



DEVELOPMENT REVIEW BOARD MEETING MINUTES OF MAY 21, 2025

Members: Gary Nolan, Lenny Wing, Susanna Burnham, Paul Trudell, Mary Ann Wilson, Donald Blake, Jr.

Absent: Christy Snipp

ADMINISTRATION and STAFF: Kevin Petrochko, Interim Assistant Zoning Administrator; Ron Rodjenski, Consultant; Tyler Machia, Zoning and Planning Administrator; Dennis D. DiGregorio, Chief of Morristown Fire Dept

PARTICIPANTS/GUESTS: Mike Bourne

CALL MEETING TO ORDER

Donald Blake Jr called the meeting to order at 6:01 PM at the Tegu Building.

APPROVE PRIOR MEETING MINUTES

1. Approve minutes 4-30-25

Motion made by Mary Ann Wilson to approve the minutes of 4-30-25. Motion seconded by Paul Trudell. Motion carried. (4/0, Susan Burnham and Gary Nolan recused)

PUBLIC COMMENTS

None

HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. ~~#2025-016 submitted by Jane Barbour~~, Gary Nolan* on behalf of Little Fuel Company, LLC (Parcel 12-117, 12-177, 1 thru 8, along Dinky Ln, ~~Alexander-Anderson*~~ Ln, off Meadow Dr, 8 house lots and 1 open space lot) requesting the DRB consider a subdivision amendment to remove, modify or amend the terms and conditions of Subdivision Permit #2020-071, specifically Condition #15 (fire service Water supply) per Sections 612, 720.3 and 730.1 of the 2023 Morristown Zoning and Subdivision Bylaw. The property is in the Low Density Residential (LDR) Zoning District.

***corrections made after hearing was warned**

Gary Nolan Provided an overview of the project. He noted that the applicants were requesting a waiver to remove condition 15 of the Subdivision Permit 2020-071. Nolan noted that a previous Zoning Administrator had removed condition 15 of the subdivision approval. However, after further review it was discovered that the Zoning Administrator cannot remove DRB conditions on their own. Therefore, the Applicants were before the board to request the removal of condition 15. Condition 15 required the applicants to install a dry fire hydrant to service the subdivision. Gary Nolan noted that the applicants did not feel that a dry hydrant was a critical permit condition due to the fact that a previously approved development off of meadow drive does not have a hydrant and there is a hydrant located near the New Beginnings Miracle Fellowship church that is close enough to service the development. Nolan noted that the other outstanding conditions with Permit 2020-071 have been met. The board members discussed the requirement for the hydrant and asked the Morristown Fire

Chief, Dennis DiGregorio, whether or not the development could be properly serviced without a dry hydrant. Chief DiGregorio noted that the hydrant located near the New Beginnings Miracle Fellowship church has enough water to service this new development.

Motion by Donald Blake to remove Condition 15 of Subdivision Permit 2020-071 on the condition that the applicants receive a letter from the Morristown Fire Chief stating that the hydrant at New Beginnings Miracle Fellowship has enough water to service the subdivision. Motion seconded by Paul Trudell. Motion Carried (5/0 Gary Nolan Recused)

ACTION ITEMS TO BE CONSIDERED

Motion made by Paul Trudell to consider action items after Public Hearing seconded by Marry Anne Watson. Motion Approved (5/0 Gary Nolan Recused).

1. Consideration of Rules of Procedure

Gary Nolan Rejoined the board at 6:26 PM.

The Board discussed possible changes to the DRB rules of procedures. There was a lot of discussion among the board members whether or not the board wishes to follow the Municipal Administrative Procedure Act (MAPA). MAPA lays out a set of requirements that municipalities have to follow in order to administer certain Act 250 requirements locally as well as allowing Vermont Environmental court to not have to hear appeals of municipalities decisions de novo, which would result in the court hearing an application as if they were the Development Review Board. Ron Rodjenski gave an overview of the MAPA process. He noted that this is a complicated process which requires the municipality to follow specific steps when it comes to labeling exhibits and structuring decisions. He was concerned that the town does not have the resources to properly administer MAPA. He noted that additional training would likely be required to make sure that MAPA was being properly followed. There was a general discussion as to whether or not the town could administer MAPA. The board also reviewed other proposed changes to the rules and procedures. It was noted that this item would likely be further discussed in June.

OTHER BUSINESS

None

ADJOURN

Motion made by Susanna Burnham to adjourn. Motion seconded by Donald Blake Jr. Motion carried. (5/0)

Meeting adjourned at 7:35 pm

Submitted and filed this May 27, 2025

Tyler Machia, Zoning and Planning Administrator

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