



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



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

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Jerry Throne, Jordan St. Onge, Todd Thomas, Louis Ferris III, Ron Stanclif, Joshua Goldstein,

CALL MEETING TO ORDER

PROPOSED CHANGES TO THE AGENDA

1. **Appoint Chair and Vice Chair for the year.**

Motion by Donald Blake Jr. to nominate Gary Nolan for Development Review Board chair. Motion seconded by Susanna Burnham. Motion carried (6/0).

Motion by Mary Ann Willson to nominate Donald Blake Jr. for Development Review Board vice chair. Motion seconded by Lenny Wing. Motion carried (6/0).

APPROVE PRIOR MEETING MINUTES

1. **Approve minute from 2/11/26.**

Motion by Marry Ann Wilson to approve minutes from 2/11/26. Motion seconded by Paul Trudell. Motion carried (6/0).

Paul Trudell recused himself from the board at 6:05 PM.

PUBLIC COMMENTS

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.**

Todd Thomas provided an overview of the project, located at 32 Vermont Route 15 East, which establishes a new 3,886 square foot restaurant use with 80 seats and a drive-through. The project also proposed a 1250 sqf addition located on the northeast corner of the building. Lastly, the project calls for reconfiguring traffic circulation on the site. Donald Blake Jr. was concerned that the proposed level of lighting would not be sufficient for the site and asked if there was a lighting plan for the project. It was noted that all lighting will comply with the lighting regulations in Section 490 of the bylaws. However, there were no plans to provide additional lighting on the south or east side of the property. Lenny Wing and Donald Blake Jr. asked if there were proposed exterior elevations for the project. Todd Thomas noted that they had not prepared exterior elevations for this project, but they were comfortable providing them as a condition of approval prior to applying for a zoning permit. Several board members expressed concern about not seeing exterior elevations for this project. Jordan St. Onge, the Highway Superintendent, raised concerns about sidewalk connectivity issues. He noted that this project was an opportunity to connect commercial sites across Route 15 with the rest of the town. He suggested the applicant extend their proposed sidewalk by 75 feet to improve pedestrian access across Route 15 via a crosswalk. Todd argued that adding the sidewalk extension at this late stage would require additional permits, potentially delaying construction and risk existing state approvals. Todd explained that VTRANS regulations prevent most structures within the highway right-of-way. The board discussed the discrepancy between the Morristown Sidewalk Policy and the difficulty of providing a crosswalk across Route 15, with Todd emphasizing that VTRANS had already approved the current design without requiring additional sidewalk extensions and crosswalk across route 15.

Motion by Susanna Burnham to move the application into deliberative session. Motion seconded by Mary Ann Wilson. Motion carried (5/0) Paul Trudel did not vote as he was recused from this portion of the meeting.

ACTION ITEMS TO BE CONSIDERED

- 1. Consideration of an application for Jerry Throne to be appointed to the Development Review Board. Board will consider making a recommendation to the Selectboard on this application.**

Paul Trudel rejoined the board at 7:14 PM

The Board discussed Jerry Throne's application to be appointed to the Development Review Board. The Board asked Jerry what interested him in joining the board. He noted that he felt that he had professional experience that would bring value to the board. He also expressed a strong desire to want to serve the community and that he could best serve the community by being on this board. Several members of the board noted how important it was for members of the board to avoid ex parte communications with members of the public. Jerry acknowledged how important it was, and he noted that he would be able to avoid this issue. He also noted that he understood how important it was to treat all applicants equally.

Motion by Susanna Burnham to move discussion of the application into deliberative secession. Motion seconded by Mary Ann Wilson. Motion carried (6/0)

- 2. Review of feedback for the Planning Commission regarding potential changes to Morristown Zoning and Subdivision Bylaws.**

The Board discussed potential changes to Morristown's zoning and subdivision bylaws, with particular focus on rock extraction regulations and concerns about Act 250 jurisdiction. The board agreed to be

more diligent about documenting concerns with the bylaws and wanted to work on compiling a list of recommended changes for the Planning Commission with a plan to add a regular agenda item for capturing feedback on bylaw changes.

OTHER BUSINESS

ADJOURN

Motion by Sussana Burnham to close the public hearing and move into deliberative secession. Motion seconded by Mary Ann Wilson. Motion carried (6/0)

Paul Trudell participated in the discussion on Jerry Thrones''s application. However, he recused himself from the rest of the deliberative session at 8:14 PM prior to the discussion of application 2026-07 as he was representing the applicant, which gave him a conflict of interest. He did not participate in the remainder of the meeting.

Motion by Mary Ann Wilson to come out of deliberative session. Motion seconded by Sussana Burnham. Motion Carried (5/0)

Motion by Donald Blake Jr. to reopen the public hearing on application 2026-07 and continue the application to March 25th 2026 at 6:00 PM. The hearing will be held in person at the Morristown Offices located at 43 Portland Street, Morristown vt 05661 and online via zoom. Motion seconded by Marry Ann Wilson. Motion carried (5/0).

Motion to adjourn until March 25th 2026 at 6:00 PM by Sussana Burnham. Moton seconded by Lenny Wing. Motion Carried (5/0)

Meeting Adjured at 9:37 PM

Submitted and filed 3/16/26

Tyler Machia Zonign and Planning Administrator, Scribe

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



100 feet Abutters List Report

Morristown, VT
February 13, 2026

Subject Property:

Parcel Number: 08089
CAMA Number: 08089
Property Address: 32 VT RTE 15 E

Mailing Address: L H & A REALTY LIMITED PARTNERSHIP
PO BOX 1580
DELAND, FL 32721

Abutters:

Parcel Number: 08088
CAMA Number: 08088
Property Address: 0 MORRISVILLE PLAZA

Mailing Address: MORRISVILLE REAL ESTATE LLC
276 POST ROAD WEST
WESTPORT, CT 06880

Parcel Number: 08088
CAMA Number: 0808890
Property Address: 105 MORRISVILLE PLAZA

Mailing Address: MORRISVILLE REAL ESTATE LLC
276 POST ROAD WEST
WESTPORT, CT 06880

Parcel Number: 08088
CAMA Number: 0808892
Property Address: 20 MORRISVILLE PLAZA

Mailing Address: MORRISVILLE REAL ESTATE LLC
276 POST ROAD WEST
WESTPORT, CT 06880

Parcel Number: 08088
CAMA Number: 0808893
Property Address: 19 MORRISVILLE PLAZA

Mailing Address: MORRISVILLE REAL ESTATE LLC
276 POST ROAD WEST
WESTPORT, CT 06880

Parcel Number: 0809001
CAMA Number: 0809001
Property Address: 88 CENTER ROAD

Mailing Address: TRACTOR SUPPLY COMPANY
NORTHEAST LLC
5401 VIRGINIA WAY
BRENTWOOD, TN 37027

Parcel Number: 08131
CAMA Number: 08131
Property Address: 13 VT RTE 15 E

Mailing Address: VERMONT CVS PHARMACY LLC C/O
CVS HEALTH CORPORATION
ONE CVS DRIVE
WOONSOCKET, RI 02895

Parcel Number: 2002901
CAMA Number: 2002901
Property Address: 925 BROOKLYN STREET

Mailing Address: AUBUCHON REALTY CO INC
73 JUNCTION SQUARE DR
CONCORD, MA 01742-3049

Parcel Number: 20030
CAMA Number: 20030
Property Address: 897 BROOKLYN STREET

Mailing Address: XTREME REAL ESTATE LLC
813 ELMORE STREET
MORRISVILLE, VT 05661



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street [phone] 802-636-0037
Barre, VT 05641 [ttd] 800-253-0191
vtrans.vermont.gov

Agency of Transportation

January 29, 2026

LH&A Realty Limited Partnership
Louis J. Ferris
Po Box 1580
Deland, FL 32720
(Via e-mail only)

Subject: Morristown, VT15, L.S. 0048+58 RT and
Morristown, VT100, L.S. 0347+42 RT
Permit ID 47430
19 VSA § 1111 Permit

Dear Mr. Ferris:

Your application for a permit within the State Highway right-of-way, to remove an access and relocate two existing accesses, serving an AT&T store, Domino's Pizza drive thru, and an 80-seat restaurant with drive thru, has been processed by this office and is enclosed. **This permit covers Phase 2 of a two-phased project, Phase 1 was addressed under VTrans Permit ID 47428.**

Pursuant to Title 19 VSA § 1111(b), authorization for work in the highway right-of-way is strictly contingent upon its compliance with all local ordinances and regulations relating to highways and land use. Furthermore, under Title 19 VSA § 1111(g), the agency or a municipal designee may suspend this authorization if the work fails to comply with such ordinances and regulations.

The permit will contain, but will not be limited to, the attached Special Conditions.

This permit addresses only access to, work within, and drainage affecting the State highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

If you have any further questions about this matter, please call me at **802 498-7055**. **In accordance with the Special Conditions, you must contact the District Transportation Office 6 prior to starting work within the State highway right-of-way. The telephone number in Berlin is (802) 917-2879.**

Sincerely,

DocuSigned by:
Nathan Covey
9CE869E33627456...

Nathan Covey
Permit Coordinator
Permitting Services

Enclosures

cc: **(Via e-mail only)**
District Transportation Office #6
Vermont Land Use Planning LLC – Todd Thomas

PERMIT ID# 47430

Town: Morrystown
Route: VT 15
Mile Marker: 0.92 RT
Log Station: 48+58 RT

Morrystown
VT 15
0.92 RT
48+58 RT

FOR AGENCY USE ONLY

Town: Morrystown
Route: VT 100
Mile Marker: 6.579 RT
Log Station: 347+42 RT

Morrystown
VT 100
6.579 RT
347+42 RT

VERMONT AGENCY OF TRANSPORTATION
State Highway Access and Work Permit

Owner's/Applicant's Name, Address, E-mail & Phone No. L H & A Realty Limited Partnership

PO Box 1580, Deland, Florida (attn Louis J. Ferris / LouisJFerris@gmail.com / 802-917-1922)

Co-Applicant's Name, Address, E-mail & Phone No. (if different from above) On behalf of the property owner:
Todd Thomas / VTLandUsePlanning@Gmail.com / 802-324-9825

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)
32 VT Route 15 East (aka Old McMahon's Chevy Dealership)

Description of work to be performed in the highway right-of-way (attach plan) A 50x25 addition and the 95x54 auto-shop at the old McMahon's Chevy Dealership will be turned into a 6326ft2 local restaurant with 80-seats and a drive-thru. The restaurant joins the 1616ft2 storefronts for AT&T & a take-out only Dominos Pizza. To facilitate the new restaurant, per VTrans request, the two existing Route 100 & Route 15 driveways to McMahon's are being realigned with existing accesses to the north (Center Rd) & west (Aubuchon).

Property Deed Reference Book: 145 Page: 598 (only required for Permit Application for access)
Fee \$ 250.00 (fees do not apply for residential or agricultural purposes)

Is a Zoning Permit required? Yes No - If Yes, # Administrative zoning permit submitted 9/5/25

Is a 30 VSA § 248 permit required? Yes No - If Yes, # _____

Is an Act 250 permit required? Yes No - If Yes, # _____


Other permit(s) required? Yes No - If Yes, name and # of each _____

Date applicant expects work to begin 10/15/2025 to 2025

Owner/Applicant: Louis J. Ferris Position Title: Property owner
(Print name above)

Sign in Shaded area:  Date: 9/5/2025

Co-Applicant: Todd Thomas Position Title: Consultant
(Print name above)

Sign in Shaded area:  Date: 9/5/2025

INSTRUCTIONS:

-Contact the Development Review and Permitting Services Section (802.636.0037) or your local area Transportation Maintenance District Office to determine your issuing authority. The issuing authority will determine what plans, fee and other documents are required to be submitted with your Vermont Statutes Annotated, Title 19, Section 1111, permit application request.

- **Original signatures are required on an original Form. The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.**

FEE:

-See Fee Schedule for applicable administrative processing and application review fee.

PERMIT APPROVAL

This covers only the work described below: Permission is granted to work within the State Highway right-of-way to remove an access and relocate two existing accesses, serving an AT&T store, Domino's Pizza drive thru, and an 80-seat restaurant with drive thru, at the location indicated, in accordance with the attached plan and permit special conditions.

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on the attached page(s).

Date work is to be completed November 1, 2026 Date work accepted: _____

Signed by: Theresa C. Gilman By: _____
By: Theresa C. Gilman Issued Date January 29, 2026 DTA or Designee
Authorized Representative for Secretary of Transportation

NOTICE: This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111. It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. This permit addresses only access to, work within, and drainage affecting the state highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:
District #6 1736 US 302, Berlin, VT 05641 (802) 241-0172

RESTRICTIONS AND CONDITIONS

DEFINITIONS:

"Agency" means the Vermont Agency of Transportation (a/k/a VTrans).

"Engineer" means the authorized agent of the Secretary of Transportation.

"Owner/Applicant" means the party(s) to whom the permit is to be issued.

"Co-Applicant" means the party who performs the work, if other than Owner/Applicant or a secondary Owner/Applicant under a joint permit application.

"Permit Holder" means the party who currently owns the lands abutting the highway that are the subject of the permit.

GENERAL:

By accepting this permit, or doing any work hereunder, the Owner/Applicant agrees to comply with all of the restrictions and conditions and any imposed special conditions. If the Owner/Applicant is aggrieved by the restrictions and conditions or special conditions of the permit, they shall submit a written request for consideration to the Engineer within 30-days of permit issuance and prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Vermont Statutes Annotated, Title 30, Chapter 86 ("Dig Safe") requires notice to Dig Safe before starting excavation activities. The Permit Holder or his/her contractor must telephone Dig Safe at 811 at least 48 hours (excluding Saturdays, Sundays and legal holidays) before, but not more than 30 days before, starting excavation activities at any location. In addition, please note that the Agency and many municipalities are not members of Dig Safe and will need to have their utility facilities investigated with due diligence prior to starting excavation activities in or on the State Highway right-of-way.

The Permit Holder is to have a supervisory representative present any time work is being done in or on the State Highway right-of-way. A copy of this permit and Special Conditions must be in the possession of the individual performing this work for the Permit Holder.

Except with the specific, written permission of the District Transportation Administrator, all work in the State Highway right-of-way shall be performed during normal daylight hours and shall cease on Sunday, on all holidays (which shall include the day before and the day following), during or after severe storms, and between December 1 and April 15. These limitations will not apply for the purposes of maintenance, emergency repairs, or proper protections of the work which includes, but not limited to, the curing of concrete and the repairing and servicing of equipment.

The Owner/Applicant shall be responsible for all damages to persons or property resulting from any work done under this permit, even if the Applicant's Contractor performs the work. All references to the Owner/Applicant also pertain to the Co-Applicant.

The Owner/Applicant must comply with all federal and state statutes or regulations and all local ordinances controlling occupancy of public highways. In the event of a conflict, the more restrictive provision shall apply.

The Owner/Applicant must, in every case where there is a possibility of injury to persons or property from blasting, use a pre-approved Blasting Plan. All existing utility facilities shall be protected from damage or injury.

The Owner/Applicant shall erect and maintain barriers needed to protect the traveling public. The barriers shall be properly lighted at night and must be MUTCD (Manual on Uniform Traffic Control Devices) compliant.

