



TOWN OF MORRISTOWN DEVELOPMENT REVIEW BOARD
WARNED PUBLIC HEARING
COMMUNITY MEETING ROOM OF THE OLD TEGU THEATER
43 Portland Street in Morrisville, VT 05661
6:00 PM Wednesday, April 30, 2025

[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>

I. CALL MEETING TO ORDER

II. AGENDA CHANGES OR ADDITIONS

III. APPROVE PRIOR MEETING MINUTES

1. Approve minutes 3-31-25

IV. PUBLIC COMMENTS

V. ACTION ITEMS TO BE CONSIDERED

VI. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. #2025-021 submitted by Victor Russell, on behalf of Victor & Novia Russell (Parcel 12101-01, 274 Golf Course Rd., Morristown) requesting subdivision of 2.76-acre Parcel 12101-1 to be reduced to 1.38 acres and creation of 12107-7 of 1.38 acres, including a Waiver Request per Section 204.4 for reduction of dimensional requirements (minimum lot size) up to 25%. This application to be reviewed under the 2023 Morristown Morrisville Zoning and Subdivision Regulations. The administrative officer may review the minor subdivision concurrently with this application per Section 611.3 following the DRB's decision on the lot size waiver request.
2. #2025-019 submitted by James Quinn, on behalf of Pack and Park Self Storage, LLC (Parcel 07328, 568 Laporte Rd., Morrisville), requesting an automated gate 24-feet wide by 6-feet high slide gate with keypad in/out per Sections 425.1 of the 2023 Morristown Morrisville Zoning and Subdivision Regulations which requires DRB review of all fences not otherwise exempt. The property is in the Commercial and High Density Residential Zoning Districts.
3. #2025-020 submitted by Diane K. Cote, on behalf of Diane K. Cote Revocable Trust (Parcel 07009, 1126 Laporte Rd., Morristown), requesting to amend permit 2024-027 regarding the sidewalk requirement and the Morristown Sidewalk Policy approved by the Selectboard lastly in 12/19/2022. The request comes under Section 400 of the 2023 Morristown Morrisville Zoning and Subdivision Regulations requiring zoning permits for changes in use. The property is in the Low Density Residential Zoning District.
4. #2025-011 submitted by Matthew Percy, on behalf of Dale E. Percy, Inc. (Parcel 16099-09, 0 Elizabeths Lane, Morristown), requesting to subdivide +/- 32.65-acre parcel 16099-9 into 6 new parcels: 16099-18 (0.50 ac), 16099-19 (0.68 ac), 16099-21 (0.82 ac), and 16099-23 (Open Space), 16099-30 (0.66 ac), 16099-09 becomes +/- 7.02 acres. Merge 16098 (4.34 ac) into new Parcel 16099-23 for 25.11 acres of Open Space. Parcel 16099-15 merges into 16099-14 to become 1.39 acres. This application is Phase 3 of a Planned Unit Development to be reviewed under Section 510 of the 2023 Morristown Morrisville Zoning and Subdivision Regulations. The property is in the Rural Residential Area Zoning District.

VII. OTHER BUSINESS

1. Update on draft DRB Rules of Procedure

VIII. ADJOURN