



**DEVELOPMENT REVIEW BOARD MEETING MINUTES
OF AUGUST 13, 2025**

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

Absent: Mary Ann Wilson

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Tod Ziegler, Ron Stancliff, Sherry Willson, Peijin Chen, Tera Meyer, Monique Duckworth, Jessica Moore, Shelly Mainus, Claudia Cussen, Michael Slayton, Dana Wene, Erika Dodge, Joni Gaines, Kenneth Porter, Elizabeth Moegkens

CALL MEETING TO ORDER

Meeting called to order at 6:02 PM

PROPOSED CHANGES TO THE AGENDA

APPROVE PRIOR MEETING MINUTES

It was pointed out that Matthew Percys name was misspelled in the Maine paragraph of Item 2. Town staff noted that this would be correct.

**Motion to approve the minutes as amended by Susanna Burnham. Motion seconded by Donald Blake Jr.
Motion carried (4/0/2)**

- 1. Approve Minutes from 7-9-25**

PUBLIC COMMENTS

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 Morristown Zoning and Subdivision Bylaws. Section 720.3 and 720.4 of the proposed 2025 Morristown 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.

At the start of the meeting Gary Nolan noted that Sketch Plan review is advisory only and is non-binding on the DRB or the applicant. Tyler Mumley provided an overview of the project. He noted that this project is a re-subdivision of 3 lots into a 5 lot planned Unit Development (PUD). He noted that the focus of the sketch plan review was to gage the boards willingness to entertain a waiver request to further reduce the minimum lot size required for a PUD. Section 510 of the Morristown Zoning and Subdivision Bylaws (The Bylaws) that a PUD allows for 50% reduction in the required lot size while mandating the permanent conservation of 50% of the remaining land. The Applicants are seeking a further reduction to this required minimum lot size of 15% as noted in Section 204.4 of the Bylaws. Mumley Indicated that the final design of the project was contingent on the boards appetite to consider granting a waiver request. The Board received a lot of public comment on this topic. Most of the comments were centered around concerns about the potential impact too the character of the area. Most of the people who spoke at the meeting were concerned about the impact that these more compact lots would have on the abutting properties. Many of those who spoke noted that these lots were significantly smaller than others in the area. Numerous people noted that they live in this area because of its rural character and they see this type of development as a threat to this. In addition to the concerns about the scale of the development, there was also concern about the potential negative impact to the wildlife in the area. It was noted that a requirement of a PUD is that 50% of the land in perpetuity. Despite this many of the people who spoke were skeptical of the conservation elements of the PUD process. Many people expressed concern that the 50% conservation requirement would not do enough to protect the wildlife in the area. The Board noted that they would be drafting an advisory letter to send to the applicant to advise them as to how the board may consider a waiver request under Section 204.4.

Motion by Donald Blake Jr. to move the application to deliberative session. Motion seconded by Susanna Burnham. Motion carried (6/0).

ACTION ITEMS TO BE CONSIDERED

OTHER BUSINESS

ADJOURN

Motion by Paul Trudell to adjourn into deliberative session. Motion seconded by Christy Snipp. Motion carried (6/0).

Meeting Adjourned: 7:37PM

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.

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