All temporary and permanent traffic control measures and devices shall be MUTCD compliant.

The Owner/Applicant shall not do any work or place any structures or obstacles within the State Highway right-of-way, except as authorized by this permit.

The Owner/Applicant may pay the entire cost of the salary, subsistence and traveling expenses of any inspector appointed by the Engineer to supervise such work.

The Engineer may modify or revoke the permit at any time for safety-related reasons, without rendering the Agency or the State of Vermont liable in any way.

In addition to any other enforcement powers that may be provided for by the law, the Engineer may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Engineer may physically close the work area and take corrective action to protect the safety of the highway users.

The Permit Holder shall be responsible to rebuild, repair, restore and make good all injuries or damage to any portion of the highway right-of-way that has been brought about by the execution of the permitted work, for a minimum period of eighteen (18) months after final inspection by the District.

Any approved variance from the permitted plans is to be recorded on "as-builts" with copies provided to both the Chief of Permitting Services and the District Transportation Administrator.

ACCESS:

This permit (if for access) does not become effective until the owner/applicant records in the office of the appropriate municipal clerk, the attached "Notice of Permit Action"

As development occurs on land abutting the highways, the Agency may revoke a permit for access and require the construction of other access improvements such as the combination of access points by adjoining owners.

Under Vermont Statutes Annotated, Title 19, Section 1111, no deed purporting to subdivide land abutting a state highway can be recorded unless all the abutting lots so created are in accordance with the standards of Section 1111.

The Permit Holder acknowledges and agrees that neither this permit nor any prior pattern of use creates an ownership interest or other form of right in a particular configuration or number of accesses to or through the highway right-of-way, and that the right of access consists merely of a right to reasonable access the general system of streets, and is not a right to the most convenient access or any specific configuration of access.

DRAINAGE:

The Owner/Applicant shall install catch basins and outlets as may be necessary, in the opinion of the Engineer, to preclude interference with the drainage of the state highway. Direct connections shall not be allowed without written approval.

UTILITY WORK; CUTTING AND TRIMMING TREES:

The Owner/Applicant shall obtain the written consent of the adjoining owners or occupants or, in the alternative, an order from the State Transportation Board in accordance with, Vermont Statutes Annotated, Title 30, Section 2506, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the State Highway right-of-way boundary line and shall be installed without damaging the highway or the highway right-of-way. No pole, push-brace, guy wire or other aboveground facilities shall be placed closer than 10 feet to the edge of traveled-way. If the proposed utility facilities are in conflict with the above, each location is subject to the approval of the Engineer.

Poles and appurtenances shall be located out of conflict with intersection sight distance, guardrail, ditches, signs, culverts, etc.

Where the cutting or trimming of trees is authorized by permit, all debris resulting from such cutting and trimming shall be removed from the State Highway right-of-way.

Open cut excavation for highway crossings is NOT the option of the Applicant, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or are impractical. The Owner/Applicant shall obtain an appropriate modification of the highway permit from the Engineer before making an open cut.

JOINT PERMITS:

A joint permit application is required when more than one party will be involved with the construction, maintenance, and/or operation of the facility being constructed under this permit. Examples include, but are not limited to, joint ownership or occupancy of a utility pole line and construction of a municipal utility line by a contractor. Both utility companies, and in the second case, the municipality and the contractor, must be joint applicants.

LH&A Realty Limited Partnership
Morristown, VT15, L.S. 0048+58 RT and
Morristown, VT100, L.S. 0347+42 RT
January 29, 2026
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SPECIAL CONDITIONS

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (e.g., Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with detail D and the profile and notes of standard drawing B-71B, copy attached, standard drawing C-10, standard drawing C2A, standard drawing C3B and standard drawing T56 and the attached plan last revised by VTrans revision 2 dated 01/28/2026. **This permit covers all work address on the plan as Phase 2, Phase 1 was addressed under VTrans Permit ID 47428.**

If queuing at either drive-thru results in 95th percentile queues backing up onto either state highway, the Permit Holder shall work with the municipality to develop an onsite circulation plan to alleviate the safety concern.

The Permit Holder shall file a municipal clerk certified copy of the recorded "Notice of Permit Action" within one (1) month of the permit issuance date in the Office of the Development Review and Permitting Services Section.

A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.

Please note that the Vermont Agency of Transportation is not a member of Dig Safe. The Permit Holder shall also contact Dan Ertel, State Signal Supervisor, at (802) 343-2188. Mr. Ertel will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

LH&A Realty Limited Partnership
Morristown, VT15, L.S. 0048+58 RT and
Morristown, VT100, L.S. 0347+42 RT
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Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

The placement, size, shape, and color of all pavement markings must be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and Vermont standards, as in effect at the time of construction. All existing pavement markings that become disturbed or overlaid with pavement shall be replaced by the Permit Holder with "in kind" (durable or paint) markings to the satisfaction of the District Transportation Administrator. The Permit Holder shall bear all costs associated with this work.

In the event that area lighting proves to be a hazard to the traveling public, the Permit Holder will be ordered to remove or modify it at his or her expense to the satisfaction of the District Transportation Administrator.

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action". The Permit Holder, and their assigns and successors in interest, are obligated by this permit to complete, operate and maintain the access(es) in accordance with the Special Conditions.

The conditions of this permit and the land uses permitted herein in using the State highway access shall run with the land and are binding upon and enforceable against the Applicant and their successors and assigns.

No change shall be made to the design, operation or use of the approved accesses without a permit amendment issued by the Agency of Transportation or a guidance document from the Development Review and Permitting Services Section that a permit amendment is not required. **This permit allows an AT&T store, Domino's Drive Thru and, an 80-Seat Restaurant with drive thru.**

The accesses must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

LH&A Realty Limited Partnership
Morristown, VT15, L.S. 0048+58 RT and
Morristown, VT100, L.S. 0347+42 RT
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The accesses at Vermont Route 100 L.S. 347+42 RT and Vermont Route 15 L.S. 48+58 RT will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property.

The Permit Holder must install curbing or other suitable physical barriers to restrict ingress and egress of vehicles to the approved access only.

Curb material is as specified on the attached plan dated 01/23/2026.

In the event traffic from this project increases to the point where traffic signals, additional lanes for turning or any other modifications are necessary, the Permit Holder shall bear the expense of such improvements or facilities. The Agency may require the Permit Holder to update or provide a traffic study to determine if additional modifications are necessary.

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In conformance with Vermont Statutes Annotated, Title 19, Section 1111(f), the Agency may eliminate this access in the future where development has burdened the highway system to such an extent that a frontage road or other access improvements (which may serve more than one property or lot) must be constructed to alleviate this burden. The Permit Holder shall bear the expense of the frontage road or other access improvements. The Agency shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

The Permit Holder shall pave the access (drive) from the edge of paved shoulder to the State Highway right-of-way.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

The Permit Holder shall promptly and unconditionally pay for full repair and restoration of any and all damages to existing underground utility facilities (meaning any underground pipe, conduit, wire or cable, including appurtenances) that have been brought about by the execution of the permitted work. The Permit Holder also is required to pay for any costs to repair the highway following and resulting from any repairs to existing utilities occurring as a result of the work covered by this permit.

LH&A Realty Limited Partnership
Morristown, VT15, L.S. 0048+58 RT and
Morristown, VT100, L.S. 0347+42 RT
January 29, 2026
Page 4 of 5

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD, Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

When traffic control becomes so complex that the traffic control cannot be accomplished using Agency standards, the Permit Holder must submit a traffic control plan to the Agency's Permitting Services office for Agency approval prior to beginning work.

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA (International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the State highway right-of-way - shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

Independence; Liability: The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

LH&A Realty Limited Partnership
Morristown, VT15, L.S. 0048+58 RT and
Morristown, VT100, L.S. 0347+42 RT
January 29, 2026
Page 5 of 5

Insurance: Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$2,000,000 Per Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$ 50,000 Fire/Legal Liability

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Automotive Liability: The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Grantor (Owner/Applicant): LH&A REALTY LIMITED PARTNERSHIP
Address: Street: PO Box 1580
City/State/ZIP: DELAND, FL 32720

Location of Work:

Town:	Morristown
Route:	VT15
Log Station/MM:	0048+58

Town:	Morristown
Route:	VT100
Log Station/MM:	0347+42

Property Deed Reference: Book: 145 Page: 598

Permit ID #: 47428

Description of Work: REMOVE AN ACCESS AND RELOCATE TWO EXISTING ACCESSSES, SERVING AN AT&T STORE, DOMINO'S PIZZA DRIVE THRU, AND AN 80-SEAT RESTAURANT WITH DRIVE THRU

Issued Permit Notice of Violation
 Suspension of Permit Withdrawn

Action Date: January 29, 2026

Signed by:

Signature: 10220048B424498...
Authorized Representative for
the Secretary of Transportation

Location of Record: Vermont Agency of Transportation
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street
Barre, Vermont 05641

Town/City of _____ Clerk's Office
Received _____ at _____ a.m./p.m.
and recorded in Book _____ on Page _____
of land records. _____
Attest: _____
Assistant Town/City Clerk

SCOPE OF WORK - VTRANS S.1111 PERMIT ID #47428 AND PERMIT ID #47430

(rev. 2)

Phase 1 -- Permit ID #47428

All work associated under Phase 1 shall be completed prior to the opening of Domino's and/or the AT&T Store.

1. Easterly Access on VT15 shall be closed. Temporary closure is permitted using curb stop, jersey barrier or similar properly secured to prevent shifting. Closure device shall be installed at curb face or interior (not in ROW) to the parcel and visible to motorist.

2. Installation of an MUTCD-compliant "NO LEFT TURN" sign on the westerly VT15 access.

Phase 2 -- Permit ID #47430

All work under Phase 2 shall be completed no later than November 1, 2026 (rev.2)

1. Relocate and reconstruct westerly access on VT15 to align with Center Road, with the center line for the access and town highway opposite each other. The access shall be 30' wide.

2. Permanently close the easterly access on VT15. All existing bituminous curbing shall be removed and replaced with concrete or granite curbing per VTrans standards.

3. Remove and reset the MUTCD-compliant "NO LEFT TURN" sign set under Phase 1.

4. Relocate and reconstruct access on VT100 (Brooklyn Street) to align with access across the road. Access shall be 30' wide and shall match adjacent curbing.

5. Relocate (remove and reset) existing lane assignment sign in conflict with VT100 (Brooklyn St) access relocation. Sign is to be located within VTrans right-of-way as directed by VTrans District Transportation Administrator.

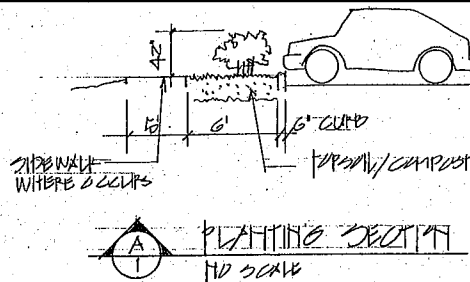
6. Existing sidewalk along VT100 (Brooklyn St) shall be adjusted to to the relocated access. Sidewalk terminus at drive shall be ADA-compliant with the appropriate ramp, as needed.

(Additional notes and revision provided by VTrans following site meeting on 9/25/25 with Consultant, Owner and Town Zoning Administrator.)

NOTE:

All landscaping shall be outside of the State highway right-of-way.

The scope of work described herein is for redevelopment of the parcel, formerly McMahon's automotive dealership, and the approved development of two small store fronts, Domino's and AT&T by Morristown DRB. The future build out of the site in the area described as "Restaurant" on the plan, shall be reviewed by the Agency, in conjunction with DRB review, to ascertain if any additional mitigation will be required. VTrans shall issue a separate S.1111 permit (PERMIT ID #47430) for Phase 2 of development. A traffic impact study is required for the "Restaurant" w/ Drive Thru.



Relocate access on VT100 (Brooklyn St) to align with Aubuchon access. Curbing to match existing. Access width is 30ft (Phase 2)

Existing lane assignment sign impacted by access relocation to be reset as directed by VTrans (Phase 2)

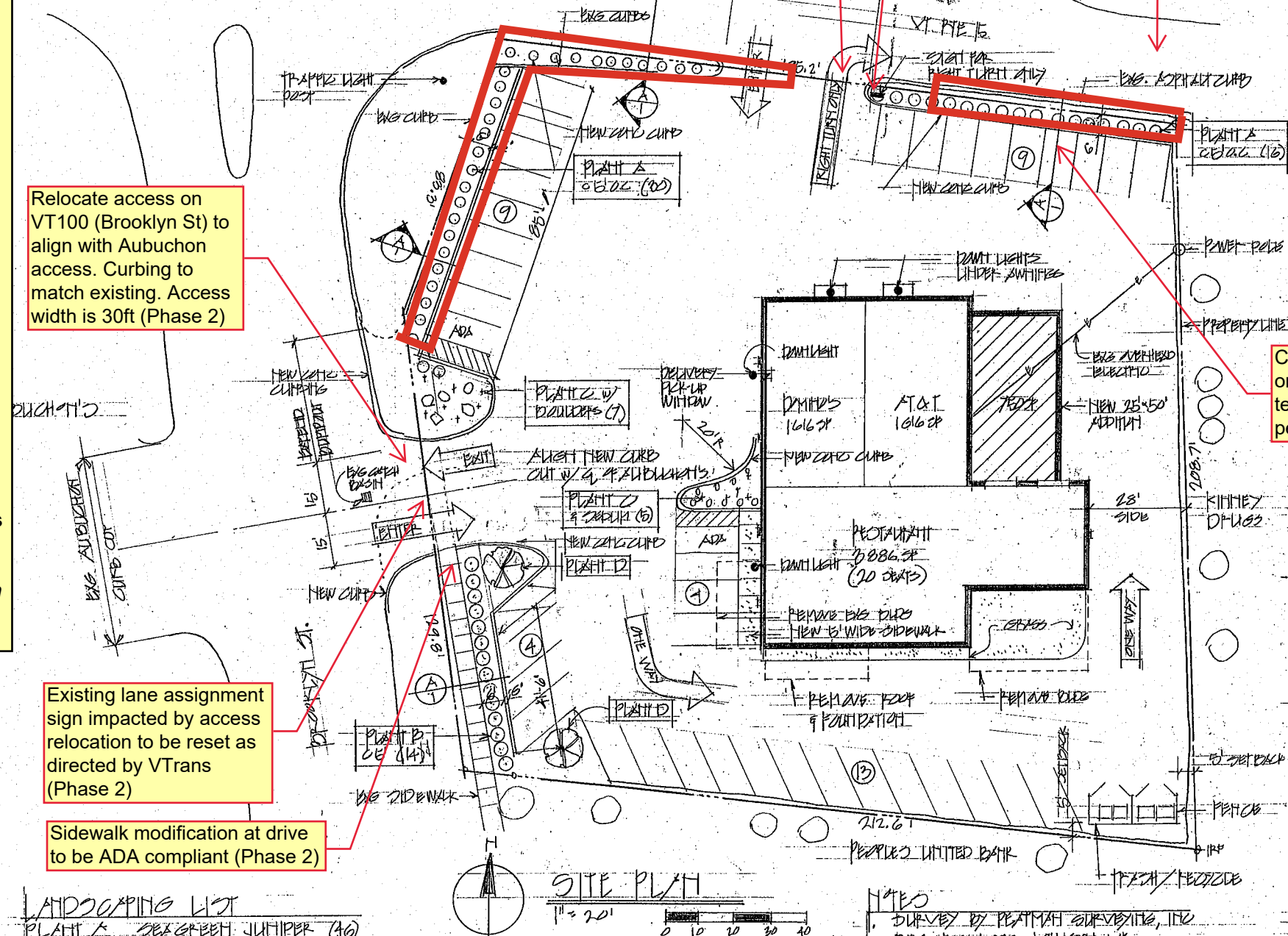
Sidewalk modification at drive to be ADA compliant (Phase 2)

Relocate westerly VT15 access to align with Center Rd (Phase 2). Access width is 30ft.

