



DEVELOPMENT REVIEW BOARD MEETING MINUTES OF MAY 28, 2025

Members: Gary Nolan, Lenny Wing, Susanna Burnham, Christy Snipp, Paul Trudell (Arrived Late to Meeting), Donald Blake, Jr.

Absent: Mary Ann Wilson

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator; Ron Rodjenski, Consultant

PARTICIPANTS/GUESTS: Daniel Dougher, Anderson Leveille, DianeK Cote

CALL MEETING TO ORDER

APPROVE PRIOR MEETING MINUTES

1. Approve minutes 5-21-25

Motion by Donald Blake to approve the minutes of 5/21/25. Motion seconded by Susanna Burnham. Motion carried. (4/0/1, Christy Snip Abstained. Paul Trudell arrived late and did not vote on the Minutes)

PUBLIC COMMENTS

HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

- #2025-007 submitted by Daniel Dougher (Parcel 06-042, 40 Rooney Rd., Morristown) requesting major subdivision review for 3-lot subdivision with no additional proposed development per Section 510. This application to be reviewed under the 2023 Morristown Morrisville Zoning and Subdivision Bylaws. The property is in the Rural Residential Agricultural Zone.**

The Zoning and Planning Administrator, Tyler Machia, provided an overview of the application. It was noted that the applicant had applied for a 3-lot subdivision. Subdivisions of three lots or more count as major subdivisions and are reviewed as conservation subdivisions. Machia noted that the application appeared to be missing significant amounts of information that is required in order to comply with the major subdivision regulations. Daniel Dougher noted that he had originally applied for an administrative subdivision. Due to the cost of the survey he decided to proceed with a major subdivision. His ultimate goal is to subdivide the land so he can sell a portion of the land. It was noted that the decision to have three lots is what triggered the major subdivision review. There was a lot of discussion on how to move the application forward. The board opted to keep the application open while the Zoning Administrator and the applicant work on a path forward.

Motion by Christy Snipp to continue the application to June 25th at 6PM in the Morristown Town Office. Motion seconded by Susanna Burnham. Motion Carried (6/0)

2. **#2024-147 Amendment submitted by Anderson Leveille, on behalf of 49 Ace LLC (Parcel 07-012, 49 Miller Bridge Rd Morristown), requesting an amendment to a Permit 2024-147 to remove a sidewalk installation permit requirement per Section 503 of the 2023 Morristown Morrisville Zoning and Subdivision Bylaws. The property is in the Low Density Residential Zone.**

The Zoning and Planning Administrator, Tyler Machia, provided an overview of the application. It was noted that the applicant was requesting that the board remove condition 12 from the DRB approval of application #2024-147. This requirement required the applicant to install a sidewalk on their property along Route 100. Machia noted that in order to remove this condition the DRB needed to apply the Stowe Club Highlands Analysis to this application to determine if the condition was critical to the original approval. If this condition was deemed to be critical it would have to pass the review standards noted in the Stowe Club Highlands Analysis. The Board discussed whether or not the sidewalk condition was critical to the original approval of #2024-147.

Motion by Paul Trudell to approve the request to remove condition 12 from application #2024-147. Motion seconded by Donald Blake Jr.. Motion carried (6/0)

ACTION ITEMS TO BE CONSIDERED

1. **Percy deliberations - #2025-011 submitted by Matthew Percy, on behalf of Dale E. Percy, Inc. (Parcel 16099-09, 0 Elizabeths Lane, Morristown)**

The board continued their deliberations with application #2025-11.

OTHER BUSINESS

ADJOURN

Motion made by Susanna Burnham to adjourn. Motion seconded by Paul Trudell. Motion Carried (6/0)

Meeting Adjourned 7:27 PM.

Submitted and filed this June 3, 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.