



**TOWN OF MORRISTOWN SELECTBOARD
PUBLIC HEARING NOTICE & AGENDA
COMMUNITY MEETING ROOM**

On Zoom and at 43 Portland St. Morrisville, VT 05661
5:30 PM Monday, August 24, 2026

Joint Meeting of the Morristown Selectboard and the Village of Morrisville Trustees

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

The meeting will be live streamed on the Town of Morristown's website:

<https://www.morristownvt.gov/community/page/meetings-agendas-minutes> and on [Town GMATV YouTube Channel](#) when possible

I. 5:30PM - CALL MEETING TO ORDER - MORRISTOWN SELECTBOARD & VILLAGE OF MORRISVILLE TRUSTEES

II. 5:30PM - PUBLIC HEARING

1. Pursuant to 24 V.S.A. § 4415, the Morristown Selectboard and the Village of Morrisville Trustees, will hold a joint public hearing to hear from all persons interested and receive public comment on the proposed Interim Zoning Bylaw: Moratorium on Data Centers and High Impact Uses ("Interim Bylaw"). The Selectboard has set this public hearing in accordance with 24 V.S.A. § 4442(a).

III. 6:30PM - ADJOURN

LEGAL NOTICE

OFFICIAL NOTICE OF PUBLIC HEARING

TOWN OF MORRISTOWN SELECTBOARD AND VILLAGE OF MORRISVILLE TRUSTEES

DATE: Monday, August 24, 2026, Special Meeting

TIME: 5:30 PM

LOCATION: 43 Portland Street, Community Meeting Room, Morrisville, VT 05661

REMOTE: <https://us02web.zoom.us/j/8103424528> | Meeting ID: 810 342 4528 | Passcode: 05661

Pursuant to **24 V.S.A. § 4415**, the Morristown Selectboard and the Village of Morrisville Trustees, will hold a joint public hearing to hear from all persons interested and receive public comment on the proposed **Interim Zoning Bylaw: Moratorium on Data Centers and High Impact Uses** ("Interim Bylaw"). The Selectboard has set this public hearing in accordance with 24 V.S.A. § 4442(a).

STATEMENT OF PURPOSE The proposed interim bylaw is intended to provide the Town and Village sufficient time to conduct and complete studies and consider developing permanent zoning criteria to address land use impacts associated with AI and Crypto Data Centers and other High Impact Uses. Key objectives include:

- Protecting residential neighborhoods, commercial uses, and municipal facilities from the impacts of a Data Center project or a High Impact Use since the current zoning bylaws lack adequate performance standards.
- Coordinating land use planning with Morrisville Water and Light's electric and water utility capacity and its long-term resource planning objectives including Vermont's Renewable Energy and Clean Energy Standards.
- Preventing zoning approvals under existing standards that do not adequately address electricity or power demand, water consumption, wastewater discharge, noise, traffic, and other public health, safety and welfare impacts.
- Provide sufficient time to the Planning Commission and Selectboard to develop permanent zoning regulations applicable to Data Centers and High Impact Uses.

GEOGRAPHIC AREA AFFECTED The proposed interim bylaw applies to the **entirety of the Town of Morristown and the Village of Morrisville**.

SUMMARY OF PROPOSED AMENDMENTS The Interim Bylaw's contents include: 1. Purpose; 2. Area Affected; 3. Limitations on Land Development; 4. Definitions; 5. Effect of Existing Regulations; 6. Severability; and 7. Enactment Provisions. The proposed Interim Bylaw prohibits the Town and Village from accepting, reviewing, or approving applications for the siting, construction, or expansion of Data Centers or High Impact Uses as those uses are defined in the

Interim Bylaw for a period of two years from the date of adoption. This moratorium does not apply to small-scale data centers for administrative or operational support of existing businesses/institutions or facilities that obtained local permits before the effective date, like local hospitals, schools and municipal services.

LOCATION WHERE FULL TEXT MAY BE EXAMINED In accordance with 24 V.S.A. § 4442(a), hard copies of the proposed Interim Bylaw are available at the **Town Clerk's Office**, located at 43 Portland Street, Morrisville, during regular business hours. Electronic copies are available at **www.morristownvt.gov** or may be requested from the Town Manager at **braymond@morristownvt.gov**.

HOW TO PARTICIPATE This is a hybrid meeting. Members of the public may participate in person at the location above or remotely via the Zoom link provided. Written comments may be submitted in advance to the Town Clerk's Office or by email to **admin@morristownvt.gov**. Questions may be directed to **Brent Raymond, Town Manager**, at (802) 888-5147.

