



**DEVELOPMENT REVIEW BOARD MEETING MINUTES
OF JULY 9, 2025**

Members: Gary Nolan, Susanna Burnham, Paul Trudell (Recused after voting on the minutes), Mary Ann Wilson, Donald Blake, Jr.

Absent: Christy Snipp, Lenny Wing,

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Laura Streets, Matt Percy, Todd Thomas, Ava Stevenson, Haley Herman, Louis Ferris Jr, Louis Ferris III, Caroline Marhefka

CALL MEETING TO ORDER

PROPOSED CHANGES TO THE AGENDA

APPROVE PRIOR MEETING MINUTES

1. Approve Minutes from 6-25-25

Motion by Susanna Burnham to approve minutes from June 25th 2025. Motion Seconded by Paul Trudell. Motion carried (5/0) (Paul Trudell recused himself at 6:09 PM after voting on the minutes)

PUBLIC COMMENTS

Laura Streets expressed concern about the number of pages that were printed with this DRB packet. She encouraged town staff to consider alternative ways of providing materials for the board. She also encouraged the board to do what they can to support local businesses.

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.

Paul Trudell recused himself at 6:09 PM and provided an overview of the application. He began by providing an updated site plan for the DRB . He noted that the building would be broken up into three suites. The two front suites are 1616ft², one will contain a fast food restaurant with a takeout window. The other space will contain a retail space. Paul went on to note that they are expecting to have Domino's pizza and AT&T as tenants. The larger 7118ft² rear suite has no intended use at this time. It was noted by staff that the applicants had originally applied to use this space as a restaurant. However, they now only wish to utilize the front two suites. Donald Blake asked if the inside of the restaurant will have any inside seating. It was noted that the front restaurant is intended to be take out only and will not have inside seating. Paul noted that The Applicants were asking the board to not require them to extend the existing sidewalk along the western and northern borders of the property. The applicants expressed concern that if they were required to extend the sidewalk further up it could trigger the need for a new 1111 access permit from the state. The board spent time

discussing the access permit issue. Todd Thomas provided an email from the state noting that their project did not require a new 1111 permit. However, staff received an email from the state noting that the applicants' project could require a new 1111 permit shortly before the meeting. The Board also discussed the landscaping for the project. Paul noted that the applicants were not proposing a landscaping plan at this time. It was noted by staff that conditional use applications require a landscaping plan. The Board discussed the need to require the applicant to plant landscaping to screen the parking on the site.

Motion by Susanna Burnham to move the application into deliberative session. Motion seconded by Mary Ann Wilson. Motion carried (4/0, Paul Trudell was recused and did not vote on the application)

- 2. Continuation of application #2025-011 submitted by Matthew Percy, on behalf of Dale E. Percy, Inc. (Parcel 16099-09, 0 Elizabeths Lane, Morristown), 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 Morristown Morrisville Zoning and Subdivision Regulations. The property is in the Rural Residential Area Zoning District.**

Tyler Mumley provided an overview of the application. It was noted that the application had been reopened so The Applicants could provide additional information. Mumley went over the additional information noted in the DRB's Continuation memo. It was noted that some of the language in the HOA documents would need to be updated. It was noted that the town needs to be given permission to maintain the required trails and open space If the HOA is unable or unwilling to do so. The main focus of the conversation was around the requirement for Selectboard approval of any new road prior to the DRB issuing final approval of the subdivision. The Applicant's, DRB members and the property owner expressed concern over this requirement. During the discussion it was noted that this requirement may not have been consistently implemented in the past. The applicant, Matt Percy expressed frustration with the fact that the requirement for Selectboard approval of the private road had not come up sooner in the process. He was also concerned with the fact that many of the issues did not come up during earlier staff review. The DRB Spent a lot of time discussing this issue and expressed a lot of concern on its impact. Town staff noted that they would take the applicant's concern about the requirement of Selectboard approval of roads to the town manager. Donald Blake noted that the applicant did supply the additional information requested by the DRB in the continuation memo.

Motion by Susanna Burnham to move the application into deliberative session. Motion seconded by Mary Ann Wilson. Motion carried (4/0, Paul Trudell was recused and did not vote on the application)

ACTION ITEMS TO BE CONSIDERED

OTHER BUSINESS

ADJOURN

Motion by Susanna Burnham to adjourn. Motion seconded by Mary Ann Wilson. Motion carried (4/0, Paul Trudell was recused and did not vote on the application).

Meeting Adjourned 10:11 PM

Minutes Submitted and filed 7/14/25

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.