



**DEVELOPMENT REVIEW BOARD MEETING MINUTES  
OF OCTOBER 22, 2025**

Members: Gary Nolan, Lenny Wing, Susanna Burnham, Christy Snipp, Mary Ann Wilson, Donald Blake, Jr.

Absent: Paul Trudell

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Jack Haagensen, Stephen Cohen, Gary & Debbie Mercy, Ethan & Elisha Coffey, Carol Lunber, Charles Cooley, Christien Pepe, Chuck Pepe, Sheila Tarbox, Tony Cote, Lisa Oniel, Mary Goderwis, Reid Westort, Anna Kern, Samuel Terhune, Doug Lisa Cross, Drew Eberts, Kaleb Magoon, Jerry Throne, Hilary Warner, Juliet Oniel, Sandra Conklin, Robin Cute, Tom Rogers

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**CALL MEETING TO ORDER**

The meeting was called to order at 6:03 PM

**PROPOSED CHANGES TO THE AGENDA**

The Chair asked if there were any proposed changes to the agenda; there were none.

**APPROVE PRIOR MEETING MINUTES**

**1. Approve Minutes from 9-24-25**

Donald Blake, Jr moved, seconded by Mary Ann Wilson, to approve the minutes from September 24, 2025. The motion passed (6/0)

**PUBLIC COMMENTS**

**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.**

Application #2025-106. Todd Thomas of Vermont Land Use Planning presented the proposal for conditional use and subdivision review of the former muddy moose property located at 2930 Cote Hill Road parcel ids 03002 & 03002-2. Thomas noted that the objective was to convert the legally non-conforming use of a non-owner-occupied short-term rental facility into owner-occupied multi-family housing (year-round occupancy). Since multi-family housing is not a permitted use in the Rural Residential Agriculture (RRA) district, the conversion was sought under Section 437 of the Morristown Zoning and Bylaws, which permits converting a pre-existing non-conforming use to another non-conforming use if the Development Review Board (DRB) deems the change more compatible with the surrounding area.

A key component of the plan is the preservation of undeveloped land. The proposal is contingent upon the sale of the 18-acre parcel (containing the existing seven cabins, a three-bedroom home, and a recreation building) to Down Street Housing and Community Development, while the adjacent 150+ acres of undeveloped land are to be permanently conserved by the Stowe Land Trust.

The project received support from groups like Lamoille County Planning Commission and the Morristown Conservation Commission. Tom Rogers, Executive Director of the Stowe Land Trust, confirmed that if the sale proceeds, the 150+ acres would be permanently conserved and opened to the public for uses such as hiking, hunting, and fishing, with plans for a small, basic gravel parking lot to serve as a trailhead.

Stephen Cohen from Down Street Housing emphasized that their mission is centered on owner-occupied housing. He explained that the units would be sold as shared equity homes to income-qualified, middle-income buyers (80–120% AMI) who work locally. Down Street subsidizes the down payments, ensuring that the affordability of the units remains "in perpetuity" for subsequent buyers, as this arrangement runs with the land via VHCB special conditions.

Concerns were raised by residents about the lack of documentation confirming the owner-occupancy mandate and the potential for new owners to engage in short-term rentals. The ZA confirmed that if the cabins were sold individually, those owners, provided the unit was their principal Vermont property, could legally rent them out short-term unless the HOA documentation prohibited it. Several members of the public requested that the approval be conditional upon two main points: that the units be permanently restricted to the seven cabins plus the main house (and potentially the recreation building, making nine total potential dwellings), and that the HOA bylaws prohibit rentals, including short-term rentals. The applicant confirmed they were "okay" with accepting a condition of approval requiring the submission of HOA documents for review, which could restrict rentals and cap the number of units.

Area residents voiced concerns about speeding traffic on Cody Hill Road and the impact of cars accessing the Stowe Land Trust trail network. Several members were especially troubled by the possibility of cars parking in the cul-de-sac/turnaround that he helped establish. Stowe Land Trust representatives guaranteed that the public access parking would be an off-site gravel lot, assuring the DRB and residents that there would be no public parking on the cul-de-sac.

**Motion by Susanna Burnham seconded by Mary Ann Wilson, to move the application to deliberative session. The motion passed (6/0)**

## **ACTION ITEMS TO BE CONSIDERED**

## **OTHER BUSINESS**

## **ADJOURN**

Meeting adjourned 7:38 PM

*Please note all minutes are in Draft form and are subject to approval at the next Development Review Board meeting.*