



**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, March 25, 2026**

[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 3/11/26.

IV. PUBLIC COMMENTS

V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. **#2026-07-** Conditional Use Review application submitted by Vermont Land Use planning, on behalf of LH& A Realty for a property located at 32 VT Route 15 East. The project consist of a adding a 50' x 25' addition to the existing structure while removing some existing square footage that will result in a net reduction of 102 sqf. The project also calls for the addition of an additional restaurant use to be located in the southern portion of the building. This restaurant will be 3886 sqf and will have 80 seats and will have a drive-through. This project will also require a reconfiguration of the traffic circulation on the site. There will also be an addition of 6 EV charging stations. The project will be reviewed under the 2023 Morrystown Zoning and Subdivision Bylaws (The Bylaws) and will be subject to the regulations in Section 500 and Section 630.
2. **#2026-10-** The Applicants, Radolph Emprise LLC, are seeking site plan approval to extend Small Farm Road deeper into the lot located at 700 Small Farm Road, Parcel ID 16-134. The project will consist of 2,000 ft of road expansion coupled with a 50ft right of way extension along the road's length. The Project will be reviewed under the 2023 Morrystown Zoning and Subdivision Bylaws particularly Section 500.

VI. ACTION ITEMS TO BE CONSIDERED

1. Consideration of an application for Melissa Leblanc to be appointed to the Development Review Board. Board will consider making a recommendation to the Selectboard on this application.

VII. OTHER BUSINESS

VIII. ADJOURN