



**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, August 13, 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 7-9-25

IV. PUBLIC COMMENTS

V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. #2025-65 Sketch Plan Review submitted by Tyler Mumley, applying on behalf of Virginia Mainus, for a proposed 5 lot Planned Unit Development (PUD). The project includes a total of ±8.72 acres (existing Lots 1, 2, and 3). As a proposed Conservation Subdivision PUD, there will be proposed Open Space lot of 50% of the developed land, including ±4.36 acres. The remaining land will be subdivided among five (5) new lots. As part of a Conservation Subdivision, these proposed lots only need to be 40,000 square feet (SF) in size, or 0.92 acres. However, we are requesting slightly smaller lots, in accordance with the Waiver allowance of the zoning rules:

- Proposed Lot 1 = ±0.84 acres (8.7% reduction)
- Proposed Lot 2 = ±0.85 acres (7.6% reduction)
- Proposed Lot 3 = ±0.87 acres (5.4% reduction)
- Proposed Lot 4 = ±0.89 acres (3.3% reduction)
- Proposed Lot 5 = ±0.92 acres (no waiver – meets minimum lot size)
- Proposed Lot 6 = Open Space of ±4.36 acres (50% of project area)

The Applicants are focused on a waiver request to reduce the lot sizes associated with this proposed PUD. The property in question is located at 0 Lawrence Road and is located in the Rural Residential / Agriculture Zoning District (RRA). The project will be reviewed under the proposed 2025 Morrystown Zoning and Subdivision Bylaws. Section 720.3 and 720.4 of the proposed 2025 Morrystown Zoning and Subdivision Bylaws notes that sketch plan review is **non-binding** on both the Development Review Board and the Applicant and the decision issued is intended to be **advisory only**.

VI. ACTION ITEMS TO BE CONSIDERED

VII. OTHER BUSINESS

VIII. ADJOURN