



**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, July 9, 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 Morrystown's website:  
<https://www.morrystownvt.gov/community/page/meetings-agendas-minutes>

**I. CALL MEETING TO ORDER**

**II. PROPOSED CHANGES TO THE AGENDA**

**III. APPROVE PRIOR MEETING MINUTES**

1. Approve Minutes from 6-25-25

**IV. PUBLIC COMMENTS**

**V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS**

1. #2025-053 Conditional Use Review submitted by Vermont Land Use Planning on behalf of LH&A Realty Limited Partnership to convert a former auto dealership to a mixed-use building with one retail space and two restaurants, one of which will have a drive through. The property is located at 32 VT RT 15 E ( Parcel ID 08-089) and is located in the Commercial zoning district.
2. Continuation of application #2025-011 submitted by Matthew Percy, on behalf of Dale E. Percy, Inc. (Parcel 16099-09, 0 Elizabeths Lane, Morrystown), 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 Morrystown Morrisville Zoning and Subdivision Regulations. The property is in the Rural Residential Area Zoning District.

**VI. ACTION ITEMS TO BE CONSIDERED**

**VII. OTHER BUSINESS**

**VIII. ADJOURN**