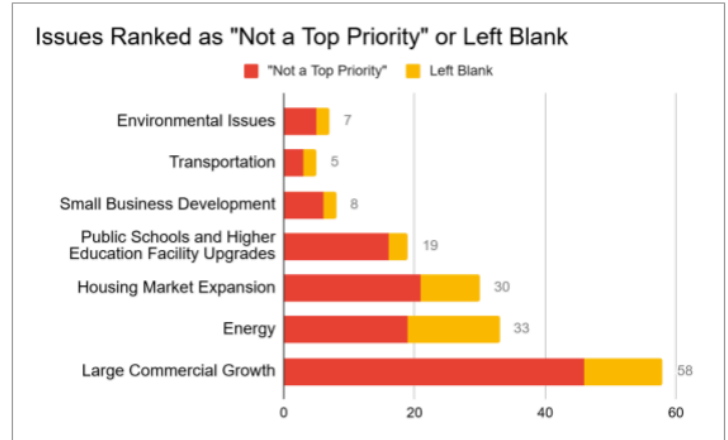
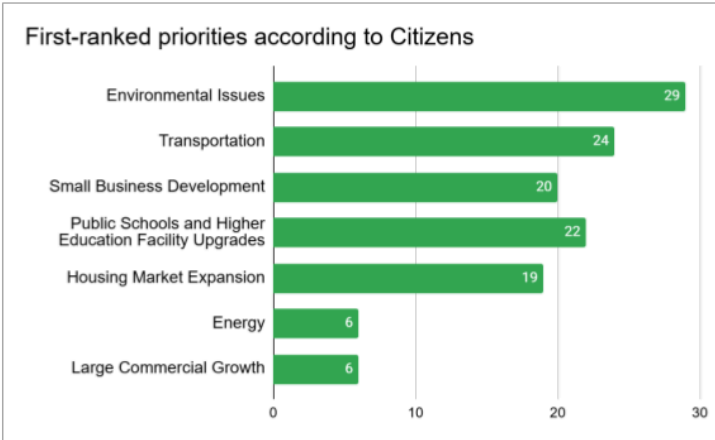
This Question provides preliminary data on citizens' priorities for the town’s future. The categories were chosen by zeroing in on 7 broad issues extrapolated from the current town plan, including the following:

- Environmental Issues (protection, floodplain resilience, parks and trails, green space, etc.)
- Transportation (walkability, public transport, roads & traffic, parking, boardwalk, etc.)
- Housing Market Expansion
- Small Business Development
- Large Commercial Growth
- Public Schools & Higher Education
- Energy

For each category, respondents could choose their ranking from a dropdown menu including the numbers 1-5 and “Not a Top Priority.” Respondents could also leave boxes blank, although they were required to fill out at least one box.

When reviewing our town plan in 2030, Morrisville and Morristown officials can use this data to ensure that proper emphasis is placed on the issues that citizens want to prioritize. Included below are two representations of a summarized version of the data in the form of bar graphs. Figure 7 (see next page) shows the number of citizens who ranked each category as a “first-priority” issue (i.e., chose “1” from the dropdown menu). Figure 8 (see next page) shows the number of citizens who did not include the category in their top 5 priorities for the town, whether they selected “Not a Top Priority” or left the box empty.

Unfortunately, it was not possible to ensure that each citizen used each number only once. Because of this, a few citizens noted multiple issues as (for example) “first-priority” issues. Therefore, the data in this report uses terms like “first-priority issue” rather than “top-ranked issue” to avoid misleading information.



**Figure 7.** Responses to Question 6, showing the amount of times each category was ranked a first priority (ranked “1”)

**Figure 8.** Responses to Question 6, showing the amount of times each category was ranked “Not a Top Priority” or left blank.

Figures 7 and 8 (above) are meant to show the highest and lowest-ranked priorities, as they highlight both extremities of community responses. The issues are ranked in the graphs from top to bottom according to the number of times the issue was ranked as a first-priority minus the number of times the issue was ranked as “not a top priority” or left blank. However, these graphs leave out the full extent of responses to this question, excluding the number of times each issue was ranked as a second- through fourth-priority. Graphs depicting all responses for each category can be found in the Appendix of this report.

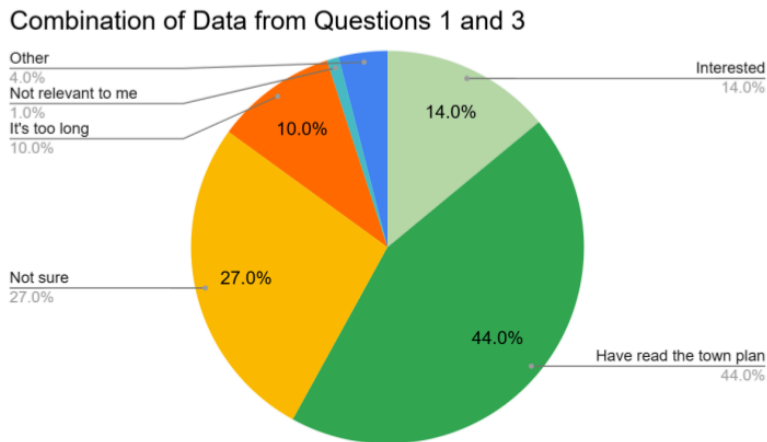
Environmental Issues and Transportation are the two highest-priority issues according to community members, both in first-priority rankings and being ranked 1-5 by the largest number of people. Energy and Large Commercial Growth, on the other hand, are the two lowest-ranked issues. This information can be utilized moving forward in the town plan process by ensuring that policymakers put proper emphasis on top-ranked issues according to the community.