All curbing shall be replaced with concrete or granite (Phase 2)

Install "NO LEFT TURN" sign (Phase 1). Relocate / Reset sign following access realignment (Phase 2).

Close easterly access on VT15 (Phase 1 - temporary / Phase 2 - permanent)



- LANDSCAPING LIST
- PLANT A SEA GREEN JUNIPER (6)
 - PLANT B WINTER DERRY (4)
 - PLANT C BURNING BUSH & YEW (12)
 - PLANT D RED OAK 2 1/2" (2)

- PLANTING NOTES
1. PERMANENT ASPHALT PAVING EXCAVATE 16" APPROX LAYER
 2. ADD 16" - 20" OF TOP SOIL / COMPOST MATERIAL
 3. INSTALL PLANTINGS, FERTILIZE & MULCH
 4. MAINTENANCE: TRIM & PRUNE PLANTS A & B TO 42" HIGH AND PRUNE & MULCH SPRING

- NOTES
1. SURVEY BY PLATTMAN SURVEYING, INC RR1 BOX 1078 JAMSBURY, VT
 2. ZONING DISTRICT - COM SITE 1 ACRES
 3. RETAIL DRIVE 9' BORDS AND OVERLAPS
 4. SIDEWALKS - FRONT 20', SIDE 6', REAR 6'
 5. PARKING - BUILDING W/ADDITIONAL 7,000 SQ FT 25 SPACES PER 1,000 SQ FT = 20 SPACES
 6. SITE HAS 39 SPACES INCLUDING 2 ADA EXTERIOR LIGHTING TO COMPLY W/ SECTION 409 OF BY-LAWS

SRD SILVER RIDGE DESIGN INCORPORATED ARCHITECTS

PO Box 32 • 37 Pauls Lane Hyde Park, Vermont 05655 802.888.2400 • 802.888.5073 Fax 802.888.2013



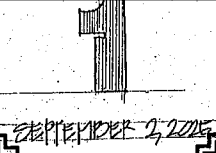
project FORMER MCMAHON'S RESTAURANTS & ADDITION

32 VT. HIG. DIST. WARREN, VT

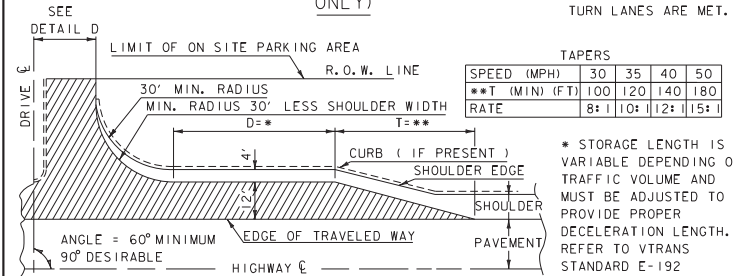
sheet title SITE PLAN

REVISED DATE BY VTRANS FOR S.1111 PERMIT ID #47428 (Phase 1) OCTOBER 1, 2025

Revision 2: 01-28-2026 By VTrans for S.1111 PERMIT ID #47430 (Phase 2)



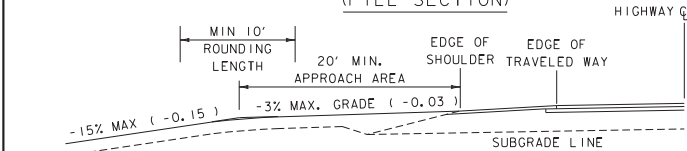
DETAIL A RIGHT TURN LANE FOR COMMERCIAL DRIVE (UNSIGNALIZED INTERSECTIONS ONLY)



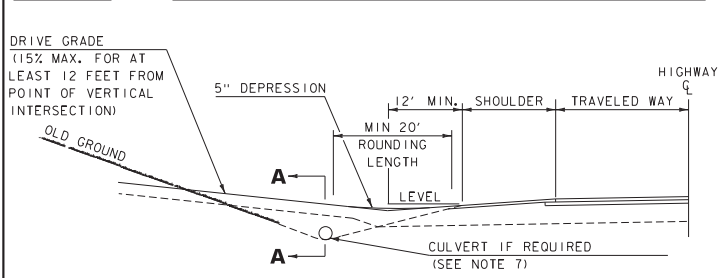
USE WITH DETAILS B AND D WHEN VOLUME WARRANTS FOR RIGHT TURN LANES ARE MET.

* STORAGE LENGTH IS VARIABLE DEPENDING ON TRAFFIC VOLUME AND MUST BE ADJUSTED TO PROVIDE PROPER DECELERATION LENGTH. REFER TO VTRANS STANDARD E-192

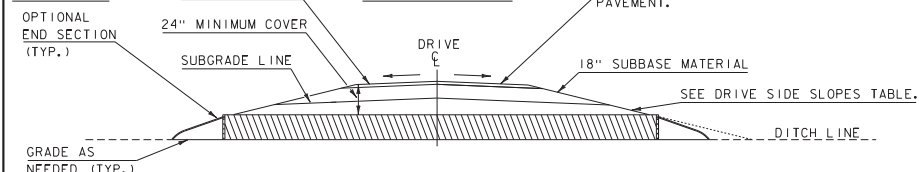
DETAIL C PROFILE OF DRIVE INTERSECTION (FILL SECTION)



DETAIL E PROFILE OF DRIVE INTERSECTION (CUT SECTION)



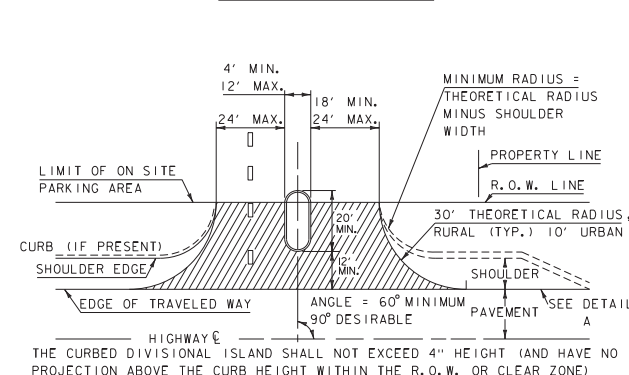
DETAIL F SECTION A-A



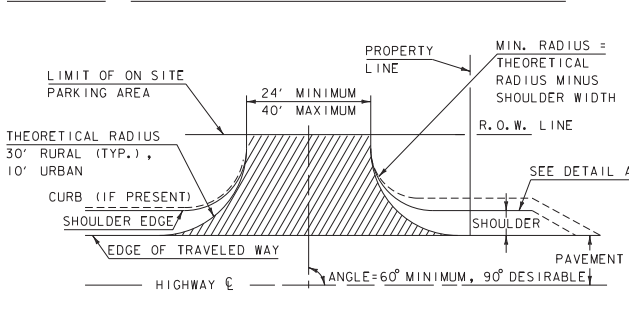
REV.	DATE	DESCRIPTION
0	JUL. 1, 2019	ORIGINAL APPROVAL

OTHER STANDARDS REQUIRED:

DETAIL B TWO-WAY COMMERCIAL DRIVE WITH DIVISIONAL ISLAND



DETAIL D TWO-WAY UNDIVIDED COMMERCIAL DRIVE



THIS DETAIL WILL ALSO APPLY TO COMMERCIAL SERVICE DRIVES, WHEN AUTHORIZED, HAVING A MAXIMUM WIDTH OF 20'. THE SERVICE DRIVE WILL HAVE A "SERVICE VEHICLES ONLY" SIGN PLACED AT THE HIGHWAY ROW LINE.

DRIVE SIDE SLOPES TABLE

LOCATION OF SLOPE	SLOPE RATE
DESIGN SPEED > 40 MPH	1:6 OR FLATTER
URBAN AREAS, OR DESIGN SPEED < 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE
OUTSIDE CLEAR ZONE	1:2 OR FLATTER

- THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY. ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE VERMONT AGENCY OF TRANSPORTATION. WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT, THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING DRIVE WIDTHS, HORIZONTAL, VERTICAL AND GEOMETRIC CHARACTERISTICS.
- ALL COMMERCIAL DRIVES SHALL BE PAVED FROM THE EDGE OF THE TRAVELED WAY TO THE HIGHWAY RIGHT-OF-WAY, TO THE FARTHEST POINT OF CURVATURE ON THE DRIVEWAY EDGE OR AS DIRECTED BY THE DISTRICT TRANSPORTATION ADMINISTRATOR. THIS PAVING IS INDICATED IN DETAILS (A, B AND D) BY HATCHING.
- DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL F WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.
- VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
- IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD.
- WHERE TRAFFIC VOLUME FOR A PROJECT IS SUBSTANTIAL THE AGENCY MAY REQUIRE SPECIAL LANES FOR TURNING, SIGNALS OR OTHER MODIFICATIONS. BASED ON TRAFFIC STUDIES THE AGENCY WILL DETERMINE SPECIFIC TREATMENT TO BE USED.
- CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER (I.D.) OF 15" OR AS OTHERWISE SHOWN ON THE PLANS. PIPE ARCHES USED UNDER DRIVES SHALL HAVE A MINIMUM INSIDE CROSS-SECTIONAL AREA EQUIVALENT TO THAT PROVIDED BY A 15" CIRCULAR PIPE. IF A CULVERT LARGER THAN 15" IS LOCATED UPSTREAM OF THE PROPOSED CULVERT THEN THE NEW CULVERT SHALL, AT A MINIMUM, MATCH THE SIZE OF THE UPSTREAM CULVERT.
- THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.
- DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20' APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY.
- THIS STANDARD APPLIES TO LARGER RESIDENTIAL DEVELOPMENTS, SUBDIVISIONS AND OTHER COMMERCIAL ACCESSES. SEE VTRANS STANDARD B-71A FOR FIELD DRIVES, LOGGING DRIVES, AND RESIDENTIAL ACCESSES SERVING UP TO TWO SINGLE FAMILY HOMES OR A DUPLEX.
- FOR DRIVEWAY AND INTERSECTION SPACING DISTANCES REFER TO THE "VERMONT AGENCY OF TRANSPORTATION ACCESS MANAGEMENT PROGRAM GUIDELINES", LATEST REVISION.
- INTERSECTION SIGHT DISTANCES, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVES ENTERING ON PUBLIC HIGHWAYS, UNLESS OTHERWISE APPROVED BY THE AGENCY OF TRANSPORTATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF TRAVELED WAY OF THE ADJACENT ROADWAY AND MEASURED FROM A HEIGHT OF EYE OF 3.5 FEET ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY. STOPPING SIGHT DISTANCE IS MEASURED FROM AN EYE HEIGHT OF 3.5 FEET TO AN OBJECT HEIGHT OF 2.0 FEET ON THE ROADWAY.

SIGHT DISTANCE TABLE

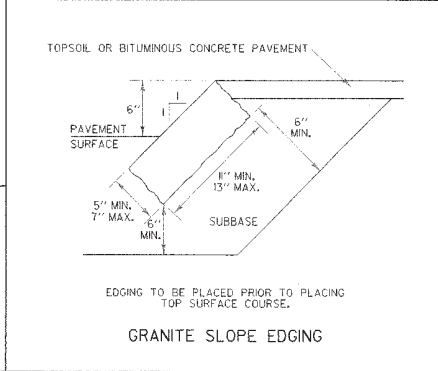
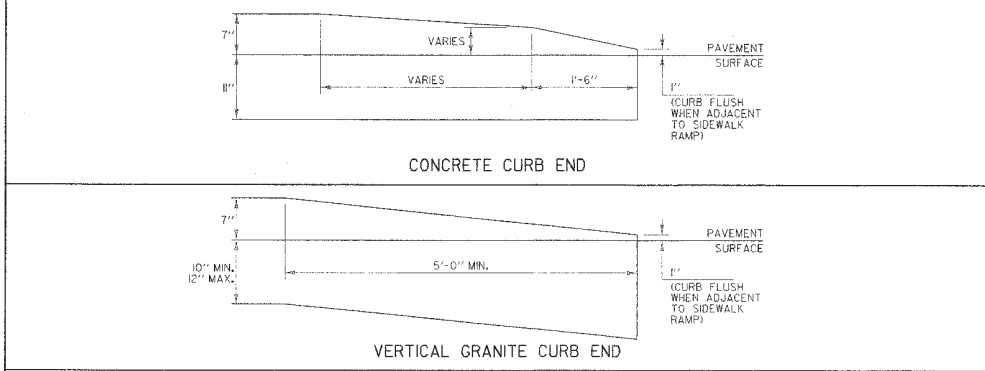
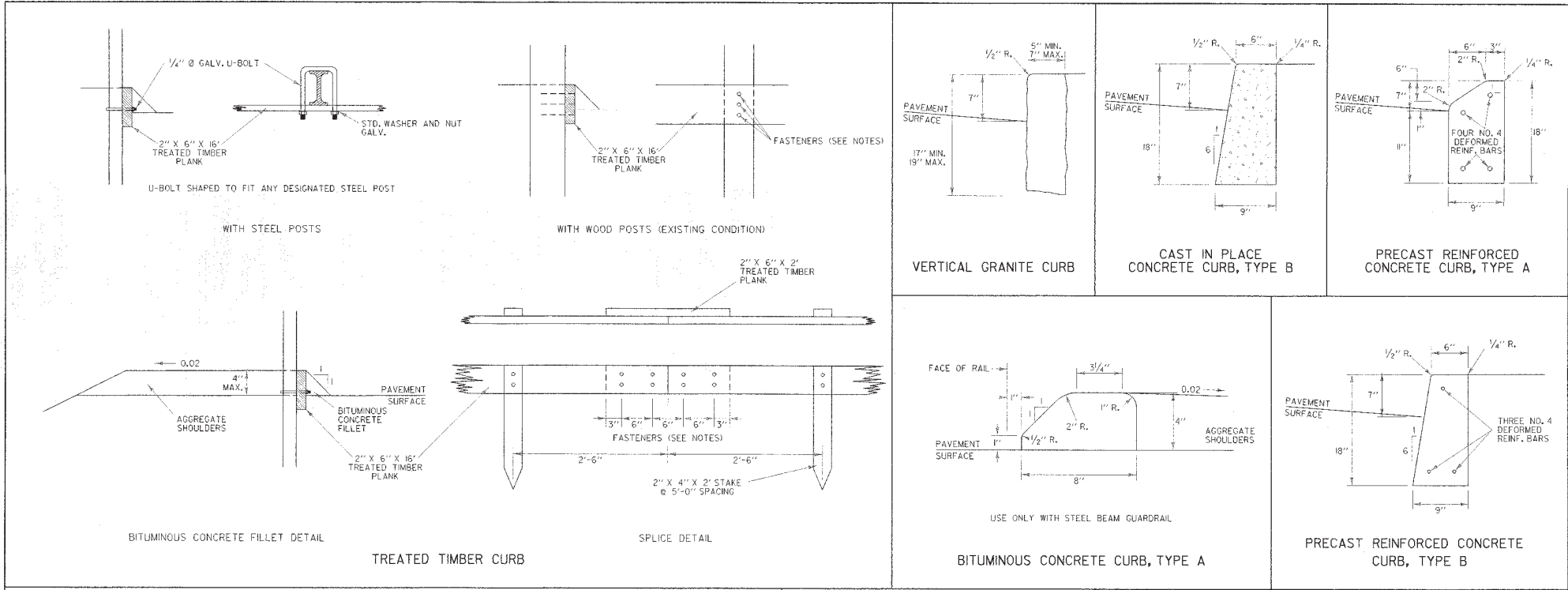
POSTED SPEED OR DESIGN SPEED (MPH)	MINIMUM STOPPING SIGHT DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610

