



**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, October 22, 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 9-24-25

IV. PUBLIC COMMENTS

V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. # 2025-106 Conditional Use and possible Subdivision Review. The Applicants, Vermont Land Use Planning LLC, are applying for Conditional Use Review to convert a non-owner-occupied short-term rental use of the former Muddy Moose property located at 2930 Cote Hill Road parcel ids 03-002 & 03-002-2 to multi-family housing. The non-owner-occupied short-term rental is a legally nonconforming use that was previously permitted by the DRB. The plan calls for converting the cabins over to year-round occupancy which would create a multi-family housing use on the property. This multi-family housing use is not a permitted use in the Rural Residential Agriculture district (RRA). However, Section 437 of the Morrystown Zoning and Subdivision Bylaws (The Bylaws) allows for a preexisting non-conforming use to be converted to another legally non-conforming use provided that the DRB approves the change in use through Conditional Use Review. The DRB will consider whether or not the use is more compatible with the surrounding area than the existing non-conforming use. The Applicants could potentially be required to adjust the boundaries of parcels 03-002 & 03-002-2 to make sure all of the cabins are located on parcel 03-002-2. If this is deemed necessary, the Zoning Administrator will be requiring this boundary adjustment to be reviewed as a subdivision as noted in Section 795.2 of The Bylaws and will be reviewed as a Major Subdivision along with the previously mentioned conditional use review. The project will be reviewed under the 2023 Morrystown Bylaws.

VI. ACTION ITEMS TO BE CONSIDERED

VII. OTHER BUSINESS

VIII. ADJOURN