## Conclusions

A combination of data from questions 1 and 3 of this survey shows that at least half of the Morristown community in this sample group is interested in the Town Plan. Figure 9 (see next page) shows this combination of data, with all written responses sorted into two categories: “Other” and “Interested”. Responses sorted into the “Interested” category include those previously sorted into “Didn’t know it existed” and “Didn’t know where to find it,” as well as the two written-in responses below:

- “I would probably read it if there was a summary available as a link in Front Porch Forum. (Yes, I am that lazy.)”
- “Haven’t read it yet but now it’s on my list.”

Any other written responses were sorted into the “other” category. All written responses can be found in the Appendix of this report, along with the categories they were sorted into. The main purpose of Figure 9 is to summarize the status of all community members’ interest in the town plan.



The Planning Commission and other involved boards should take into account the community’s interest in the Town Plan. Considering that a majority of respondents are unsatisfied with both the Town Plan itself and the past outreach surrounding the town plan process, there is certainly potential for positive change.

Moving forward, an ideal outreach plan would include a variety of efforts to educate citizens about the town plan and request their input. One strategy could be inviting town members to meetings with town leaders to ask questions about the town plan and express community needs. At such meetings, the town could hold

**Figure 9.** Showing a combination of Data from Questions 1 and 3, intended to show the amount of community members interested in reading the Town Plan. Written responses were sorted into categories, which are shown in the Appendix.

focus groups to further explore community priorities, where citizens can provide oral or written testimonies about their concerns surrounding development. Citizens also expressed in the survey that they are interested in more consistent updates through Front Porch Forum and the Morristown Website, which the town could use to advertise such events and update the town as the Town Plan is edited. Finally, more surveys could provide a way for busier community members to get involved and voice their needs.

In the case of additional surveys, the next step is to further investigate the town’s priorities in greater detail. This can be done in multiple ways, depending on what input is deemed most important. One option is to provide a longer, more specific list of sub-priorities for town members to rank (for example, rather than “Transportation”, sub-priorities could include buses, bike paths, sidewalk improvements, etc.). More investigation could also be done to determine whether there are different priorities for the inner village versus the greater Morristown and Morrisville area.

By working with the community, the Town of Morristown boards can improve trust in local governments and bridge the gap in decision-making. By providing a time and space for citizens to voice their concerns and hopes for development in the town, we can avoid an influx of misplaced complaints, instead focusing efforts where citizens can be heard.

# Appendix

## Town Plan Questionnaire

**Please drop off your filled-out questionnaire in the Planning and Zoning office at 43 Portland Street or the front desk of Morristown Centennial Library.**

Please fill out this short questionnaire. This questionnaire was developed to gain community feedback surrounding our current (2022-2030) Town Plan in preparation for upcoming work on the future town plan due in the year 2030. Responses will be recorded and used to inform plans going forward.

Question 1: Have you ever read the town plan?

- Yes
- No

Question 2:

**If you answered “Yes” to Question 1:** How satisfied are you with the current (2022-2030) town plan? Please circle the number that best reflects your feelings.

1	2	3	4	5	6
Extremely Satisfied			Extremely Unsat		

Question 3:

**If you answered “No” to Question 1:** Why didn't you read the town plan? Please select all that apply.

- It's too long
- Not interested
- Not relevant to me
- Not sure
- Other: \_\_\_\_\_

Question 4: How satisfied were you with the level of outreach surrounding the current (2022-2030) town plan? Please circle the number that best reflects your feelings.

1	2	3	4	5	6
Extremely Satisfied			Extremely Unsat		

Question 5:

**If you answered 4, 5, Or 6 to Question 4:** How can we improve outreach surrounding the town plan process? Please select all that apply.

- More mentions during town meetings
- More consistent updates (Front Porch Forum, Morristown Website, etc.)
- More surveys

Question 6: Please rank your top 1-5 priorities for our town in the future (starting 2030), where “1” is your HIGHEST priority. *If you don't care about an option, leave the corresponding box blank.*

