



DEVELOPMENT REVIEW BOARD MEETING MINUTES OF APRIL 30, 2025

Members: Gary Nolan, Lenny Wing, Christy Snipp, Paul Trudell, Mary Ann Wilson, Donald Blake, Jr.,
Melissa LeBlanc (Alternate)

Absent:
Suzanne Burnham

ADMINISTRATION and STAFF: Brent Raymond, Town Manager/Acting Zoning Administrator; Ron Rodjenski,
Consultant; Kevin Petrochko, Acting Assistant Zoning Administrator

PARTICIPANTS/GUESTS: Johann Jaremczak, Victor & Norie Russell, Jerry Throne, Diane Cote, Marc Cote, Tyler
Mumley, Evelyn Throne, Matthew Percy, James Quinn*, Matt Percy, Caroline Marhefke, Winford Small, Allene
Small

CALL MEETING TO ORDER

Gary Nolan called the DRB Meeting to order at 6 PM at the Tegu Building.

AGENDA CHANGES OR ADDITIONS

None

APPROVE PRIOR MEETING MINUTES

1. Approve minutes 3-31-25

Motion made by Donnie Blake to approve the minutes of 3/31/25. Motion seconded by Paul Trudell.

Motion carried. (7/0)

PUBLIC COMMENTS

Gary Nolan announced that Tyler Machia has been named the new Morristown Zoning and Planning
Administrator. Gary acknowledged Brent Raymond's and Kevin Petrochko's efforts for successfully performing
the additional work of covering the position during this time.

ACTION ITEMS TO BE CONSIDERED

None

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.**

Johann Jeremczuk, Tyler Mumley, Victor Russell, and Novia Russell were sworn in.

Combined application for Waiver of Numerical Values (Section 204.4 - Acreage) and Minor Subdivision Approval #2025-021 submitted by Victor and Novia Russell to subdivide an existing 2.76-acre lot developed with one single-family home into two lots of 1.38 acres each, one with the existing home and the second with a proposed single-family home, at 184 Golf Course Road. Tonight's DRB hearing is for consideration of the waiver to allow minor subdivision review by the administrative officer. Tyler Mumley was present and discussed the plans for the applicant. Johann Jeremczuk expressed concern that allowing small lots with duplexes is not in keeping with the settlement pattern along Golf Course Road and summarized his concern that none of the 204.4 goals were met, with at least two goals required to be met to grant the lot size waiver.

Motion made by Melissa LeBlanc to approve the waiver with any conditions that were on the previous permit. Motion seconded by Paul Trudell. Motion carried (6/0/1). Lenny Wing abstained

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.**

James Quinn attended the hearing via zoom and was sworn in.

James reviewed the application for an automated gate on behalf of Pack and Park Self Storage, LLC located at 568 Laporte Rd. The project seeks to add a fence and gate to the entrance access drive to a previously approved storage facility. Fences that are not exempt under Section 425.2 require DRB review as conditional uses per 425.1. The proposed fence and gate were not depicted on prior town site plan approvals for this parcel. The portions of the fence that are located on the side property line are exempt from the 425.1 conditional use review. From those exempt posts, the "interior yard" fencing and gates are being requested for approval. The gate would be a 24 ft wide and 6 ft high, sliding gate with an internally lit keypad for in-and-out traffic. The gate will be about 250' from Laporte Road and James Quinn does not anticipate any traffic backing up to get in as this is a very low-usage facility. The fencing will be black iron and chain link.

Motion made by Mary Ann Wilson to approve the installation of the 6-foot, automated gate with the condition that cedar trees be planted as indicated on the plan. Motion seconded by Donny Blake. Motion carried (6/0/1). Lenny Wing abstained.

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.**

Diane Cote and Marc Cote were sworn in.

The meeting focused on discussing the sidewalk policy and its application to specific properties. Diane Cote presented her property's situation, where a sidewalk was conditionally required due to a multifamily residential development. However, the property is in a low-density residential zone outside the sewer service management area, which is exempt from sidewalk requirements. Brent Raymond, Town Manager, discussed his interpretation of the sidewalk policy. The discussion revealed

inconsistencies in the interpretation of the sidewalk policy and the role of the Selectboard in accepting infrastructure. The conversation ended with a decision to approve the permit to amend, removing the sidewalk requirement condition. The attendees also discussed the responsibility of maintaining sidewalks and the potential for future sidewalk extensions.

Motion made by Mary Ann Wilson to approve the permit to amend the sidewalk and delete condition #5. Motion seconded by Melissa LeBlanc. Motion carried (5/2). Paul Trudell and Christy Snipp nay.

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.**

Tyler Mumley, Matt Percy, Kevin Petrochko, Caroline Marhefke, Winford Small and Allene Small were sworn in.

Tyler Mumley outlined the Phase 3 changes to the development with a narrative of parcels added and merged. Discussion ensued regarding the role of the HOA in the solar field and the snowmobile trails. The DRB members discuss the pros and cons of reviewing HOA rules for this and future developments. Caroline Marhefke, a homeowner adjacent to the community leach field, questioned where it would be accessed from and expressed concerns about stormwater drainage. Matt Percy and Tyler Mumley addressed stormwater inspections and actions taken after Ron Rodjenski confirmed to Melissa LeBlanc that this is within the purview of DRB reviews. Winford and Allene Small addressed the DRB with fencing-related concerns. Additional discussion followed regarding open space delineation, trail systems, and conservation developments with questions about prior permit conditions. Meeting adjourned to Deliberative Session.

Motion made by Donnie Blake to convene the hearing. Motion seconded by Paul Trudell. Motion carried (7/0).

OTHER BUSINESS

1. Update on draft DRB Rules of Procedure

The DRB was asked to review the Rules of Procedure document for discussion at the next meeting.

Motion made by Christy Snipp to go into deliberative session to include Brent Raymond, Kevin Petrochko, and Ron Rodjenski. Motion seconded by Lenny Wing. Motion carried. (7/0)

Motion made by Christy Snipp to recess deliberative session. Motion seconded by Paul Trudell. Motion carried. (7/0)

ADJOURN

Motion made by Mary Ann Wilson to adjourn. Motion seconded by Paul Trudell. Motion carried. (7/0)

Meeting adjourned at 9:02 pm
Submitted and filed this 5/5/25.

Bonnie McDermott, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Development Review Board meeting.