



**DEVELOPMENT REVIEW BOARD MEETING MINUTES
OF JANUARY 14, 2026**

Members: Gary Nolan, Lenny Wing, Paul Trudell, Mary Ann Wilson, Donald Blake, Jr.

Absent: Christy Snipp, Susanna Burnham,

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Tedra Meyer, Peijin Chen, Erika Dodge, Robert Whitley, Janet Whitley, Carmen Demar, Chris Moeykens, Elizabeth Moeykens, Shely Mainus, Virginia Mainus, Reice Branon, Tyler Mumley

CALL MEETING TO ORDER

The meeting was called to order at 6:00PM.

PROPOSED CHANGES TO THE AGENDA

APPROVE PRIOR MEETING MINUTES

1. Approve minutes from 12/10/25.

Motion by Donald Blake, Jr to approve the minutes from 12/10/25. Motion seconded by Mary Ann Wilson. Motion carried (5/0)

PUBLIC COMMENTS

HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. #2026-01- Major Subdivision 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 ±8.73 acres (existing parcels 16031-1-1, 16031-1-2, and 16031-1-3). The properties in question are located at 0 Lawrence Farm Road and are located in the Rural Residential / Agriculture Zoning District (RRA). The project will be reviewed under the 2023 Morrystown Zoning and Subdivision Bylaws. As a proposed Conservation Subdivision PUD, there will be a proposed open space lot, lot 5, consisting of 4.39 acres, which is more than 50% of the available land. The remaining land, 4.34 acres, will be subdivided among 4 new lots.

The Morrystown Development Review Board held a hearing to review a major conservation subdivision application, discussing various aspects including wetlands, stormwater management, and wastewater systems. Concerns were raised by nearby property owners and citizens regarding potential impacts on wetlands, wildlife, and rural character, leading to discussions about development criteria and regulatory requirements. The proposed 5-lot conservation subdivision (PUD) spans 8.73 acres in the Rural Residential Agricultural Zoning District, with 4.39 acres designated as open space. The board discussed the project's wetlands, stormwater management, and wastewater systems, with Tyler explaining that a single state wastewater permit would cover all four residential lots. The town received a letter from concerned citizens opposing the PUD on Lawrence Farm Road, citing concerns about exceeding minimum lot sizes, lack of infrastructure, wetland and wildlife threats, increased flood risk, and impacts on property values and rural character. The letter emphasized that the

proposed development would set a precedent for dense development in rural areas, contradicting Vermont's housing reform laws; however, the zoning administrator noted that PUDs are a longstanding by-right use which requires 50% of the land associated with the project to be conserved. The town agreed to include the letter in the record. They reviewed the applicant's plan, which included marking open space with boulders and using the road for access to proposed open space. The board also confirmed that the applicant had addressed the requirement for a dry hydrant, as noted in the bylaws.

Motion by Mary Ann Wilson to move the application into deliberative session. Motion seconded by Donald Blake, Jr. Motion Carried (5/0).

ACTION ITEMS TO BE CONSIDERED

OTHER BUSINESS

ADJOURN

Motion by Gary Nolan to close the public hearing and adjourn into deliberative session. Motion seconded by Mary Ann Wilson. Motion carried (5/0).

Meeting adjourned 7:23 PM

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