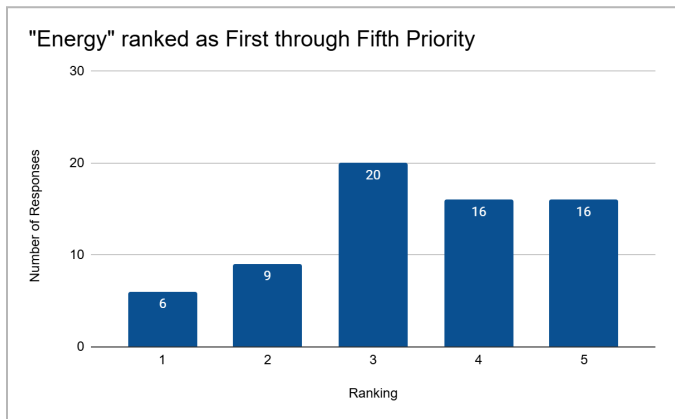
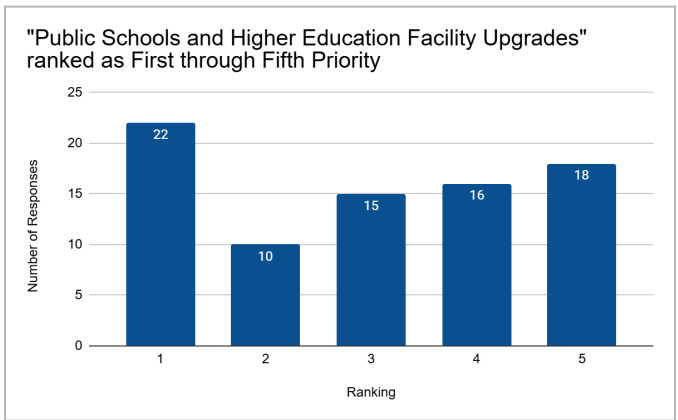
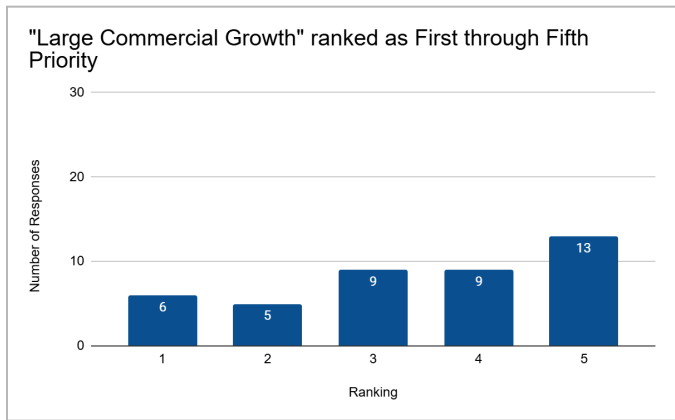
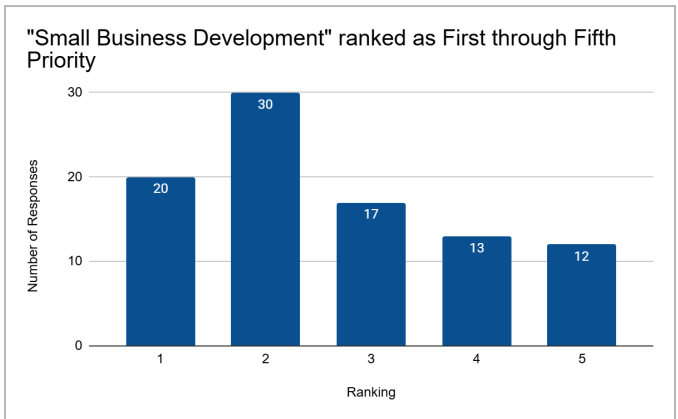
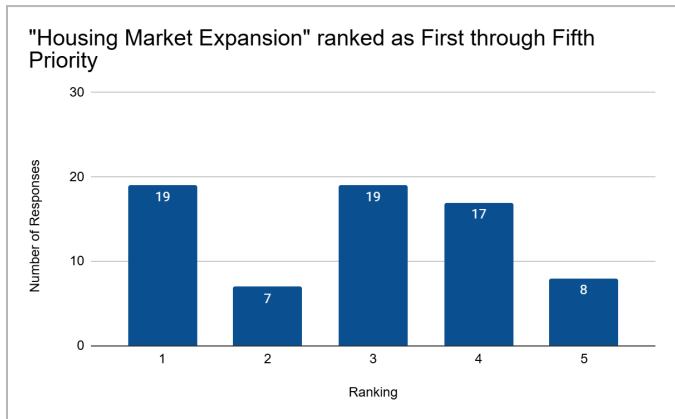
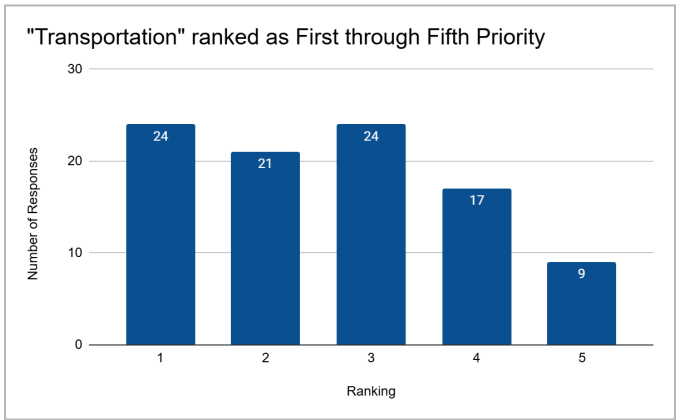
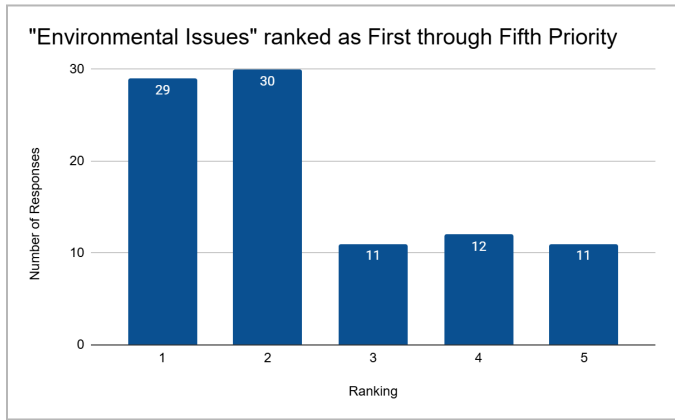
	Please write numbers 1-5 below.
Environmental Issues (protection, floodplain resilience, parks and trails, green space, etc.)	
Transportation (walkability, public transport, roads & traffic, parking, boardwalk, etc.)	
Housing Market Expansion	
Small Business Development	
Large Commercial Growth	
Public Schools & Higher Education	
Energy	