THE ABOVE VALUES ARE TAKEN FROM THE 2011 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

COMMERCIAL DRIVES



STANDARD B-71B



GENERAL NOTES:


- HEIGHT OF REVEAL OF CURB SHALL NOT EXCEED FOUR INCHES WHERE DESIGN OR POSTED SPEED IS EQUAL TO OR GREATER THAN 40 MPH AND WHEN INSTALLED WITH GUARDRAIL (STANDARD SHAPE) TO BE BURIED TO THIS DEPTH.
- WHEN CONCRETE SIDEWALK IS CONSTRUCTED ADJACENT TO CONCRETE OR VERTICAL GRANITE CURB, ASPHALT TREATED FELT SHALL BE PLACED BETWEEN THE SIDEWALK AND CURB FOR THE TOTAL DEPTH OF THE SIDEWALK.
- FASTENERS (20d NAILS OR SCREWS) SHALL BE CORROSION RESISTANT TO THE TREATED LUMBER.
- FOR SPECIFICATIONS FOR EXPANSION/CONTRACTION JOINTS AND LENGTHS OF SECTIONS, SEE SECTION 616.
- JOINTS BETWEEN CURB SECTIONS SHALL BE MORTARED IN CONFORMANCE WITH SECTION 616.
- BITUMINOUS CONCRETE AND TREATED TIMBER CURB SHALL BE IN CONFORMANCE WITH SECTION 616.
- TWO INCH MINIMUM CLEARANCE FROM FACE OF CONCRETE TO EDGE OF REINFORCING STEEL.

OTHER STDS. REQUIRED: NONE

REVISIONS AND CORRECTIONS
 FEB. II, 2008 - ORIGINAL APPROVAL DATE

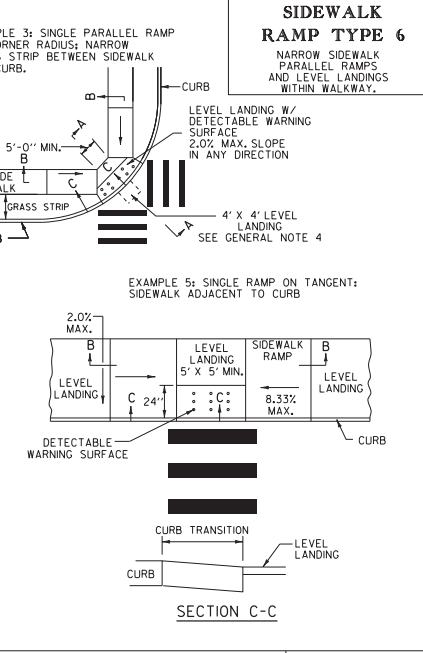
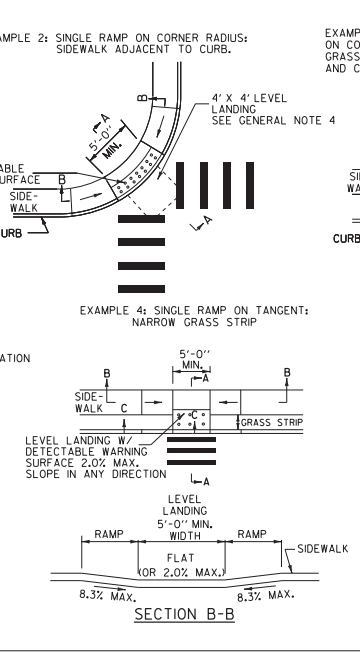
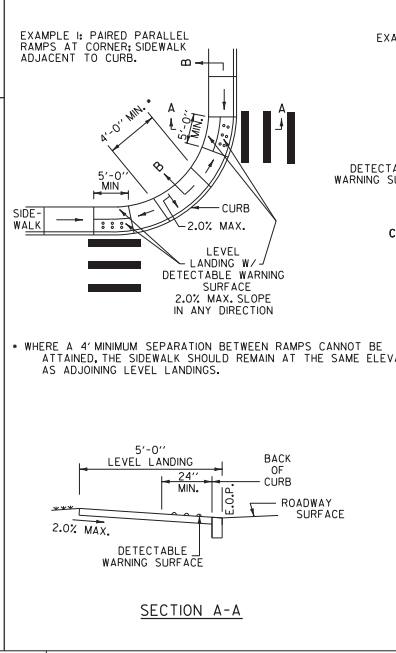
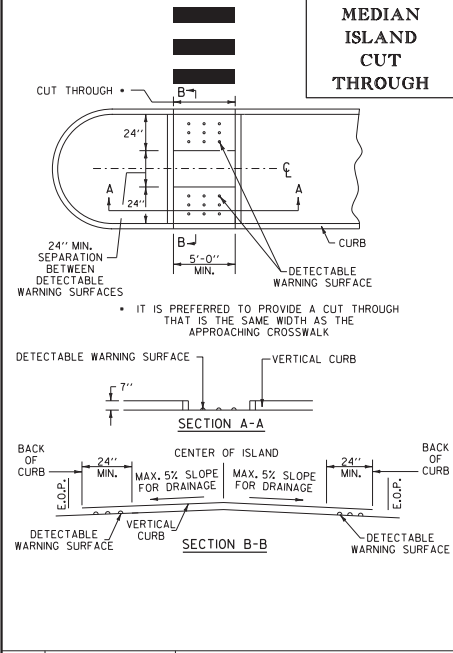
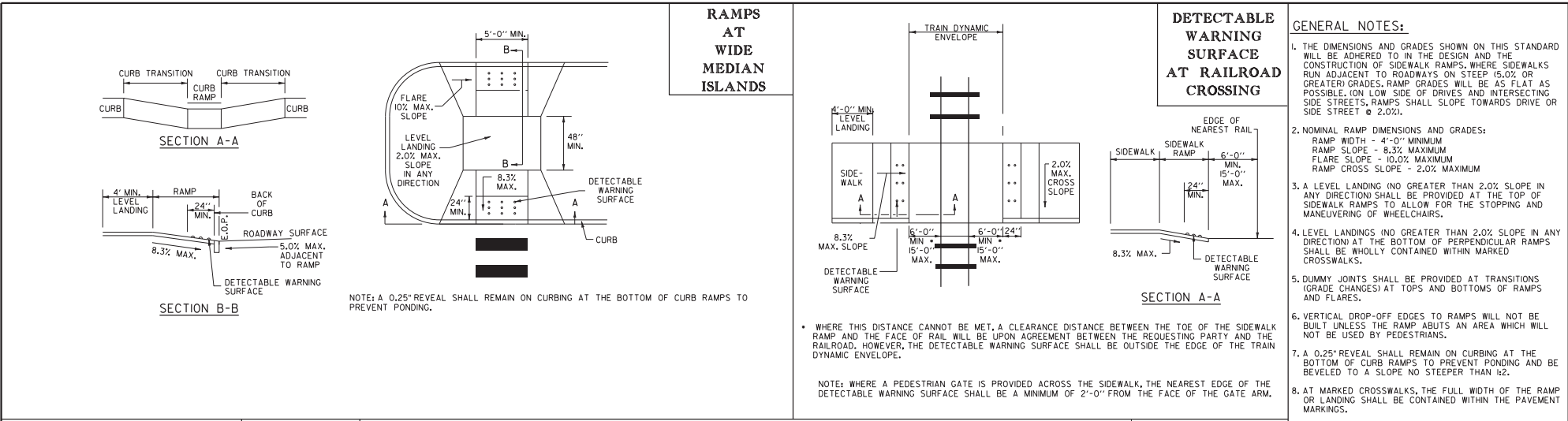
APPROVED
Kevin J. Mauldin
 ROADWAY, TRAFFIC & SAFETY ENGINEER
Paula F. Harris
 DIRECTOR OF PROGRAM DEVELOPMENT
Mark D. Kuttler
 FEDERAL HIGHWAY ADMINISTRATION

CURBING



STANDARD

C-10



REV.	DATE	DESCRIPTION
0	FEB. 02, 2004	ORIGINAL APPROVAL
2	MAR. 10, 2008	MINOR REVISIONS TO COMPLY WITH ADAAG
3	JUN. 28, 2017	MINOR REVISIONS TO COMPLY WITH PROWAG
4	APR. 07, 2020	MISCELLANEOUS REVISIONS
5	FEB. 17, 2022	MINOR NOTE REVISIONS FOR DRAINAGE

OTHER STANDARDS REQUIRED: C-2A, C-2B, C-3A, AND C-10
VTRANS AND FHWA APPROVAL ON FILE WITH CONTRACT ADMINISTRATION

SIDEWALK RAMPS AND MEDIAN ISLANDS



STANDARD C-3B

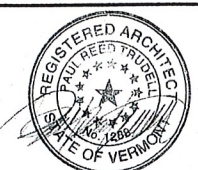


LH&A Realty Limited Partnership asks for conditional use and site plan approval to convert the existing 95x54 auto-repair area of the old McMahon's Chevy Dealership at 32 VT Rte. 15 East (Parcel 08089) into a locally owned & operated restaurant (the restaurant use was already approved open this property by the DRB via the 2025 Dominos & AT&T application). When the restaurant opens this summer, its entrance will initially face Rte. 100. However, this proposal newly includes a 50x25 addition to the northeast corner of the old car dealership that will square-off the building architecturally. Once this addition is built, the restaurant's front entrance will face Rte. 15 (in-line with the AT&T & Dominos storefronts). The restaurant will have 80 total seats, and a drive-thru on the east side of the building (the drive-thru use was also already approved on this property by the DRB via the same 2025 Dominos & AT&T application). Even with the 1,250 ft² addition, the razing of the exterior wood-frame storage areas on the exterior of the building (as shown on the site plan), reduces the total building footprint by 102 ft².

The 20 parking spaces required by zoning for the restaurant's 80 seats already exist via the ample parking on-site thanks to its former car dealership use. Of these parking spaces, 6 of them have been newly designated for EV charging on the southwest corner of the site plan. Per the wishes of VTrans, the accompanying site plan reconfigures the existing driveways that serve the property, and align them on the north with Center Road and on the west with the driveway to Aubuchon & Maplefields. An 11-11 permit for this final portion of the McMahon's redevelopment, that includes these corresponding minor driveway changes, was approved by the Vermont Agency of Transportation on 1/29/2026.

The landscaping for this property was also already approved by both the DRB & Zoning Administrator as part of the previous AT&T and Domino's application. No additional landscaping is proposed. The handful of previously approved plantings that will be disrupted by the small lateral movements in each driveway have been relocated on the enclosed site plan on a 1 to 1 planting basis to areas that are no longer driveway.

As revised on 3/5/26 for: LH&A Realty Limited Partnership, PO Box 1580, Deland, FL 32721



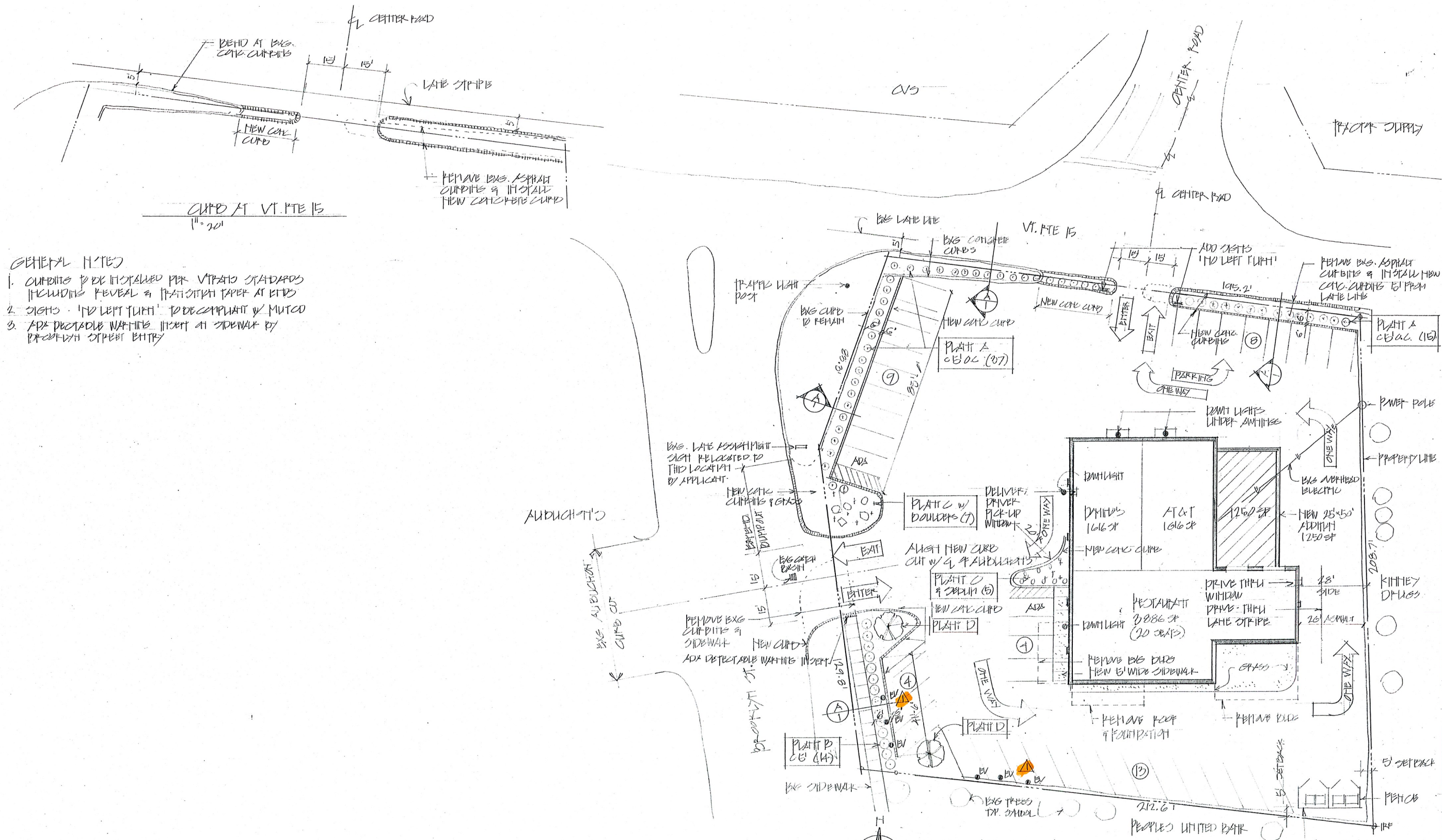
REVISIONS
 12/6/25 ADD BY
 CHANGING STATICS
 SIX TOTAL

project
 FORMER MEMPHIS
 RESTAURANT &
 ADDITION
 32 VT. HTE EAST
 MARRIMON, VT

sheet title
 SITE PLAN

scale: 1" = 20' - 0"

