



TOWN OF MORRISTOWN CONSERVATION COMMISSION  
MEETING MINUTES

June 18, 2026

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**MEMBERS:** JERRY THRONE, BRENT TEILLON, NANCY DUNAVAN, SANDY ZEBAL, DAVE DURAND, HILARY WARNER

**ABSENT:** PAM STANYON, LISA ZINN

**PARTICIPANTS/GUESTS:** PETER BOURNE, EVELYN THRONE

**\*PARTICIPATING VIA ZOOM:**

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A. 5:00PM- CALL TO ORDER at 5:01

B. 5:01PM- MINUTES of May 21, 2026 meeting approved (6/0).

C. 5:05PM- PUBLIC COMMENTS- none

D. 5:10PM- NEW BUSINESS

- 1. Discussion with Tyler Machia- Conservation Subdivision options and process for recommending changes.** Tyler unable to attend. Jerry spoke with Planning Commission about conservation subdivisions. He explained to MCC that bylaws were created so that major subdivisions in the Sewer System Management Area would conserve 50% of the land with a goal of reducing sewer flow. The PC is grappling with whether or not this requirement should extend to the Rural RA zone and is working with Act 250 on that. Regardless, a public hearing would have to be held before changing any bylaws. Jerry also spoke with Tyler about the possibility of a fee in lieu of- Jerry reached out to VLCT to see if this would be legal but they could not provide that answer to him because MCC is only an advisory body. Nancy is scheduling a call on 7/2 with Jennifer from VRCD to discuss ways that Morrilltown can create a win-win for both development and conservation.
- 2. Filling of vacancy left by Chris Espejo's resignation.** There was discussion about finding a candidate with knowledge of conservation, forestry, wetlands, etc. Jerry will have Town post vacancy and also reach out to Jim Pease and Catherine Gott of SCC for leads. Brent will check with his contacts and Hilary will ask Lisa to do the same.
- 3. Provide map to Planning Commission (PC) of desirable areas to be conserved-** Jerry reported that he's been asked by the Planning Commission for MCC to create a map of desirable conservation land. MCC members discussed the complexity of identifying such lands and also the availability of maps and other resources to help with this process. Alec Jones from LCPC might also be a resource. A motion was made and passed (6/0) to start a study group to identify land of high conservation value and evaluate what might be recommended for the purposes of the PC. Brent, Dave, and Hilary volunteered to sit on said group and Hilary will update Lisa about project. Dave will reach out to Jens Hilke for guidance.
- 4. Providing input to revisions to Town Plan by PC (due end of 2030); MCC input sought for Chapter 7, Implementation – needs to be adopted by the end of 2030.** Jerry was alerted by the Planning

Commission to (4) action items/objectives in chapter 7 (Implementation) of the present Town Plan for which the MCC is listed as the responsible party. At the May MCC meeting Pam had volunteered to head up a Town Plan subcommittee. Jerry will put Town Plan on agenda for July. Hilary will alert Pam about these 4 items which should be included in Town Plan discussions:

- a. 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).
- b. The Conservation Commission should also work towards conserving the private lands that encroach upon Molly’s Bog, and Joe’s Pond.
- c. 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.
- d. 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.

#### E. 5:50PM- OLD BUSINESS

1. **Update on social media and calendar:** Pam not available to report. Several events have been added to the calendar. Hilary added the Environmental Leadership training which will be offered in Oct and Dec 2026 and encouraged members to add other education opportunities.
2. **Update on Oxbow planting:** item closed.
3. **Update on invasive species committee:** Lisa, Nancy, Pam, and Hilary met and devised a plan to hold an educational event that includes taking on a knotweed patch on 7/18, 8-10 AM. Mary Walz of Knot in Hyde Park will provide advice to the group. A project has been set up in iNaturalist that will be used to start mapping knotweed and other invasives.
4. **Update on Muddy Moose and Trails Committee:** Muddy Moose- On May 7, members of the MCC Trails subcommittee visited the property with Stowe Land Trust and Town Admin. SLT is moving ahead with improvements, getting permits, and arranging for contractors due to time-sensitive grant deadlines. MCC Trails subcommittee met with Admin again on 6/2 and Trails Committee structure document continues to be revised- comments from MCC members are to be forwarded to Jerry within a week.
5. **RTP grant update:** town received the RTP planning grant. As part of this grant, there are things MCC will be asked to do and participate in starting in July/August. Jerry showed an RTP Work Plan template which outlines who is responsible for what and when. Jerry will share this with MCC. Hilary has completed a Trails Inventory in hopes that it will stretch the grant dollars further.
6. **Maps:**
  - a. Town Forest trail map update status: waiting for Wally at Forests and Parks. Hilary will see about using the existing map if he can’t create anything within a reasonable timeframe.
  - b. Digitizing various maps: put on hold, remove from future agendas for now.
7. **DRB request to PC to change the mandatory PUD/Conservation Subdivision requirement for major traditional subdivisions under the Bylaws.– see D.1. above. Discussion on hold pending legal review of bylaw:** PC unable to talk about this due to legal review process. Jerry to follow up with PC/ZA.

8. **Update of Earth Extraction model Bylaw language- draft in process; discussion on hold pending legal review of Bylaw:** Legal needs to look over before PC can discuss. There is no official draft of bylaw to discuss. Jerry to follow up with PC/ZA.
9. **Update of Manosh Ferland Pit Rd water bottling plant project-** Jerry asked Tyler to share publicly available documents related to this project. Jerry reported the project proposes creation of a bottling plant, extraction of a large amount of soil/sand/gravel, and possibly establishment of an asphalt plant on a separate, nearby parcel. A source water permit is in the process of being applied for with ANR. According to Carly Alpert of VHB, the average water withdrawal rate would be 300 gal/min, close to 160 million gallons of water a year. Permit(s) from the Town are likely to be issued in the next few weeks. The project will likely have to go through Act 250 and a decision about water extraction is likely late summer/early fall. Town Zoning Admin will determine if the Town Bylaws allow the proposed sand and gravel extraction. A well will be drilled to assess flow and presence of minerals and any contaminants. A second public hearing is not required, but it must be requested. Once the permit application is filed and it is approved for testing by the State, a 30-day public comment period begins. A public hearing request must be made within 14-days of the 30-day comment period. Once permit is filed and MCC reviews the documents associated with it, MCC can determine if a public meeting is warranted and, if so, request one. Volume of water to be withdrawn is a concern- but needs to be supported with documentation. As discussed at May MCC meeting, Brent checked with someone at MWL and they said they did not have concerns about the water extraction although he said this should be confirmed with MWL leadership. MCC discussed concerns about microplastics on health and negative environmental impact of bottled water in general as well as the project's proximity to Bugbee Springs. Jerry to follow up and advise MCC members.
10. **Trail Work Day:** June 27, 9 AM, focus on managing wet spots and assessing trail needs. Dave will e-mail to usual list of volunteers and send info to Hilary so she can post on FPF.
11. **Other:** Brief discussion for further consideration- conservation of Town Forest.

F. 6:45PM- ADJOURN

Respectfully submitted, Hilary Warner, MCC Clerk