



PLANNING COMMISSION MEETING MINUTES OF JUNE 9, 2026

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Jerry Throne, Leah Hollenberger

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. Jerry Throne, Chair of the Conservation Commission stated that many of his commission, members, as well as residents they have heard from, are very concerned about water extraction, as this topic is not addressed in the bylaws. The group discussed whether water extraction should be treated separately from earth extraction.

2. Continued discussion on conservation subdivision regulations.

The meeting focused on discussing conservation subdivisions and town planning priorities. It was noted that the Conservation Commission has expressed concerns about isolated pockets of conserved public land and suggested considering a fee-in-lieu of option. Josh requested that the Conservation Commission provide the Planning Commission with additional information on how the conservation subdivision regulations could be improved.

NEW BUSINESS

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

Tyler referred to the survey regarding the town plan undertaken by UVM intern Gabriella Coutts. The Commission discussed the survey results, which showed residents' interest in greater public participation and environmental issues. 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. Josh suggested that better communication between the Planning Commission and other committees would make the best use of time by utilizing the public feedback they gather. 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.