1
 OCTOBER 3, 2025



GENERAL NOTES
 1. CURBS TO BE INSTALLED PER VTRHS STANDARDS INCLUDING REVEAL & TRAFFIC SIGNATURE AT ENDS
 2. SIGNS "NO LEFT TURN" TO BE COMPLIANT w/ MUTCD
 3. ADA DETECTABLE WARNING INSERT AT SIDEWALK BY PROXIMITY STREET ENTRY

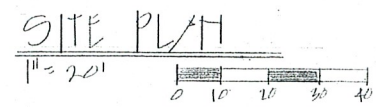
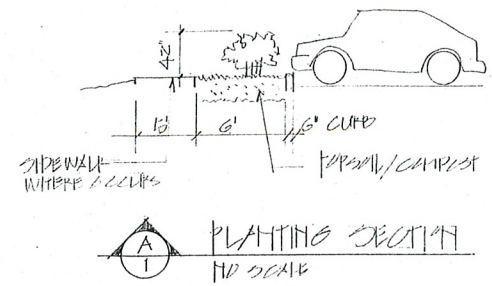
CURB AT VT. RTE 15
 1" = 20'

AUDUBON'S

LANDSCAPING LIST

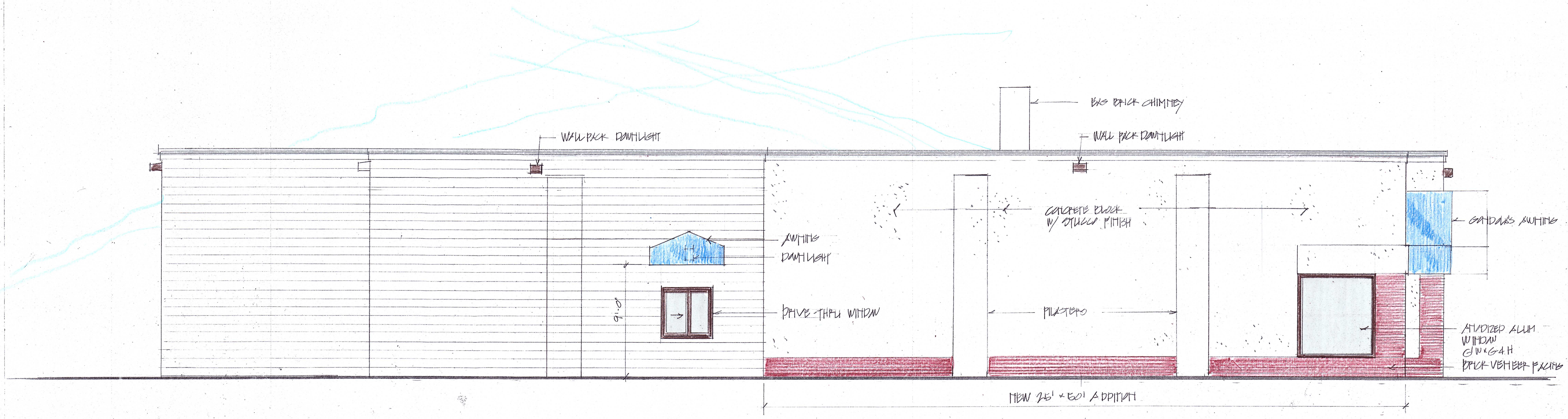
PLANT A	SEA GREEN JUNIPER (46)
PLANT B	WINTER DERRY (4)
PLANT C	EQUINACEA & JEDUM (12)
PLANT D	RED OAK 2" (2)

PLANTING NOTES
 1. REMOVE ASPHALT PAVING, EXCAVATE 16" & DRIVE LAYER
 2. ADD 16" - 20" OF PER CELL / COMPACT MATERIAL
 3. INSTALL PLANTINGS, FERTILIZE & MULCH
 4. MAINTENANCE - PRUNE & FERTILIZE PLANTS A & B. TO 40" HIGH AND FERTILIZE & MULCH YEARLY

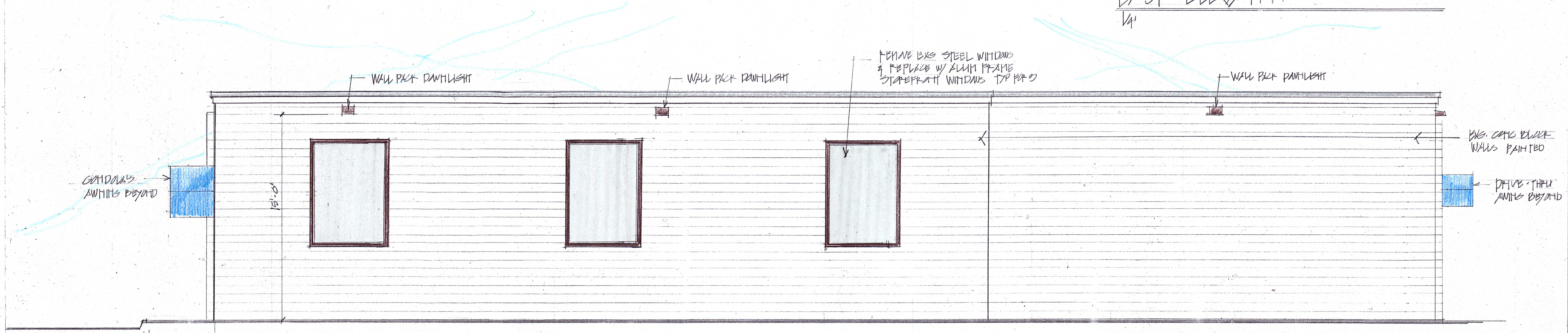


NOTES

- SURVEY BY PEATTIACH SURVEYING, INC RP 1 BOX 1078 JARVIS, VT
- ZONING DISTRICT - COM SITE 1 ACRE
- RETAIL SALES OF GOODS AND SERVICES
- ST BACKS - PLANT 30, SIDE 5', REAR 5'
- PARKING - BUILDINGS w/ ADDITIONAL 8,300 SF 2.5 SPACES PER 100 SF = 21 SPACES SITE HAS 38 SPACES INCLUDING 2 ADA
- EXTERIOR LIGHTING TO COMPLY w/ SECTION 4-90 OF BY-LAW
- BUILDING AREAS: EX MEMPHIS 718 SF ADDITION 1227 SF TOTAL 8388 SF



EAST ELEVATION
 1/4"



SOUTH ELEVATION
 1/4"

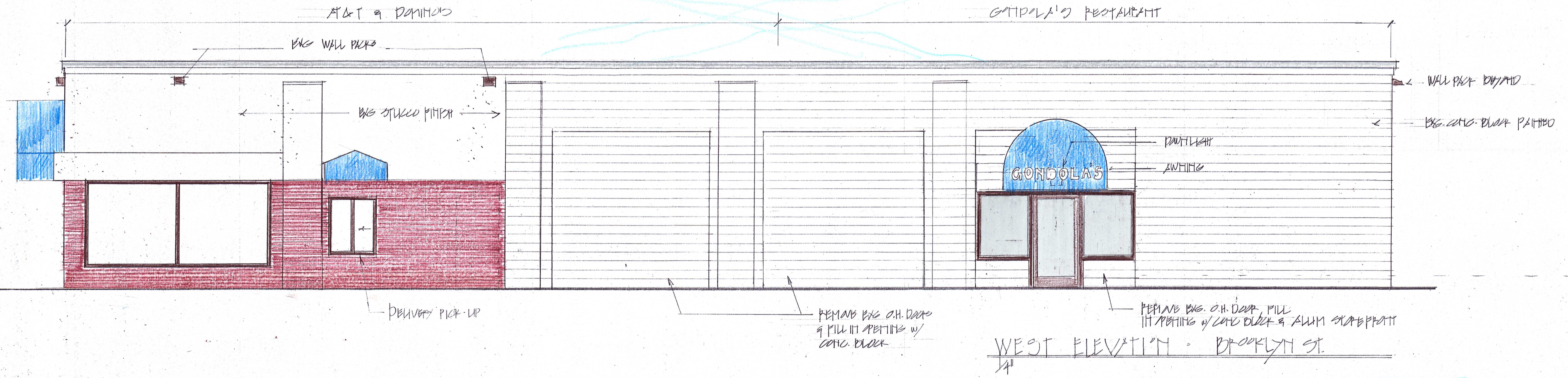
project
 FATHER MCMANIS'S
 RENOVATION FOR
 AT&T & DOMINION
 ENDUS'S
 32 VT. RTE 15 EAST
 NATHANVILLE, VT.

sheet title
 ELEVATIONS

scale: 1/4" = 1'-0"

3

MARCH 20, 2016



project
 EXTERIOR RENOVATION FOR
 PENAVATION FOR
 AT&T & DOMINO'S &
 GONDOLA'S
 371 N. HEBB
 WATTSVILLE, VT.

sheet title
 ELEVATIONS

scale: 1/4" = 1'-0"

2
 MARCH 20, 2024



REVISIONS

- 1. 10/6/25 ADD EV CHARGING STATIONS SIX TOTAL
- 2. 12/14/25 RESTRUCTURE 80 SPACES
- 3. 12/16/25 ADD WALL PAPER, REVEAL DETAILS NUMBERS, PLANTING AREA CALCULATIONS

project

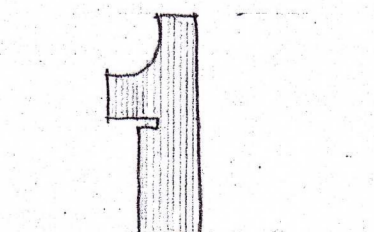
FORMER McMAHON'S RESTAURANT & ADDITION

32 VT. RTE EAST MERRIMAN, VT

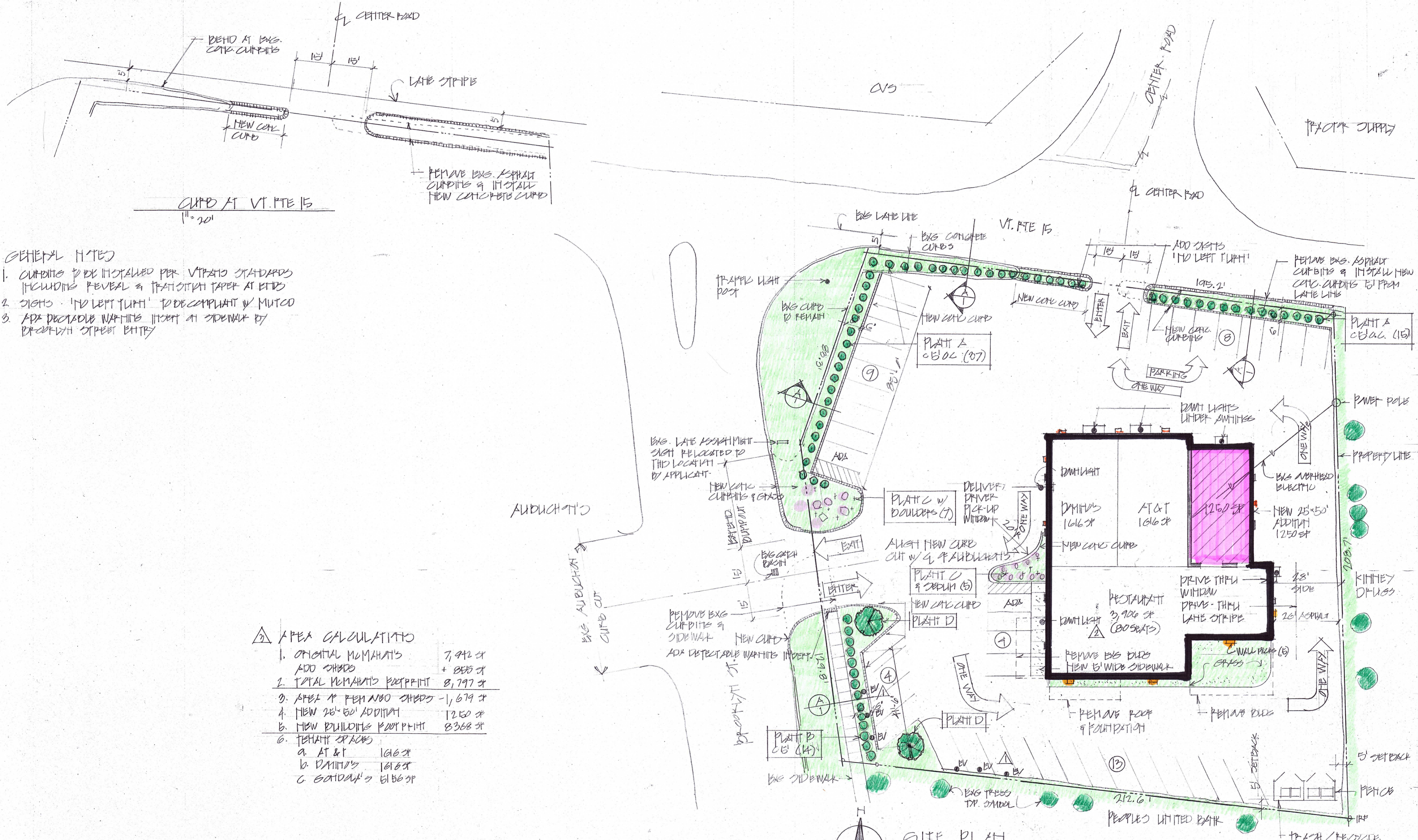
sheet title

SITE PLAN

scale: 1" = 20' - 0"



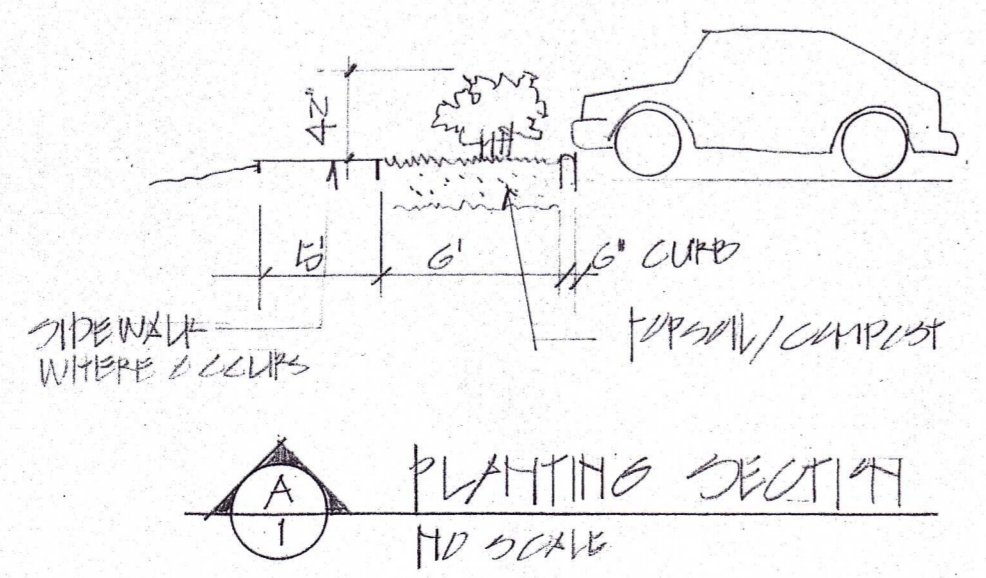
OCTOBER 3, 2025



- GENERAL NOTES**
1. CURBS TO BE INSTALLED PER VTRHS STANDARDS INCLUDING REVEAL & TRANSITION TAPER AT ENDS
 2. SIGNS "NO LEFT TURN" TO BE COMPLIANT w/ MUTCD
 3. ADA DETECTABLE WARNING INSET AT SIDEWALK BY BRITISH STREET ENTRY

