



**DEVELOPMENT REVIEW BOARD MEETING MINUTES  
OF JUNE 25, 2025**

Members: Lenny Wing, Susanna Burnham, Christy Snipp, Paul Trudell, Donald Blake, Jr.

Absent: Gary Nolan, Mary Ann Wilson,

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Lisa Vinick, Kc Colt, Hannah Farda, Tyler Mummley, Todd Thomas, Susan Reyher,

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**CALL MEETING TO ORDER**

**APPROVE PRIOR MEETING MINUTES**

**1. Approve Minutes from 6-11-25 Meeting.**

**Motion made by Paul Trudell to approve the minutes of 6/11/25. Motion seconded by Susanna Burnham. Motion carried (5/0).**

**PUBLIC COMMENTS**

**HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS**

**1. Continuation of application #2025-007. The Applicant, Daniel Dougher, is requesting major subdivision review for a 3 lot subdivision with no additional proposed development per Section 510 of the Morrystown Zoning and Subdivision Bylaws. The property is located at 40 Rooney Rd (Parcel ID 06-042) and is located in the Rural Residential Agricultural Zone.**

The Applicant Daniel Dougher opted to withdraw his application and proceeded with a minor subdivision.

**2. #2025-044 Zoning Permit Appeal submitted by Hannah Farda to appeal the issuance of Permit 2025-36 which allowed the property owner Tyler Mumley to construct a duplex on his property located at 336 Cote Hill Road (Parcel ID 07-135-01). The Appellant owns an abutting property located at 248 Cote Hill Road (Parcel ID 07-136-3). The property located at 336 cote hill road is in the Rural Residential Agriculture zoning district.**

The Appellant, Hanna Farda, provided an overview of her appeal. She argued that the main goal of the HOME Act (ACT47) was to build more affordable housing. She also expressed concern over the fact that she believes that Tyler Mumley will not rent this duplex at a rate that is affordable. It was pointed out by staff that neither ACT 47 nor the Morrystown Zoning and Subdivision bylaws require an applicant to build affordable housing. It was noted by Christy Snipp and town staff that ACT 47 preempts local zoning to explicitly allow duplexes wherever you can build a single-family home. There was additional conversation about the broader impact of ACT 47 on local zoning. The Board determined that they did not need to move into deliberative session and opted to vote on the appeal in open session.

**Motion made by Christy Snipp to deny the appeal. Motion Seconded by Lenny Wing. Motion carried**

(5/0)

- #2025-45 Conditional Use Review submitted by Vermont Land Use Planning on behalf of Susan and Fred Reyher to convert part of an old garage into an accessory apartment (ADU) along with a 1,034 SQFT expansion to the principle dwelling to build a modern garage. Part of the proposed expansion would be located in the 45-foot front yard setback for the zoning district. The property is located at 2 Cote Hill RD (Parcel Id 07-139) and is located in the Rural Residential Agriculture zoning district.**

The Applicant, Todd Thomas, provided an overview of the project. He noted that the Reyhers purchased the property in order to be closer to medical treatment. He went on to note that expanding the building was necessary to help facilitate this. The Reyhers are proposing a 1034 ft<sup>2</sup> addition that would result in the creation of one new accessory dwelling unit (ADU) and new garage. The existing home currently sits inside of the front setback for the Rural Residential Agriculture district as it is an older home. Part of the proposed expansion would extend into the front setback laterally without further infringing the front setback. Expanding a non-conforming structure is allowed through Conditional Use Review provided the expansion does not make the structure more non-conforming. There was extensive discussion as to whether this expansion made the structure more non-conforming. Thomas argued that expanding the existing home laterally into the setback is not expanding a nonconformity as it is not infringing any closer to the front yard setback. Staff disagreed with this interpretation and noted that while the proposed addition would not be infringing further into the front setback it would be increasing the area of the structure located inside of the setback. Staff argued that this increase makes the structure more non-conforming as the applicants would be placing more of a structure where one is not supposed to be located. The Board agreed with Thomas's interpretation and did not find that expanding the structure into the front setback without moving it closer to the front lot line would not increase the nonconformity of the structure. The board determined that they did not need to go into deliberative session and opted to vote on the application in open session.

**Motion made by Paul Trudell to approve the application pending formal written decision. Motion seconded by Susanna Burnham. Motion carried (5/0)**

## **ACTION ITEMS TO BE CONSIDERED**

### **OTHER BUSINESS**

### **ADJOURN**

**Motion made by Susanna Burnham to adjourn the meeting. Motion seconded by Paul Trudell. Motion carried ( 5/0).**

Meeting Adjourned 7:25 PM

Minutes submitted and filed this June 30th 2025

Prepared by 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.*