## Write-in Responses for Question 3 and their Assigned Categories

Written Response	Assigned Category in Figure 4	Assigned Category in Figure 9
Not advocated enough	Not assigned a category	“Other”
Never thought about it	Not assigned a category	“Other”
Moved in 2024	Not assigned a category	“Other”
Just moved to the area recently	Not assigned a category	“Other”
I would probably read it if there was a summary available as a link in Front Porch Forum. (Yes, I am that lazy.)	Not assigned a category	“Interested”
Haven’t read it yet but it’s now on my list	Not assigned a category	“Interested”
Where can I read a Town Plan?	“Don’t know where to find it.”	“Interested”
Had no idea where it was located.*	“Don’t know where to find it.”	“Interested”
Didn’t know if it was available in a printed or downloaded form.*	“Don’t know where to find it.”	“Interested”
Don’t know where to find it	“Don’t know where to find it.”	“Interested”
Don’t know where it is	“Don’t know where to find it.”	“Interested”
Didn’t know it existed and I couldn’t find it when I just looked briefly	“Didn’t know it existed” and “Don’t know where to find it.”	“Interested”
I rent. I never knew there was a town plan.	“Didn’t know it existed.”	“Interested”
I didn’t know that there was one	“Didn’t know it existed.”	“Interested”
Didn’t know it existed.	“Didn’t know it existed.”	“Interested”
Didn’t know there was one.	“Didn’t know it existed.”	“Interested”
Didn’t know there was one.	“Didn’t know it existed.”	“Interested”
Didn’t know it existed.	“Didn’t know it existed.”	“Interested”

\*This respondent also selected “Not Sure” from the multiple-choice options.

# Graphs Depicting All Responses to Question 6



## Average Ranking for Question 6

	Average Score	# of Times Selected	# of Times Not Selected	# of Times Selected "Not a Top Priority."
<b>Transportation</b>	2.64	95	2	3
<b>Environmental Issues</b>	2.42	93	2	5
<b>Small Business Development</b>	2.64	92	2	6
<b>Public Schools and Higher Education Facility Upgrades</b>	2.98	81	3	16
<b>Housing Market Expansion</b>	2.83	70	9	21
<b>Energy</b>	2.69	67	14	19
<b>Large Commercial Growth</b>	3.43	42	12	46

## Question 1 and Question 4 Combined Summary

Question 1: Have you read the town plan?

Question 4: How satisfied were you with the level of outreach surrounding the current town plan?

	Read the Town Plan	Didn't Read the Town Plan	All Respondents
<b>1 (Extremely Satisfied)</b>	0	1	1
<b>2</b>	4	4	8
<b>3</b>	14	17	31
<b>4</b>	11	19	30
<b>5</b>	10	9	19
<b>6 (Extremely Unsatisfied)</b>	5	6	11
<b>Average Ranking</b>	<b>3.95</b>	<b>3.875</b>	<b>3.91</b>

