



**PLANNING COMMISSION MEETING MINUTES
OF JUNE 9, 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 5:03 PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS

None

APPROVE PRIOR MEETING MINUTES

1. Approve minutes from 5/26/26

The minutes will be approved at the next Planning Commission meeting.

Motion made by Wally Reeve to approve the minutes at the next meeting. Motion seconded by John Meyer. Motion carried (5/0).

OLD BUSINESS

1. Continued discussion on earth extraction regulations.

The earth extraction regulations will be addressed after the legal department's review, estimated near the end of July, when attorneys can fully review them due to potential litigation concerns. Joshua stated that, although this was a frustrating situation, he would hear other concerns from the residents. Jerry Throne, Chair of the Conservation Committee, stated that many of his committee members, as well as residents they have heard from, are very concerned about water extraction, as this topic is not addressed in the bylaws. Leah Hollenberger noted that the proposed language on earth, gravel, and minerals was overly complex for most laypeople's understanding and should be simplified. The group discussed whether water extraction should be treated separately from earth extraction.

2. Continued discussion on conservation subdivision regulations.

The discussion on conservation subdivision regulations will be addressed after the legal department's review, estimated to be near the end of July, when attorneys can fully review them due to potential litigation concerns. The meeting focused on discussing conservation subdivisions and town planning priorities. The Conservation Commission expressed concerns about isolated conservation subdivisions and suggested considering fee-in-lieu options. However, they noted uncertainty about state requirements regarding releasing conservation subdivision requirements based on sewer permits. A discussion about connectivity for wildlife travel patterns and property

boundaries arose. Josh requested that the Conservation Committee provide the Planning Commission [with information and suggestions on areas of ecological/wildlife connectivity in Morristown, including data from the state database and local knowledge, to inform future conservation subdivision requirements.](#)

NEW BUSINESS

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

Tyler referred to the survey regarding the town plan undertaken by the UVM student. It was acknowledged that the survey was limited to 100 responses out of the town's population. The Commission discussed the survey results, which showed residents' interest in greater public participation and environmental issues, while addressing the timing and approach for implementing more robust community engagement efforts. Josh invited town boards and interested residents to bring their issues and thoughts about the town plan to the Planning Commission. Leah described the process of the MACC, Morrisville Alliance for Culture and Commerce, Economic and Community Development meetings, which break down into smaller groups for discussion. She suggested that the time for public discussion groups should be posted 4 weeks prior to allow people to see the notice, and she noted that the time of the Planning Commission at 5 PM was inconvenient for families. Josh suggested communication between the Planning Commission and other committees would make the best use of time by utilizing what is already being addressed. It was suggested that Adele Taplin, Economic and Community Development, should be invited to a meeting. They also talked about ways to keep the public aware of the town plan. It was mentioned that the town plan already had stated assignments for the work of the Planning Commission, which needed attention, in addition to getting new input about town needs. It was mentioned that members may have to do outreach beyond the time of the committee meetings.

FUTURE PLANNING AGENDA TOPICS

A follow-up meeting on June 23rd was planned to discuss outreach strategies and review the current town plan's implementation progress.

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by Wally Reeve to adjourn. Motion seconded by James Morris. Motion carried. (5/0)

Meeting adjourned at 6:40 pm

Submitted and filed this 6/10/26.

Bonnie McDermott, Scribe

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