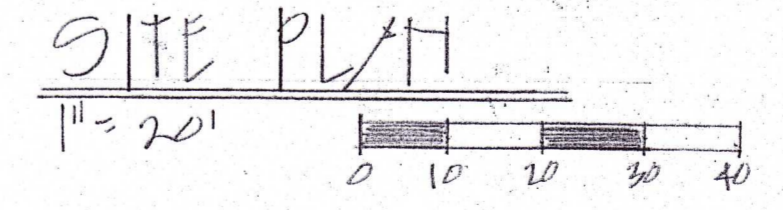
AREA CALCULATIONS

1. ORIGINAL McMAHON'S	7,912 SF
+ ADD CHGDS	+ 855 SF
2. TOTAL REMAINING FOOTPRINT	8,767 SF
3. AREA OF REMOVED CHGDS	-1,679 SF
4. NEW 26'x50' ADDITION	1,250 SF
5. NEW BUILDING FOOTPRINT	8,368 SF
6. PLANTING SPACES	
a. AT&T	166 SF
b. DRINKS	166 SF
c. SANDWICH	616 SF



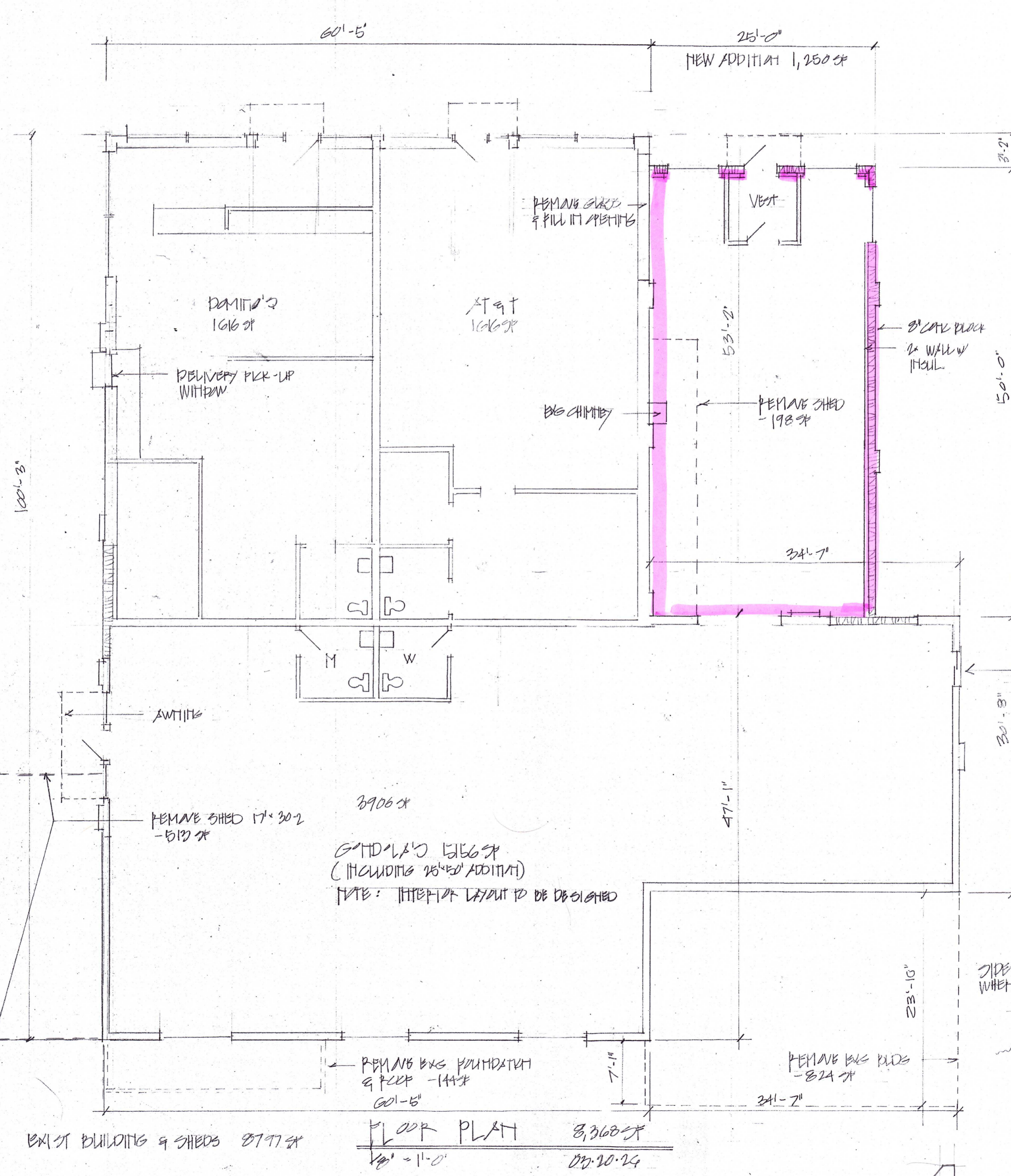
- LANDSCAPING LIST**
- PLANT A SEA GREEN JUNIPER (52)
 - PLANT B WINTER DERRY (4)
 - PLANT C ECHINACEA & JEROM (12)
 - PLANT D RED OAK 2" (1)

- PLANTING NOTES**
1. REMOVE ASPHALT PATCHES, EXCAVATE 16" ABOVE LAYER
 2. ADD 16" - 20" OF TOP SOIL / COMPOST MATERIAL
 3. INSTALL PLANTINGS, FERTILIZE & MULCH
 4. MAINTENANCE - PRUNE & PRUNE PLANTS A & B TO 40" HIGH AND FERTILIZE & MULCH YEARLY



NOTES

1. SURVEY BY PLANTING SURVEYORS, INC. RPT. DATED 10/23 JANSON, VT.
2. ZONING DISTRICT - COM SITE 1 ACRES
3. RETAIL SALES & FOODS AND SERVICES
4. SETBACKS - FRONT 30', SIDE 5', REAR 5'
5. PARKING - AT&T and DRINKS 3120 SF, 2.5 SPACES PER 1000 SF - 8 SPACES. SITE HAS 38 SPACES INCLUDING 2 ADA COMPLIANT
6. EXTERIOR LIGHTING TO COMPLY w/ SECTION 409 OF BY-LAWS
7. PARKING FOR RESTAURANT 4 SPACES 80'x20' 2 SPACES
8. BUILDING AREA McMAHON'S 7118 SF, ADDITION 1250 SF, TOTAL 8368 SF



EXIST BUILDING & SHEDS 3797 SF

FLOOR PLAN 3,368 SF
1/2" = 1'-0"
DD. 20.24

GONDOLA'S

4



LH&A Realty Limited Partnership asks for conditional use and site plan approval to convert the existing 95x54 auto-repair area of the old McMahon's Chevy Dealership at 32 VT Rte. 15 East (Parcel 08089) into a locally owned & operated restaurant (the restaurant use was already approved open this property by the DRB via the 2025 Dominos & AT&T application). When the restaurant opens this summer, its entrance will initially face Rte. 100. However, this proposal newly includes a 50x25 addition to the northeast corner of the old car dealership that will square-off the building architecturally. Once this addition is built, the restaurant's front entrance will face Rte. 15 (in-line with the AT&T & Dominos storefronts). The restaurant will have 80 total seats, and a drive-thru on the east side of the building (the drive-thru use was also already approved on this property by the DRB via the same 2025 Dominos & AT&T application). Even with the 1,250 ft² addition, the razing of the exterior wood-frame storage areas on the exterior of the building (as shown on the site plan), reduces the total building footprint by 102 ft².

The 20 parking spaces required by zoning for the restaurant's 80 seats already exist via the ample parking on-site thanks to its former car dealership use. Of these parking spaces, 6 of them have been newly designated for EV charging on the southwest corner of the site plan. Per the wishes of VTrans, the accompanying site plan reconfigures the existing driveways that serve the property, and align them on the north with Center Road and on the west with the driveway to Aubuchon & Maplefields. An 11-11 permit for this final portion of the McMahon's redevelopment, that includes these corresponding minor driveway changes, was approved by the Vermont Agency of Transportation on 1/29/2026.

The landscaping for this property was also already approved by both the DRB & Zoning Administrator as part of the previous AT&T and Domino's application. No additional landscaping is proposed. The handful of previously approved plantings that will be disrupted by the small lateral movements in each driveway have been relocated on the enclosed site plan on a 1 to 1 planting basis to areas that are no longer driveway.

Finally, per the DRB's continuation memo from its 3/11 public hearing, please see the following response (numbered to match said memo).

1a. Satisfied - Lighting has been added to the south elevation (M&T Bank) and east (Kinney Drugs) elevation of the building as requested. We request that the Board allow the applicant to design its own lighting scheme, utilizing down-cast wall-pack lights with LED bulbs, housed within shielded fixtures, to accommodate the memo's lighting request. Compared to parking lot lights that the Board seems to favor, these building mounted wall-pack lights do a better job of eliminating light pollution going up into the sky or across property lines. We firmly believe that the proposed wall-pack lights will be bright enough and cast more than sufficient light, while importantly not requiring any disruption of the existing parking lot pavement. Please note that while we appreciate the Board suggesting stand-alone light poles in its memo, light poles are not required anywhere in the Zoning Bylaws (ZBL). Section 490 of the ZBL is written and intended to address light pollution, not the adequacy of lighting. Our preferred wall-pack lights provide adequate lighting while creating less light pollution than stand-alone pole lights.

1b. Satisfied - As requested, a ZBL Section 490 compliant light is now shown on the east building elevation, located under the awning mounted above the drive-thru window.

1c. Satisfied - All lighting proposed is downcast, shielded, & ZBL Section 490 compliant.

1d. Satisfied - This narrative, has been updated, as requested, to guarantee that all proposed exterior lighting will be Section 490 compliant, use LED bulbs, within shielded fixtures, which will eliminate light pollution going up into the sky.

1e. Satisfied - Architect Paul Trudell submitted a drawing prior to the March 11th DRB hearing showing accurate square footage for both the redeveloped building and the proposed addition. Again, the restaurant square footage is 3,903 ft² within the existing building, plus the 1,250 ft² restaurant addition, equalling 5,153 in total square footage for the new Gondola's style restaurant.

1f. Satisfied - Architect Trudell added color to the building renderings, which were updated with the requested siding, windows, doors, and drive-thru window details, and submitted them with this newly revised narrative.

2. Satisfied as a prior to occupancy condition - Rusty Shedd, MW&L Electrical Superintendent, confirmed to me that there is ample electrical capacity within MW&L's

existing system and the greater electrical grid to supply the electricity needs for the proposed project. While I do not recall the DRB ever asking for an applicant to confirm electric capacity before, the applicant will be happy to submit MW&L electrical approval in writing as a “prior to occupancy” condition of project approval. The applicant is currently evaluating multiple viable routes to supply electrical to the building. Once local zoning permitting is secured, Marcel of Stowe Electric will design and permit the electrical connection with MW&L. This MW&L electric permit will be submitted to the project’s zoning file prior to occupancy of the new Gondola’s style restaurant.

3. Satisfied as a prior to occupancy condition - Kevin Newton, MW&L Plant Superintendent, confirmed to me that there is ample capacity within the sewer plant to supply the wastewater needs of the proposed project. The applicant will be happy to submit MW&L sewer allocation approval in writing as a “prior to occupancy” condition of project approval. Asking the developer to pay tens of thousands of dollars in non-refundable sewer allocation fees prior to DRB permitting being secured is unreasonable. I am happy to expound on this issue at the DRB meeting on March 25th if Board Members are unaware of how MW&L recently changed their policy regarding obtaining sewer allocation letters. Please note that applicants often do not begin the engineering work with MW&L for things like grease-trap sizing and sewer allocation until local zoning permits are assured. Which means that as soon as the DRB votes to approve the revitalization of the old McMahon’s, which has for years now sat vacant and underutilized, Tyler Mumley will begin the process of grease trap sizing and doing the engineering needed to obtain sewer allocation from MW&L. Again, said sewer allocation will be submitted to the zoning file prior to occupancy of the new Gondola’s style restaurant.

Most recently revised on 3/17/26 for:

LH&A Realty Limited Partnership, PO Box 1580, Deland, FL 32721



March 11, 2026, DRB Meeting Staff Notes

APPLICATION: 2026-07

APPLICANT: Vermont Land Use Planning

REQUESTED ACTION: Conditional Use Review

LOCATION: 32 Vt Rte 15 East

EXISTING ZONING: Commercial

PROJECT DESCRIPTION: #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.

PARCEL HISTORY:

1. Appeal of Interim Assistant Zoning Administrator, 3/3/25
2. Appeal Denied, 4/9/25
3. Conditional Use Review 2025-053, Approved, 8/15/25

LIST OF APPLICANT SUBMISSIONS:

- A. Conditional Use Application
- B. Conditional Use Application signed
- C. Abutters List
- D. Vtrans 1111 Permit
- E. Narrative
- F. Site Plan
- G. East and South Elevations
- H. North and West Elevations
- I. Color Site plan
- J. Updated Layout
- K. Updated Narrative

PROCEDURAL INFORMATION:

1. Agenda placed in News and Citizen 2/16/2026
2. Notice placed on the town website and at three locations in town on 2/16/2026
3. Abutters notified on 2/17/2026
4. Notice sent to Applicant 2/19/2026



5. Application continued to March 25th at 6:00 PM

STAFF COMMENTS (Comments In Bold):

1. 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 consists of 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 Morristown Zoning and Subdivision Bylaws (The Bylaws) and will be subject to the regulations in Section 500 and Section 630. The property in question has sat vacant for some time but had previously been operated as Motor Vehicle Sale & Repair Facility.
2. The Applicants are looking to add an additional restaurant use to the building located at 32 VT Route 15 East. The new proposed restaurant use will take up 3886 sqf with 80 seats with a drive through.
3. The applicants are also proposing a 1250 sqf addition to the northwest corner of the building. However the applicants will remove some existing wood frame structures resulting in a net reduction of 102 sqf.
4. The restaurant's uses require conditional use review by the Development Review Board and will be subject to site plan and conditional use review as noted in Section 500 and 630 of The Bylaws.
5. Section 206 of The Bylaws notes that the Zoning Administrator or DRB, may require the submission of building renderings for the COM zone.
6. The Applicants have not provided exterior elevations for the project.
7. The applicants have submitted exterior elevations for the whole project.
8. The Applicants narrative notes that the new restaurant's initial entrance will be on the west side of the building. However, once the 1250 sqf addition is built the entrance will be relocated and or added to the north side of the building. **(While the applicants narrative notes that the entrance will be relocated or added to the north side of the building as part of a 1250 sqf addition the narrative does not explicitly say whether the 1250 sqf space will be added to the restaurant or kept available for some other future use. The Applicants previous verbal testimony notes that the plan is to add this square footage to the restaurant but that is not noted on the plan set or narrative. The Applicant's narrative also does not note if this 1250 sqf space will be built prior to the occupancy of the new restaurant. The board could consider requiring the Applicants to clarify the plans for the intended use of this space and require that this project be constructed in phases).**
9. Section 206.h notes that all loading docks and garbage storage areas shall be located to the rear of the building.
10. The Applicants site plans note that trash shall be located in the southeast corner of the lot and will be screened by an enclosure.
11. The Applicants site plans do not show any proposed loading docks.
12. Section 206.k notes that parking shall be located to the sides of the building and shall not be located between the building and road from which it derives frontage.



