



**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, September 24, 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 of 8/13/25

**IV. PUBLIC COMMENTS**

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

1. #2025-89 Conditional use & site plan review application submitted by Vermont Land Use Planning on behalf of LH&A Realty to convert a former retail space located at 48 Congress Street (Parcel ID 23-106) into multifamily housing. The plan calls for 8 new residential units inside of an existing retail space. The property is divided between two zoning districts the Commercial Business (CB) district and the High Density Residential (HDR) district. Section 201.3 notes that the Development Review Board (DRB) may apply the regulations of either district to the whole lot if the lot is divided into different zoning districts. This requires conditional use review by the DRB. The applicants are also seeking site plan approval for their project. This project will be reviewed under the proposed 2025 Morrystown Zoning and Subdivision Bylaws and the 2023 Morrystown Zoning and Subdivision bylaws.

**VI. ACTION ITEMS TO BE CONSIDERED**

**VII. OTHER BUSINESS**

**VIII. ADJOURN**