## Morristown/Morrisville Proposed Town Plan Timeline

### Phase 1: Project Initiation & Robust Public Outreach (December 2025 – December 2026)

- **Task 1 – Zoning and Planning, Planning Commission, Town Manager, Selectboard: Project Kick-off**
  - **Timeframe: December – January 2026**
  - **Actions:**
    - Work together to determine what stakeholders will be involved in the town plan process
    - Announce the start of the new town plan preparation process
    - Begin discussions with town agencies and departments, service providers, or state offices and agencies to gather needed information on existing conditions and future goals
- **Task 2 - Zoning and Planning, Planning Commission: Community Meeting Day - Pie for Breakfast**
- **Timeframe Sat, Jan 10, 2026**
  - **Action:** Conduct tabling or add an agenda item to raise awareness about the upcoming town plan process and collect initial feedback on preferred public engagement formats and specific topics of concern for residents.
- **Task 3 - Zoning and Planning, Planning Commission, Town Manager, Selectboard: Develop Public Outreach Strategy & Survey Tools**
  - **Timeframe: December 2025 – March 2026**
  - **Action:**
    - Develop a detailed outreach plan aiming to contact 100% of residents and determine who is involved in the process.
    - Creation of initial surveys, polls, and scheduling of initial meetings
    - **Identification of budget considerations for July 2026 and initial preparation of applications for grant opportunities**
    - **Aim to complete and approve outreach plan by the end of March.**
- **Task 4 - Zoning and Planning, Planning Commission: Town Meeting Day Survey**
  - **Timeframe: March 3, 2026 (Town Meeting Day)**
  - **Action:** Conduct a brief meeting on Town Meeting Day to continue to better understand resident priorities.
- **Task 5 - Zoning and Planning, Planning Commission: Robust Outreach Effort**
  - **Timeframe: April 2026 – August 2026**
  - **Action:**
    - Complete a well-documented and highly intentional outreach effort to

determine town plan objectives including online polls, public visioning workshops, and potentially conducting door-to-door outreach or mailing printed surveys reaching all possible residents. **Consider publishing an engagement insights report.**

- Following state statute, emphasis should be placed on reaching local citizens and organizations through informal working sessions best suiting their needs 24 V.S.A. § 4384 (a)
- Promote of these efforts across all available media and identify strategies for reaching underrepresented groups
- **Task 6 - Zoning and Planning, Planning Commission: Public Input Analysis**
  - **Timeframe: September 2026 – December 2026**
  - **Action:** Identify key themes from outreach and publish findings to the public

## **Phase 2: Drafting, Mapping & Targeted Engagement (January 2027 – November 2028)**

- **Task 7 - Zoning and Planning, Planning Commission, Other Parties: Begin Drafting Plan Elements**
  - **Timeframe: January 2027**
  - **Action:** Begin drafting the required plan chapters, incorporating all required elements, collecting statistics, and creating data visualizations, as well as conducting photography of existing conditions relevant to town plan policies.
- **Task 8 - Zoning and Planning, Planning Commission, Regional Planning Commission (RPC), Other Parties: Special Engagement on Act 250 & Forested Areas**
  - **Timeframe: January 2027– June 2027**
  - **Action:** Host meetings dedicated to developing new **Future Land Use Map (FLUM)** maps. Explain how identifying forest blocks and habitat connectors may interact with future regulations, which could affect development in these areas.
- **Task 9 - Zoning and Planning, Planning Commission, Other Parties: Begin releasing Draft Chapters & Hold Public Workshops**
  - **Timeframe: February 2027 – July 2027**
  - **Action:** Release draft chapters as they are completed, holding topic-specific workshops to get focused feedback from the public
- **Task 10 - Zoning and Planning, Planning Commission, RPC, Other Parties: Develop Draft Future Land Use Map (FLUM)**
  - **Timeframe: July 2027 – December 2027**
  - **Action:** Using input from Task 8, the PC works with the Regional Planning Commission (RPC) to create a draft FLUM that meets the requirements of Vermont Act 181
- **Task 11 - Zoning and Planning, Planning Commission, Other Parties: Complete Full Draft Plan**

- **Timeframe: August 2028 – November 2028**
- **Action:** Assemble all sections into a single, cohesive draft document
- **Task 12 - Zoning and Planning, Planning Commission, Other Parties: Submit Full Draft Plan for Attorney Review**
  - **Timeframe: December 2028 – May 2029**
  - **Action:** Provide two months for town attorney review and two months for any needed edits

### **Phase 3: Formal Statutory Review (May 2029 – August 2029)**

This phase follows the legal procedures outlined in 24 V.S.A. § 4384

- **Task 13 – Town Clerk, Zoning and Planning: Submit Draft for Regional & Abutting Town Review**
  - **Timeframe: By April 1, 2029**, at least 30 days prior to the PC hearing
  - **Action:** The PC sends the complete draft plan to:
    - the executive director of the RPC;
    - the chair of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that municipality;
    - the Department of Housing and Community Development within the Agency of Commerce and Community Development;
    - any business, conservation, low-income advocacy, and other community or interest groups or organizations that have requested notice in writing prior to the date the hearing is warned. This must occur at least 30 days prior to the PC public hearing

and must “demonstrate that it has solicited comments from planning commissions of abutting municipalities and from the regional planning commission with respect to the compatibility of their respective plans with its own plan.”

- **Task 14 - Planning Commission, Planning and Zoning, Other Parties: Review Comments & Amend Draft**
  - **Timeframe: June 1 – July 15, 2029**
  - **Action:** The PC reviews all comments received and makes any appropriate amendments to the draft plan.

#### **Task 15 – Town Clerk, Planning Commission: Warn & Hold Public Hearing**

- **Timeframe: Warn by July 16, 2029, for a hearing on or after August 1, 2029**
- **Action:** Provide 15 days' notice for an official hearing on the proposed plan.

#### **Task 16 – Planning Commission: Finalizes Plan & Recommends to Selectboard**

- **Timeframe: By September 1, 2029**
- **Action:** After its hearing, the PC makes final deliberations, incorporates any last changes, and formally votes to forward the proposed plan and a written report to the

Selectboard for adoption.