13. Parking will be located between the building and the street; however, it shall be screened by landscaping. The parking spaces themselves are pre-existing.
14. Section 206.1 notes that sidewalks are required if called for by the Morrilltown Sidewalk Policy.
15. Section 3. of the Morrilltown Sidewalk policy notes that any commercial redevelopment requires the installation of sidewalks to the commercial sidewalks standards noted in Section 5.a of the sidewalk policy.
16. The site plan shows sidewalks running along the west side of the property.
17. The Applicants have not provided a lighting plan for the project as noted in Section 206.m.
18. The Applicants have shown downcast and shielded lighting on their sight plan, however the narrative does not note how they will comply with Section 490 of the Bylaws.
19. The Applicants have not provided a plan for utilities noted in Section 206.n of The Bylaws.
20. The Applicants have not provided a waiver request from any of the Standards of Section 206 as noted in Section 206.o of The Bylaws.
21. The Project is subject to Parking Requirements noted in Section 450 of The Bylaws.
22. Section 453 of the Bylaws notes that restaurant uses requires 1 space per 4 seats.
23. The Applicants project calls for 80 seats in the proposed restaurant.
24. Based on the formula noted above the applicants are required to have 20 parking spaces for the restaurant use.
25. The applicants site plan has 38 parking spaces.
26. The applicants verbal testimony notes that the plan is to add this 1250 sqf space to the new proposed restaurant though that is not explicitly stated in the narrative.
27. Conditional uses require site plan review and are subject to the regulations noted in Section 500 of The Bylaws.
28. The Applicants have submitted a site plan that provides the information noted in a-i of Section 502.
29. The site plan must have all the materials noted in Section 503 of The Bylaws.
30. Section 503.1 notes that the Board may propose adequate provisions for traffic circulation.
31. The Applicants site plan shows traffic circulation through the site. The site plan shows dedicated entrance and exit lanes on both the north and west side of the property. In addition, traffic will flow to the south of the building to access the drive through on the east side of the building before exiting the site. The applicants also have an approved Vtrans 1111 permit. The Applicants have also proposed 6 EV charging spaces. **(The Board may consider requiring confirmation from Morrisville Water and Light that these EV stations can be serviced).**
32. The Project is subject to the landscaping requirements noted in Section 505 of The Bylaws which note that any non-residential use must have landscaping.
33. The Applicants site plans shows a landscaping plan noting the type and number of plantings and there location.
34. The Applicants plan set shows landscaping screening the parking from view as required in Section 505.b of The Bylaws.
35. Section 505.c notes that no space shall be more than 30 feet from the trunk of said shade tree.
36. The Applicants site plan shows shad trees on the southwest corner of the site. All of the parking areas are screened with plantings. There are no larger shade trees on the north side of the project.
37. Section 505.g notes that all plants shall be native and not listed as invasive.
38. The applicants landscaping plan notes the number and species of proposed plantings.



39. The Project will be subject to any of the requirements noted in Section 630 of The Bylaws.
40. Town Staff recommended that the application be continued until the applicant has provided all outstanding information.

OUTSTANDING ITEMS:

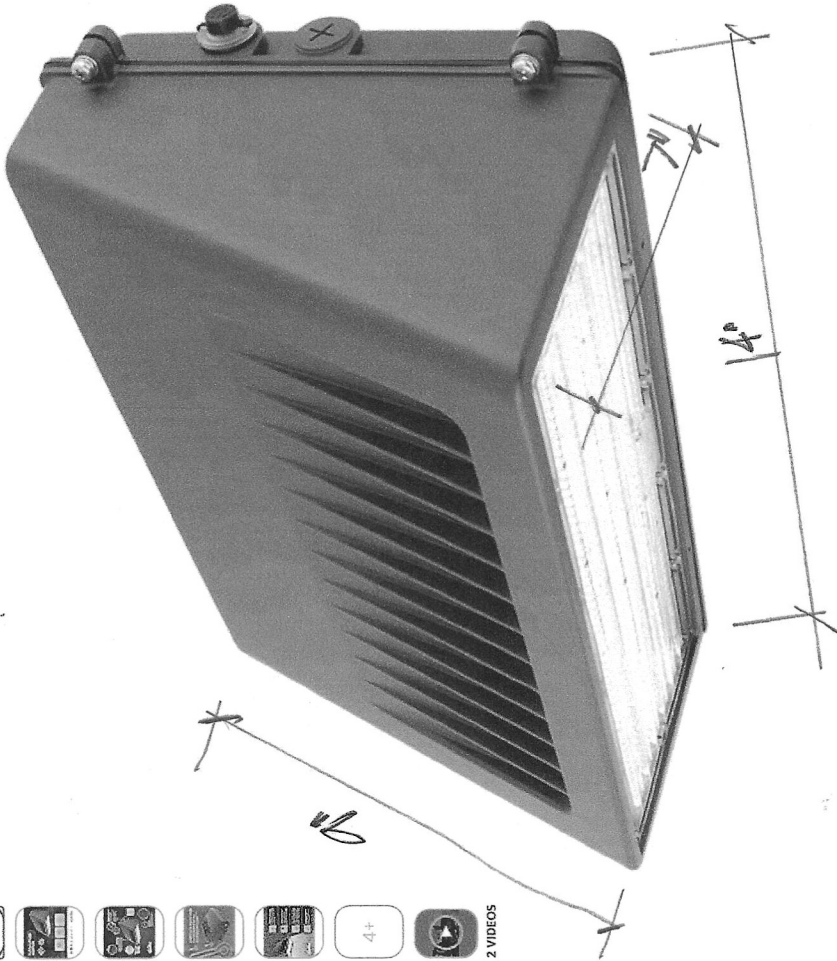
1. Specific what the proposed use is for the 1250 sqf addition to the northeast corner of the building.

ITEMS FOR DRB CONSIDERATION:

1. Should the project be built in phases?
2. shade trees on the north side of the property to ensure compliance with Section 505.C?
3. Should the Applicants be required to note the intended use of the addition on the northeast side of the property?

RECOMMENDATIONS TO THE DRB

1. Approve the application with the following conditions
 - a. Applicants shall provide written confirmation that Morrisville Water and Light can service the 6 proposed EV charging stations.
 - b. Landscaping shall be completely installed prior to the new restaurant opening.
 - c. Require that the project be built in phases
 - i. Phase 1 landscaping traffic and parking changes and establishing a 3884 sqf restaurant use in the southern portion of the building.
 - ii. Phase 2 proposed 1250sqf addition with an entrance off its north side.

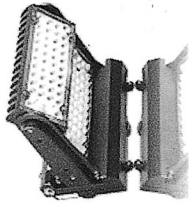


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Rotatable LED Wall Pack Light w...
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\$69.99

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- temperatures (3000K, 4000K, 5000K) for tailored illumination, ensuring optimal visibility for indoor and outdoor spaces. The dimensions of the light are 14.33"W x 7"D x 9.26"H.
- Efficient, Glare-Free Lighting** - This LED wall pack light has a glare-free, downward illumination design that enhances security and meets Dark Sky requirements. The wall LED light reduces light pollution, eliminates glare, and creates secure and pleasant environments.
- Robust Construction** - Featuring a die-cast aluminum housing, dark bronze powder coating, and UV-stabilized polycarbonate lens, the LED wall packs outside lighting ensures resilience in harsh conditions. This reduces maintenance needs, offering you cost savings and peace of mind.
- Versatile Applications** - The wall pack LED is versatile, green-friendly, and reliable and suits various applications, including building facades, loading docks, parking garages, stairwells, and signage. It offers dependable lighting options for commercial, industrial, and residential environments.
- Reinforced Security** - Our UL-listed wall pack LED exterior light offers a 5-year commitment and a pre-installed dusk-to-dawn photocell with a daylight cap for energy efficiency and convenience. It ensures excellence and durability, backed by reputable practices and assistance.

See more product details

Additional Details



Small Business

This product is from a small business brand. Support small. Learn more

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Customers usually keep this item.

Ask Rufus

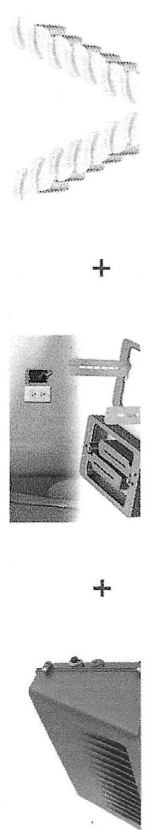
Does it have a motion sensor? Is it easy to install? Can it be used in wet weather?

Why you might like this Compare with similar Ask something else

PROPOSED WALL PACK TO SAVE BLANKS
MAYHART'S BLDG - CHANDLER'S RESTAURANT

12.10.16

Bundle these items



Total price: \$133.21

Add all 3 to Cart

Deliver to paul
Hyde Park 05655

All

EN

Hello, paul
Account & Lists

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February 20th, 2026

Tyler Machia, Zoning Administrator
Town of Morristown
43 Portland Street, Morrisville, VT 05661

Subject: Randolph Emprise, LLC, Small Farm Road
Site Plan Review – Access/ROW/Street

Project #22136

Dear Tyler,

Please find attached an application and associated plan for Site Plan Review by the Development Review Board (DRB). This application is focused on a proposed extension of Small Farm Road into the existing lands owned by Randolph Emprise, LLC, located at the end of Small Farm Road in Morristown.

The project includes a total of +/- 2,000ft of proposed Street/Road as an extension of Small Farm Road. An associated 50FT Right-of-Way (ROW) is proposed as part of this project. This proposal does not include a subdivision of any lands.

The below information provides an explanation on all applicable requirements for this site plan application:

Section 420: Required Frontage and Access:

- Subsection 422 requires the DRB to review and may permit development via Site Plan Review, in the following situation, when the minimum road frontage is not provided:
 - *“Development serving 3 or more homes by accessed via a permanent recorded easement, an existing right-of-way, or proposed private Street that is at least 50 feet in width.”*
- This proposal complies as a development serving 3 or more homes by access via 50-ft ROW and private Street. A Street is defined as any public or private way which provides, or is reserved for, the principal access to 3 or more properties.

Section 500: Site Plan Approval

- Subsection 501 allows for this proposal to be reviewed by the DRB.
- Subsection 502, items “a” – “e” are satisfied by the site plan provided.
 - The site plan includes applicable applicant/landowner location and contact information, graphic scale, north arrow, and date(s), as well as all existing and proposed features applicable to this proposal.
- Subsection 502, items “f” – “i” are not applicable because this is not a commercial or dwelling unit multi-family proposal.
- Subsection 505, Landscaping Plan Standards, is not applicable because this is not a non-residential or dwelling unit multi-family proposal.

- Subsection 506 will be satisfied
 - As all disturbed areas will be properly stabilized via seed/mulching as soon as possible.
 - Silt fencing and rolled erosion control matting will be utilize where necessary to protect against erosion to protect the waters of the State.

As described above, the proposed project is expected to meet all applicable requirements for a Site Plan Review in the RRA Zoning District.

Please review and let us know if you have any questions or comments.

Sincerely,
Tyler Mumley, P.E.



Mumley Engineering, Inc.



100 feet Abutters List Report

Morrystown, VT

March 09, 2026

Subject Property:

Parcel Number: 16134
CAMA Number: 16134
Property Address: 700 SMALL FARM ROAD

Mailing Address: RANDOLPH EMPRISE LLC
42 KETCHAM DR
ESSEX JCT, VT 05452

Abutters:

Parcel Number: 16131
CAMA Number: 16131
Property Address: 4835 RANDOLPH ROAD

Mailing Address: DUFFY JOHN F - LIFE ESTATE DUFFY
RACHEL A
4835 RANDOLPH RD
MORRISVILLE, VT 05661

Parcel Number: 16135
CAMA Number: 16135
Property Address: 432 SMALL FARM ROAD

Mailing Address: PETERMAN JAMES R PETERMAN
CAROL T
PO BOX 1667
MORRISVILLE, VT 05661

Parcel Number: 1613501
CAMA Number: 1613501
Property Address: 432 SMALL FARM ROAD

Mailing Address: PETERMAN JAMES R PETERMAN
CAROL T
PO BOX 1667
MORRISVILLE, VT 05661

Parcel Number: 1613503
CAMA Number: 1613503
Property Address: 0 BLICKY-WIG DRIVE

Mailing Address: GILMORE COREY 2010 TRUST DARREN
GILMORE - TRUSTEE
23 GRANDVIEW AVE
HAWTHORNE, NJ 07506

Parcel Number: 16138
CAMA Number: 16138
Property Address: 5225 RANDOLPH ROAD

Mailing Address: ROSE RANDOLPH ROAD LLC C/O JON
FLEMING
10 SCENIC DRIVE
SOUTH SALEM, NY 10590

Parcel Number: 1615301
CAMA Number: 1615301
Property Address: 7566 ELMORE MTN ROAD

Mailing Address: SCHOFF ELIZABETH H
23 HOLLY LANE
RYE, NY 10580

Parcel Number: 1700601
CAMA Number: 1700601
Property Address: 700 SMALL FARM ROAD

Mailing Address: RANDOLPH EMPRISE LLC
42 KETCHAM DR
ESSEX JCT, VT 05452

Parcel Number: 1700915
CAMA Number: 1700915
Property Address: 940 CAMPBELL ROAD

Mailing Address: ATTLFELLNER REVOCABLE FAMILY
TRUST ATTIFELLNER HELMUT & HEIDI
TRUSTEE
940 CAMPBELL ROAD
MORRISVILLE, VT 05661

