



**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 Mary 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. 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 Susanna 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.