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## Phase 4: Selectboard Adoption (September 2029 – December 2029)

This phase follows the legal procedures outlined in 24 V.S.A. § 4385

- **Task 17 – Selectboard: Receive & Reviews Plan**
  - **Timeframe: September 1, 2029 - November 1, 2029**
  - **Action:** The Selectboard reviews the plan and the PC's report. They may consult with town staff or the PC with any questions.
- **Task 18 – Town Clerk, Selectboard, Planning Commission, Zoning and Planning: Warn & Hold Selectboard Public Hearings**
  - **Timeframe:**
    - Warn by **November 2029**, for a hearing on or after **November 15, 2029**
    - Warn by **December 2029** for a hearing on or after **December 15, 2029**
  - **Action:** The Selectboard must hold two public hearings on the plan it intends to adopt, providing at least 15 days' prior notice for each meeting
    - Any changes to the plan must be filed and sent to the planning commission, as well as any individuals or organizations who request a copy in writing. The planning commission must prepare a report on any changes and could work with Zoning and Planning
    - Substantial changes in the concept, meaning, or extent of the proposed plan requires the selectboard to re-warn for a new meeting date
- **Task 19 - Selectboard: Final Deliberations & Adoption Vote**
  - **Timeframe:** By **December 31, 2029**
  - **Action:** Following their public hearing, the Selectboard holds a final discussion and votes to adopt the new Town Plan, providing a 4.5-month buffer before expiration of the prior plan on May 16, 2030.
- **Task 20 – Town Clerk, Zoning and Planning: File Adopted Plan**
  - **Timeframe: January 2030**
  - **Action:** The town clerk certifies the adoption of the new town plan, officially making it the new guiding document 24 V.S.A. § 4447
- **Task 21 - Town Clerk, Zoning and Planning: Request RPC plan approval and submission to the Commissioner of Housing and Community Development**
  - **Timeframe:** Within 30 days of adoption

Generative AI Disclosure: This document was prepared with assistance from Google's Gemini AI; all content within this document has been reviewed by Jack Haagensen

# Resident Feedback: Opportunities to Strengthen Public Engagement in Morristown Town Planning

*Compiled from resident correspondence, January 2026*

## Overview

A group of engaged and invested residents shared thoughtful feedback with the Morristown Planning Commission. Their input reflects a genuine desire to be more involved in shaping the town's future and a willingness to work collaboratively with town officials to improve the planning process for everyone.

## Key Themes

### 1. A Strong Desire for Greater Participation

- Residents are eager to participate in planning decisions and would welcome more accessible and flexible ways to do so beyond attending meetings or joining volunteer boards.
- Many long-term residents are enthusiastic about being asked to share their vision for the town's future — an opportunity they feel has not yet been fully tapped.
- Even residents already serving on multiple boards expressed eagerness to contribute more meaningfully to the planning process.

### 2. Opportunities to Improve Communication and Timing

- Residents would benefit from earlier and more proactive notice when planning decisions are being developed, giving the community ample time to engage.
- Clearer communication about when and how residents can provide input would help ensure broader community participation.
- Expanding public comment opportunities beyond formal meeting structures could help residents feel their voices are genuinely valued and heard.

### 3. Building a Shared Community Vision

- Residents expressed excitement about the prospect of collaboratively shaping what Morristown looks like in the future.
- Creating shared ownership of planning outcomes through early engagement could help build community trust and reduce tension around future development decisions.

## Suggestions for Moving Forward

- Host facilitated public forums designed to invite open community dialogue on planning priorities and the town's future direction.
- Launch a broad public data-gathering effort to ensure the next town plan reflects the full range of community values and priorities.
- Engage residents early in planning processes, before decisions are finalized, to build trust and shared understanding.

## CHAPTER 7: IMPLEMENTATION PLAN

The objectives identified in each chapter of the town plan are repeated below with an indication of when the action is anticipated to occur, and the parties responsible for that action.

Chapter #	Objective	Time Period	Responsible Party
1	<u>Create and charge a board with studying the dual town name issue, with the goal of initiating a Selectboard, Village Trustee, or Town Meeting action that results in a binding vote on adopting a singular name for our community.</u>	1 year	Selectboard & Village Trustees
1	<u>This plan supports studying what it would entail to update the Village Charter, as there is like some benefit to be had by expanding the village boundary lines into developed sections of town.</u>	2 years	Selectboard & Village Trustees
2	<u>Current efforts to expand the Pleasant St. parking lot should be supported and funded by the Selectboard within the next 2 budget years.</u>	2 years	Selectboard
2 & 4	<u>The Selectboard should also create and begin to fund a capital account that, as the balance grows over the years, could eventually be used to create a deck of parking accessed from Hutchins Street, located above, but preferably beneath, the surface of the existing municipal parking lot on Pleasant Street.</u>	1 year	Selectboard
2	<u>The Planning Council should work with the Selectboard to help spur the redevelopment of both the Nepvue Building on Portland Street, and the Sunoco gas station at our main downtown intersection</u>	When either property comes onto the market	Planning Council
2	<u>The Planning Council should work with the Copley Trust to see if there is an appetite for funding a boardwalk along the Lamoille River that parallels Portland Street (linking Lower Main Street to Bridge Street), that includes lighting, benches, etc., with a purpose of relinking downtown Morrisville to its riverfront.</u>	When the owner of 90 Lower Main St. agrees to boardwalk location	Planning Council
2	<u>The Planning Council should open up a dialogue with the Bishop Marshall School Board about rezoning the school's land.</u>	1 year	Planning Council
3	<u>The Selectboard should allocate funding to update the North End Circulation Study so it contains post Truck Route traffic data. The Selectboard should also entertain if a similar study should be undertaken for the roads in</u>	4 years	Selectboard