Parcel Number: 1700916
CAMA Number: 1700916
Property Address: 968 CAMPBELL ROAD

Mailing Address: NICHOLS STEPHANIE NICHOLS JASON
968 CAMPBELL RD
MORRISVILLE, VT 05661

Parcel Number: 1700917
CAMA Number: 1700917
Property Address: 1214 CAMPBELL ROAD

Mailing Address: ERNST ALFRED JR VT PERSONAL RES
TRUST
2079 ILLINOIS AVE NE
ST PETERSBURG, FL 33703-3423



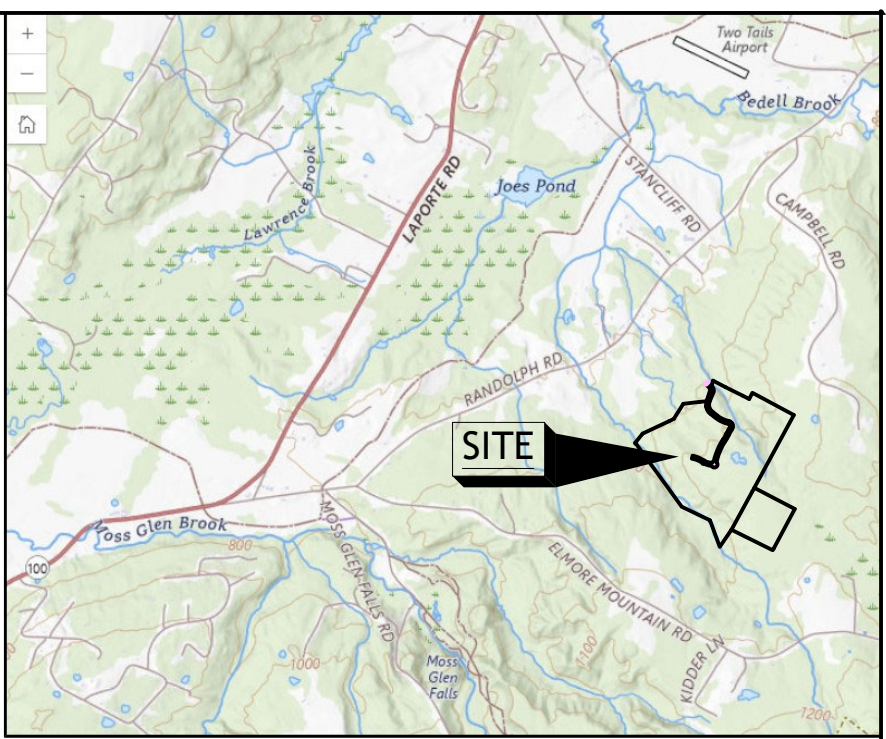
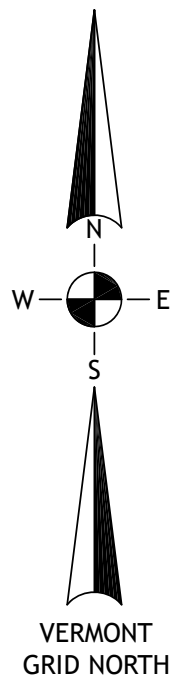
www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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ZONING INFORMATION:
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 MIN. LOT SIZE: 80,000 SQ. FT.
 MIN. FRONTAGE: 50 FEET
 FRONT SETBACK: 45 FEET
 SIDE/REAR SETBACK: 15 FEET



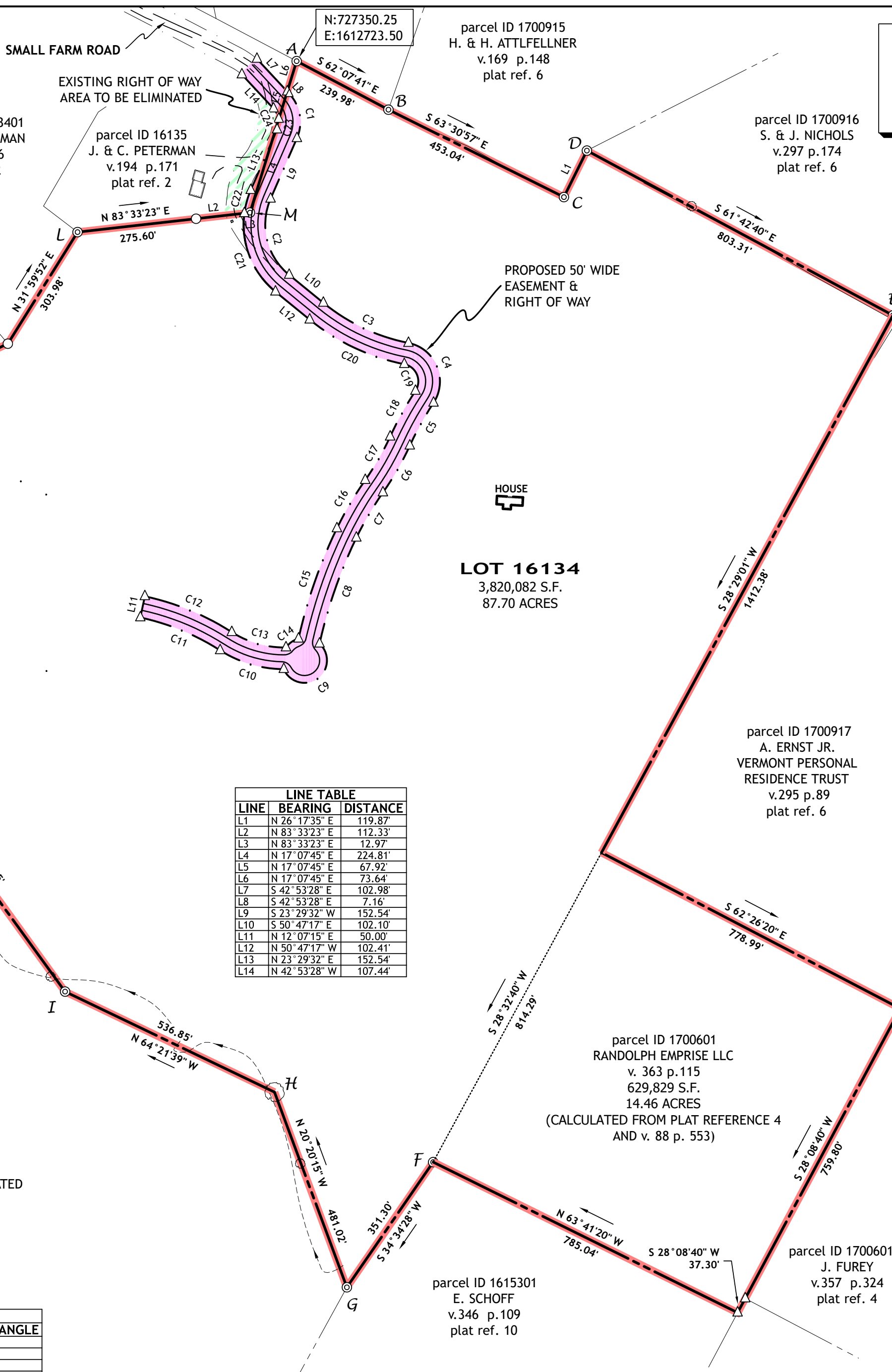
PLAT NOTES:

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- KEY DEED REFERENCE: V.63 P.315
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FINAL PLAN APPROVED BY MORRISTOWN DEVELOPMENT REVIEW BOARD ON _____ DAY OF _____ 202____.
 CHAIR D.R.B.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26° 17' 35" E	119.87
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LEGEND

- IRON PIPE (FOUND)
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- EXISTING EASEMENT LINE
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- - - PROPOSED EASEMENT LINE
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- EXISTING RIGHT OF WAY AREA TO BE ELIMINATED
- PROPOSED STORMWATER EASEMENT
- - - CENTERLINE BROOK

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	95.00	110.07	104.01	N 09° 41' 58" W	66° 23' 00"
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TOWN CLERK'S OFFICE
 MORRISTOWN, VT

THIS _____ DAY OF _____ A.D. 20____
 AT _____ O'CLOCK _____ MINUTES _____ M AND
 RECORDED IN MAP SLIDE _____

ATTEST: _____ TOWN CLERK

DAY LAND SURVEYING, PLLC
 272 N MAIN ST, ST. ALBANS, VT 05478
 300 RYAN'S WAY, FLETCHER, VT 05448
 802-849-6516
 www.daylandsurveying.com

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS AND PERTINENT RECORD INFORMATION WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

MARK A. DAY, L.S. VT #732

STATE OF VERMONT
 MARK A. DAY
 NO. 732
 LICENSED LAND SURVEYOR

DATE _____

EASEMENT & RIGHT OF WAY PLAT
 PARCEL ID: 16134
 Prepared For

RANDOLPH EMPRISE, LLC
 SMALL FARM ROAD
 MORRISTOWN, VERMONT

SCALE: 1"=220'
 DATE: 2/17/26
 JOB NUMBER: 23032
 DRAWING: 23032SPLAT
 CRD FILE: 23032
 SURVEY BY: MD
 DRAWN BY: MD

220 0 110 220 440 880

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM

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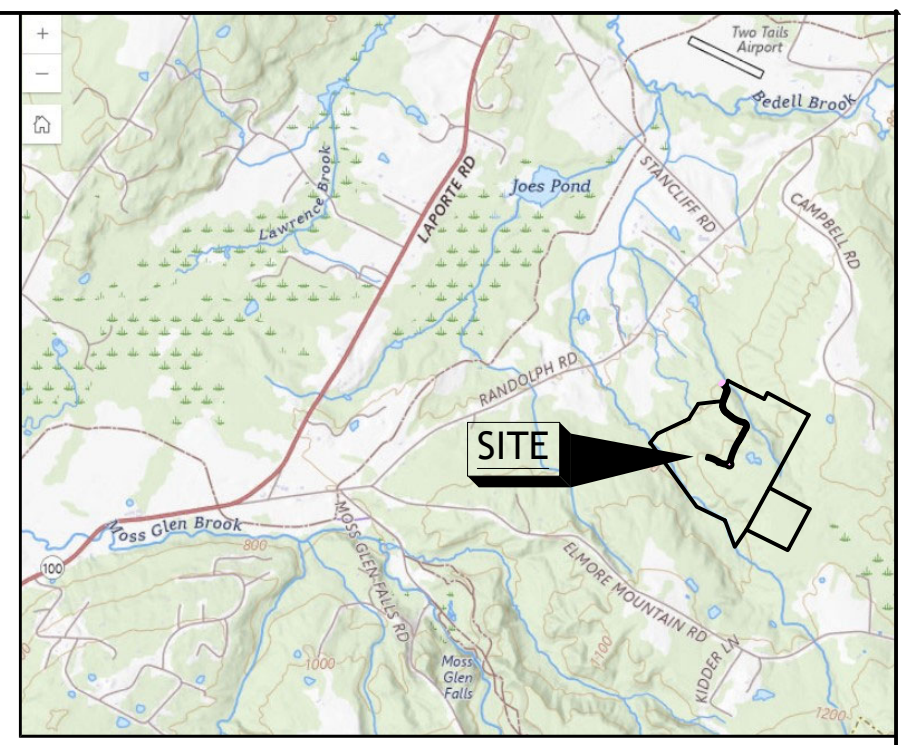
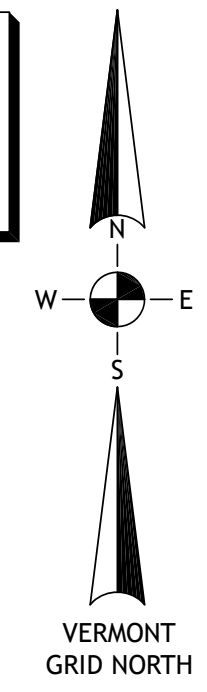
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FINAL PLAN APPROVED BY MORRISTOWN DEVELOPMENT REVIEW BOARD ON _____ DAY OF _____ 202__.

CHAIR D.R.B.

TOWN CLERK'S OFFICE
 MORRISTOWN, VT

THIS _____ DAY OF _____ A.D. 20 _____

AT _____ O'CLOCK _____ MINUTES _____ M AND

RECORDED IN MAP SLIDE _____

ATTEST: _____ TOWN CLERK

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272 N MAIN ST, ST. ALBANS, VT 05478
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MARK A. DAY, L.S. VT #732

DATE _____

STATE OF VERMONT
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 NO. 732
 LICENSED LAND SURVEYOR

EASEMENT & RIGHT OF WAY PLAT
 PARCEL ID: 16134
 Prepared For

RANDOLPH EMPRISE, LLC

SMALL FARM ROAD
 MORRISTOWN, VERMONT

SCALE: 1"=220'

DATE: 2/17/26

JOB NUMBER: 23032

DRAWING: 23032SPLAT

CRD FILE: 23032

SURVEY BY: MD

DRAWN BY: MD

220 0 110 220 440 880

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM



March 11, 2026, DRB Meeting Staff Notes

APPLICATION: 2026-10

APPLICANT: Randolph Emprise LLC

REQUESTED ACTION: Site Plan Review

LOCATION: 0 Small Farm Road

EXISTING ZONING: Rural Residential Agriculture

PROJECT DESCRIPTION: **#2026-10-** The Applicants, Randolph 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.

PARCEL HISTORY:

1. Lot Line Adjustment, 2008-104, Approved 10/02/2008
2. Subdivision Review, 2018-071, Approved 06/13/2018

LIST OF APPLICANT SUBMISSIONS:

- A. Site Plan Application
- B. Narrative
- C. Abutters List
- D. Site Plan
- E. Plat

PROCEDURAL INFORMATION:

1. Agenda placed in News and Citizen 3/09/2026
2. Notice placed on the town website and at three locations in town on 3/10/2026
3. Abutters notified on 3/10/2026
4. Notice sent to Applicant 3/10/2026

STAFF COMMENTS (Comments In Bold):

1. The Applicants, Randolph 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 (The Bylaws) particularly Section 500.
2. The applicants narrative notes that they are requesting site plan approval to extend the road under Section 422 of The Bylaws which allows the DRB to permit expansions of roads for properties with no frontage on a public or private road provided it serves 3 or more lots and the proposed right of way is 50 feet wide.



3. Small farm road is an existing private road that serves more than 3 lots. (**While the expansion is allowed future development of the property is not known and It is unclear what this road extension will be serving. The Board could consider seeking clarification on this matter**)
4. The Applicants site plan notes a right of way 50 feet wide.
5. The Applicant's project is subject to the regulations noted in Section 500 of the bylaws.
6. Section 502. notes the specific requirements for the applicants' site plan
7. The Applicants have submitted a site plan that provides the information noted in a-h of Section 502.
8. The site plan must have all the materials noted in Section 503 of The Bylaws.
9. **While the applicant has provided a site plan they have not presented an erosion and sedimentation control plan for the construction of the road. The plan set is also light on details as to how stormwater will be mitigated on the site. While the road is shown on the plan set it is unclear how stormwater will be managed. The applicants narrative does reference silt fencing will be used when needed. They also mention that the site will be restored once construction is complete. Despite this the applicants have not provided a detailed plan for how this will be achieved. The Board could consider requesting the applicants submit a more detailed plan for the construction of the road. The board could also consider requiring the applicant to submit more detailed plans for the stormwater.**

OUTSTANDING ITEMS:

ITEMS FOR DRB CONSIDERATION:

1. Should the board consider requiring additional information about how the road will be constructed as well as plans for stormwater management of the site?

RECOMMENDATIONS TO THE DRB

1. Approve the application with the following conditions
 - a. The applicants are required to submit an updated erosion and sedimentation control plan and stormwater plan prior to pulling a permit to construct the road.