



**DEVELOPMENT REVIEW BOARD MEETING MINUTES  
OF FEBRUARY 11, 2026**

Members: Gary Nolan, Susanna Burnham, Paul Trudell, Mary Ann Wilson, Donald Blake, Jr.

Absent: Christy Snipp, Lenny Wing,

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS:

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**CALL MEETING TO ORDER**

**PROPOSED CHANGES TO THE AGENDA**

**1. Gary Nolan added a conversation about the MSI industrial park project to the agenda.**

The board discussed the MSI Airport project. They opted to not write a letter explaining their decision to approve the project. The discussion touched on Act 250 regulations, MSHA monitoring requirements, and the Selectboard's separate meeting regarding the permit, though it was clarified that the Selectboard had not criticized the board's interpretation of the rules.

**APPROVE PRIOR MEETING MINUTES**

**1. Approve minutes from 1/28/26.**

**Motion to approve minutes from 1/28/26 by Donald Blake Jr. Motion seconded by Paul Trudell.  
Motion carried ( 5/0)**

**PUBLIC COMMENTS**

**HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS**

**ACTION ITEMS TO BE CONSIDERED**

**1. Review and approve the new DRB Rules of procedure.**

The Morrystown Development Review Board meeting focused on reviewing and approving new DRB rules of procedure. The board discussed several amendments to the rules, including changes to how cross-examination and questioning would be conducted during hearings. They also clarified the definition of "interested parties".

**2. Discussion on preparing feedback to the Planning Commission on the 2023 zoning bylaws.**

The meeting focused on discussing subdivision regulations and the potential removal of mandatory PUD (Planned Unit Development) provisions. Participants agreed that major traditional subdivisions should not be automatically required to be conservation PUDs. They also discussed issues with landscaping conditions and the lack of a certificate of occupancy process, which makes it difficult to enforce compliance with development conditions. The group decided to review the bylaws and compile a list of potential changes to present to the Planning Commission. They motioned to submit a letter to the planning commission to advocate for changing the subdivision regulations.

**Motion by Susan Burnham to draft a letter to the Planning Commission advocating changing the subdivision regulation to allow for major subdivisions that are not PUDs and to allow the chair and vice chair to present the letter to the Planning Commission. Motion Seconded by Paul Trudell.**

**Motion carried ( 5/0).**

**OTHER BUSINESS**

**ADJOURN**

**Motion by Marry Ann Wilson to Adjourn. Motion seconded by Susanna Burnham. Motion carried (5/0).**

**Meeting adjourned at 8:29 PM**

**Submitted and filed this 2/13/2026.**

**Tyler Machia, Scribe**

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