	<u>downtown Morrisville given the recent growth in housing units therein.</u>		
3	<u>The Selectboard, with assistance with the Planning Council, should also work with the School Board and nearby property owners to open up a new access driveway to the school that obviates the need for all the traffic that comes down Elmore and Upper Main Streets from driving down past the fire station just to reverse direction up Copley Avenue.</u>	2 years	Selectboard
4	<u>The Selectboard should develop a permit process for all future point connections to the stormwater system on Brooklyn Street, with said permit process designed to protect the capacity of the system by slowing the rate that stormwater arrives at the swirl separator.</u>	2 years	Selectboard
4	<u>The Selectboard should look to acquire any adjacent properties that come on the market to ensure that there is ample room to expand the fire station, if needed, at a later date.</u>	Ongoing	Selectboard
4	<u>This plan supports continuing the current ½ penny on the Grandlist of annual funding from Town Meeting through the 2030 lifecycle of this plan (but terminating said funding in 2031), plus sourcing other grant funds, to help ensure the preservation of what is believed to be the 2<sup>nd</sup> oldest home in Morrisville.</u>	Ongoing	Selectboard
4	<u>To support awareness, and the accessibility of recreational amenities in our community, the Selectboard should look to employ someone part-time to staff the recently resurrected Parks &amp; Recreation Committee.</u>	1 year	Selectboard
4	<u>The Committee should create an online calendar, and list of recreational amenities in the community, including: tennis and basketball courts, groomed Nordic ski trails, athletic fields, fitness and nature trails, the running track, the school gyms, and the 2 playgrounds.</u>	1 year	Recreation Committee
4	<u>If allowed by the pending state and federal relicensing permits for MW&amp;L's hydro-electric facility on B Street, the Selectboard should open a dialogue with the Village Trustees regarding adding recreational opportunities within a leased, or acquired, portion of the Clark property that surrounds the dam.</u>	2 years	Recreation Committee

4	<u>The Planning Council should work with the Mt. Vernon Lodge at 65 Portland Street on a plan to turn the south facing side lawn of that building into angled parked.</u>	2 years	Planning Council
4	<u>The Planning Council should plan when a level of parking might need to be created above, or preferably beneath, the Copley Municipal Parking lot (with a Hutchins Street entrance to the lower parking level located behind the Nepveu Building, and with the existing parking surface becoming the top deck parking elevation, or the site of a community building).</u>	8 years	Planning Council
4	<u>The Selectboard should secure the old rail car loading area lease at the bottom of Pleasant St. from VTrans when it expires in 2031 so a proper parking lot can be built that services the downtown, and rail trail users at the kiosk. The Selectboard should reach out to VTrans in the interim to try to take over the lease before 2031.</u>	Prior to 2031	Selectboard
4	<u>The current status with the village paying property taxes to the town for property, including light poles, located outside the village for non-revenue producing properties (with most of the money being sent to Montpelier for education) should come to an end, either via the sale of the subject properties, or the possible expansion of the village line, so most of these properties can be located inside the village limits, and thereby become tax exempt.</u>	2 years	Village Trustees
5	<u>The Planning Council, in consultation with the Historical Society, should immediately evaluate if a demolition delay provision belongs in the town's zoning bylaw for contributing structures in Morrisville's original 1983 historic district.</u>	1 year	Planning Council
5	<u>The Planning Council, with an assist from the Historical Society, should evaluate if the historic district should be enlarged again to the south down E. High Street, Congress Street, Summer Street, Court Street, and Maple Street, as there are many largely intact historic homes in this primary residential section of the village that will be nearing 200 years in age by the time the 2022-2030 town plan expires.</u>	3-5 years	Planning Council
5	<u>The Planning Council should also examine if zoning per 24 VSA, §4414(f) should be adopted for the downtown's initial historic district</u>	2 years	Planning Council