*Published in the News & Citizen on Thursday, August 6, 2026
Posted at the Town Clerk's Office and three or more public places within the municipality
per 24 V.S.A. § 4444(a)(2)*

TOWN OF MORRISTOWN AND VILLAGE OF MORRISVILLE
INTERIM ZONING BYLAW
MORATORIUM ON DATA CENTERS AND HIGH IMPACT USES
DRAFT — August, 3, 2026

1. PURPOSE

This Interim Zoning Bylaw is adopted to provide the Town of Morristown and the Village of Morrisville (“Town” and “Village,” respectively) sufficient time to conduct and complete studies to determine what, if any, amendments may be needed to the 2026 Town and Village Zoning and Subdivision Bylaws (the “Bylaws”) to address the land use impacts associated with AI and Crypto Data Centers, before any zoning permit application for such use is filed. The rapid growth of artificial intelligence has created unprecedented demand for large-scale data centers throughout North America. Although the Town and Village presently have no pending application for such a facility, the Vermont Legislature, neighboring municipalities, and other states have begun evaluating, or have adopted, standards or moratoria to mitigate the land use impacts from such facilities. The purposes of this Interim Zoning Bylaw are to:

- (1) protect existing residential neighborhoods, commercial uses, and municipal facilities from the impacts of a Data Center project or a High Impact Use without adequate performance standards in place;
- (2) preserve the Town’s and Village’s ability to coordinate land use planning with Morrisville Water and Light’s (“MWL”) electric and water utility capacity and its long-term resource planning obligations including Vermont’s Renewable Energy Standard and Clean Energy Standard;
- (3) prevent the zoning approval of a Data Center project or High Impact Use under existing standards that do not adequately address power/electricity demand, water consumption, wastewater discharge, noise, traffic, and other impacts to the public health, safety and welfare; and
- (4) provide the Planning Commission and Selectboard sufficient time to develop permanent zoning standards applicable to Data Center and High Impact Use projects while preserving flexibility for future economic development.

This Interim Zoning Bylaw is not intended to prohibit all development permanently, but rather to ensure that appropriate regulations are in place before a Data Center and/or High Impact Use project is proposed.

2. AREA AFFECTED

This Interim Zoning Bylaw affects all lands and zoning districts within the Town of Morristown and the Village of Morrisville.

3. LIMITATIONS ON LAND DEVELOPMENT

- A. Prohibited Uses. During the effective term of this Interim Zoning Bylaw, the Town and Village shall not accept, review, or approve any application proposing the siting, construction, or expansion of a Data Center or High Impact Use, as defined in Section 4 below, regardless of how such use may be proposed or categorized under the existing Bylaws. In other words, in an area subject to the existing Bylaws, all Data Center uses and High Impact Uses are prohibited.
- B. Exceptions. This Interim Zoning Bylaw shall not apply to:
- (1) a conventional, small-scale data center that is necessary for the administrative or operational support of an existing business, hospital, school, municipal service, or residence; or
 - (2) a facility that has obtained complete local permits before the effective date of this Interim Zoning Bylaw.
- C. No Waivers or Modifications. There shall be no approval of a waiver, modification, variance, or conditional use permit that would authorize a use prohibited under Section 3(A).

4. DEFINITIONS

Words specifically defined in the existing Bylaws shall have the same meaning in this Interim Zoning Bylaw unless another meaning is clearly indicated below.

Data Center: A facility used for the storage, management, processing, and/or transmission of digital data, including for data processing, machine learning, model training, hosting or operating artificial intelligence models, AI computational processing, or validating blockchain transactions, generating digital assets, or proof-of-work processing, that typically contains computers, network equipment, systems, servers, appliances, and other accessory components necessary for such operations, whether operated by a single entity for its own primary use or for the shared use of entities engaged in other primary uses. All data center structures on a property, or within one-half-mile of any point on a property on which a Data Center is or is proposed to be located, shall be aggregated to calculate the total scale of the use. A facility which is capable of consuming 10 or more megawatts of electric power shall be defined as a High Impact Use.

High Impact Use: A facility shall be defined as a High Impact Use and subject to this Interim Zoning Bylaw if it meets the above definition or one or more of the following criteria: (i) is capable of consuming 10 or more megawatts of electric power; (ii) uses 57,600 gallons or more per day (40 gallons per minute) of surface or ground water; (iii) contains PFAS in amounts over 10 parts per trillion in its wastewater discharge; (iv)

creates 10 acres or more of impervious surface; (v) emits 70 decibels Lmax or more of persistent noise audible to adjacent properties; and/or (vi) otherwise strains community resources during construction.

5. EFFECT OF EXISTING REGULATIONS

Except as otherwise provided herein, this Interim Zoning Bylaw shall not repeal or alter any existing ordinances, regulations, or bylaws of the Town of Morristown or the Village of Morrisville. The restrictions established in this Interim Zoning Bylaw are in addition to those contained in any other Town or Village ordinances, bylaws, or regulations.

6. SEVERABILITY

If any provision of this Interim Zoning Bylaw is deemed by a court of competent jurisdiction to be unconstitutional, invalid or unenforceable, that provision shall be severed from the Interim Zoning Bylaw and the remaining provisions that can be given effect without the severed provision shall continue in effect.

7. ENACTMENT PROVISIONS

This Interim Zoning Bylaw is enacted pursuant to 24 V.S.A. § 4415, shall be administered in the manner provided in said section, and shall be effective upon passage for a period of two (2) years. It may be extended for one additional one-year period beyond the initial two-year term in accordance with the procedures for adoption set forth in 24 V.S.A. § 4415.

Adopted this _____ day of _____, 2026.

SELECTBOARD OF THE TOWN OF MORRISTOWN

By: _____
Don McDowell, Chair

By: _____
Richard Craig

By: _____
George Cormier

By: _____
Leah Hollenberger

By: _____
Rose Belanger