

**Morrisville/Morristown Development Review Board**  
**P.O. Box 748 / Morrisville, VT 05661**  
**Phone (802) 888-6373**

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**Meeting Minutes of 23 October 2024**

**Members Present:** Donnie Blake, Susanna Burnham, Gary Nolan (Chair), Paul Trudell, Christy Snipp, Mary Ann Wilson, Lenny Wing (Alternate)

**Members Absent:** Chris Wiltshire, Melissa LeBlanc (unneeded Alternate)

**Staff:** Zoning Administrator Todd Thomas, A/V operator Ally Olsen

**Guests:** Town Manager Brent Raymond, Conservation Commission Member Jerry Throne, Engineer Tyler Mumley, Hannah Farda, Anderson Leveille, Charlie Burnham, Michelle LaBarge

**Call to Order:** Chair Nolan called the meeting to order at approximately 6:05 PM.

**Minutes:** Member Wilson moved to approve the September 25<sup>th</sup> meeting minutes. A vote of 5-0-2 affirmed the motion (Members Blake & Wilson abstained as they did not attend this meeting).

**Hearing: §640 Appeal of Subdivision Permit 2023-146 at 336 Cote Hill Rd (Mumley)**

Hannah Farda of 248 Cote Hill Road appeared before the Board regarding her §640 Appeal of Zoning Permit 2023-146, which administratively approved the subdivision of 5.46 acre Parcel 07135, owned by Andrea & Tyler Mumley, and located at 336 Cote Hill Road in the Rural Residential Agricultural Zone. Chair Nolan read Ms. Farda's one-page appeal into the record, which relied on the intent of ACT 47 of 2023 and the use of what may be built on the newly created subdivision lot. Chair Nolan opined that such an appeal may be more appropriate for the future building permit on the new subdivision lot, but not the permit that just creates the lot. Ms. Farda responded by explaining that the State Wastewater permit for the new lot was for a duplex use. Property owner Tyler Mumley said that he was unsure what would ultimately be built on his new lot, and that he could always revise this State Wastewater at that time. Member Trudell moved to uphold the appeal. The motion failed to carry by a vote of 0-7.

**Informal discussion: Sidewalk condition on Permit 2024-147 for duplex at 49 Miller Bridge Road (49 Ace LLC)**

Anderson Leveille, of 49 Ace LLC, appeared informally before the Board regarding the sidewalk construction condition the Board attached to the recent approval of a new duplex at his 49 Miller Bridge Road property (Parcel 07012 in the Low Density Residential). After a brief sidewalk general liability discussion, it was explained that the extension of the adjacent LaPorte Road sidewalk along the frontage of Mr. Leveille's property was required by the Town Sidewalk Policy for multi-family uses. Mr. Leveille said that he wished he could have attended his recent DRB meeting so he could have clarified that he would be building this sidewalk himself. As such, he asked for more time to complete this work than what was allowed by Condition #12 of Permit 2024-147, which required the sidewalk to be constructed within 1-year of the groundbreaking for the new duplex. After some discussion, the Board informally seemed amendable to receiving a permit modification request from Mr. Leveille that would instead require the sidewalk to be complete within 2 years of duplex occupancy (thereby allowing the new rents to cover the cost of this approximately 350 linear feet of upgraded public infrastructure). Zoning Administrator Thomas said that he expected to warn the next DRB meeting for December or January, and he would be happy to include this permit modification of condition request at one of these future warned hearings.

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The meeting adjourned at 7:10 PM, submitted by Todd Thomas