5	<u>The Morristown Historical Society should help preserve the Civil War Bell hanging on the corner of Upper Main and Maple Streets by allocating the time, and resources, needed to help the owners of the bell, the Lamoille Valley Grace Brethren Church, preserve it, and make it available for public viewing.</u>	2 years	Planning Council & Historical Society
5	<u>The Morristown Historical Society, with backing from the Planning Council, should investigate the steps needed to designate the Grace Brethren Church, with the Civil War bell hanging in its spire, as a State and potentially even a National Historic Landmark.</u>	1 year	Historical Society
5	<u>The Conservation Commission, and the Selectboard, should work towards the purchase and conservation of the 82 acre “Bugby Springs” property (and creating recreational opportunities thereon).</u>	1 year	Conservation Commission
5	<u>The Planning Council, and Conservation Commission, should work to see if preserving the natural areas and existing scenery on our side of Elmore Mountain is attainable via instituting a design review district, or adopting an elevation limitation for new development.</u>	5 years	Planning Council
5	<u>The Planning Council should evaluate if wildlife and forest connectivity should be designated as §340 Environmental Resource Areas in the zoning bylaws to promote the health, viability, and ecological function of these important areas.</u>	3 years	Planning Council
5	<u>The Planning Council, and the Conservation Commission, should evaluate what zoning tools might be available to help better protect Molly’s Bog, and Joe’s Pond.</u>	3 years	Planning Council
5	<u>The Conservation Commission should also work towards conserving the private lands that encroach upon Molly’s Bog, and Joe’s Pond.</u>	Ongoing	Conservation Commission
6	<u>The School Board should evaluate the construction of a larger field house. Concurrent with the construction of the new field house, the school’s outdoor recreational facilities are also in need of attention. In order to allow that a regulation-sized track be rebuilt, it is recommended that the baseball field be repositioned, the tennis courts be replaced.</u>	2-3 years	School District

6	<u>To alleviate a longstanding traffic problem, the Selectboard, or the School Board, should purchase a right-of-way to connect Upper Main Street to Copley Avenue</u>	1-2 years	School District & Selectboard
8	<u>Direct new housing into the core of the village and adjacent parts of the town, support business growth in areas zoned for such, and reinforce the rural character of our town via the continued existence of the agricultural, low density residential, and open land in the rural parts of the town that create the sweeping and cherished views of our countryside.</u>	Ongoing	Planning Council
9	<u>An overarching objective for our community is to encourage the protection and use of local renewable energy resources, to reduce reliance on out-of-state energy resources, and to especially reduce reliance on expensive out-of-state nonrenewable energy resources</u>	Ongoing	Selectboard & Village Trustee
9	<u>Encouraging greater efficiency, affordability, and energy conservation is a primary objective that must be kept in the forefront of all energy related decision making.</u>	Ongoing	Selectboard & Village Trustee
9	<u>The Planning Council should study if it would be worthwhile to develop thermal energy standards, or more simply, to offer a density bonus to encourage developers to use heat pumps within new townhouses and new multi-family construction, so efficient heat and air conditioning can be readily available for these new households.</u>	1 year	Planning Council
9	<u>Given the town's significant fuel use, the Selectboard should make fuel efficiency a leading component in the decision-making process when municipal vehicles are purchased. The Selectboard should also consider setting a generous fixed fuel budget every year with the goal of spending unused funds when fuel prices are low on improving the efficiency of the town's energy use.</u>	Ongoing	Selectboard
9	<u>The Selectboard should immediately look to convert the interior lighting in town owned buildings to LED bulbs to create additional energy and cost savings.</u>	1 year	Selectboard
9	<u>The Selectboard should evaluate the town's daily energy costs of \$665 to operate to find savings through achieving greater efficiencies.</u>	Ongoing	Selectboard

10	<u><i>This plan therefore supports the Selectboard creating a housing committee that is charged with promoting the creation of all forms of new housing, including new affordable housing, and suggesting what incentives might be offered to help developers create more housing.</i></u>	1 year	Selectboard & Planning Council
11	<u><i>The Selectboard shall exercise all the political avenues available if the Green Mountain Care Board attempts to move critical hospital operations, like Mansfield Orthopedics, out of Morrisville, to ensure the continued existence of the hospital, with the hospital offering future health care services that are at least on par with current levels.</i></u>	Ongoing	Selectboard
11	<u><i>The Planning Council should also study if there are creative ways to encourage the creation of ecologically friendly car-free housing that could be built along both the rail trail and the adjacent banks of Lake Lamoille.</i></u>	3 years	Planning Council
12	<u><i>The Planning Council should reach out to the residences at 416 Bridge Street, 965 Cadys Falls Road, 48, 51, &amp; 69 North River Street that are believed to be in the flood zone to discuss the benefits of carrying flood insurance.</i></u>	3-5 years	Planning Council
12	<u><i>The Planning Council should study the remote Special Flood Hazard areas in the town that have not had a flood study to determine if it is logical to adopt the river corridor layer, and to develop companion zoning restrictions.</i></u>	3-5 years	Planning Council
13	<u><i>Draft zoning bylaw changes that require major development and redevelopment projects in the downtown to provide pedestrian and bicycle amenities, such as sidewalks, bike lanes, bicycle parking, and other streetscape improvements.</i></u>		Planning Council
13	<u><i>Improve and expand the existing trail system that accesses Oxbow Riverfront Park, including formalizing the footpath that connects the park to the terminus of Foundry St.</i></u>		Conservation Commission
13	<u><i>Add an access point, or footpath, connecting Foundry Street to the Rail Trail, which would formalize Rail Trail access at each side of the Oxbow park peninsula, and also create a small walking loop through Oxbow Park that is accessed from the Rail Trail.</i></u>		Conservation Commission