



## DEVELOPMENT REVIEW BOARD MEETING MINUTES OF MARCH 25, 2026

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

Absent: Paul Trudell ( Paul Trudell was present but did not sit on the board due to a conflict of interest)

ADMINISTRATION and STAFF: Tyler Machia Zonign and Planning Administrator

PARTICIPANTS/GUESTS: Jerry Throne, Dan McLaughlin, Sean Folley, Carole Foley, Tyler Mumely, Reice Branon, Louis Ferris, Corey Gilmore

---

### CALL MEETING TO ORDER

### PROPOSED CHANGES TO THE AGENDA

Tyler Machia noted that Melissa Leblanc opted to withdraw her application to the Development Review Board at this time so the board would not have to consider her application.

### APPROVE PRIOR MEETING MINUTES

**1. Approve minutes from 3/11/26.**

There was a minor change made to the 3/11/26 minutes to correct the spelling of Susanna Burnham's name.

**Motion by Mary Ann Wilson to approve the minutes as amended. Motion seconded by Donald Blake, Jr. Motion carried (5/0) (Paul Trudell was present at the meeting; however, as he was representing the applicants for project 2026-07, he did not participate in the rest of the meeting)**

### PUBLIC COMMENTS

### HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

- #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.**

The board continued their discussion of this application from the March 11 2026, meeting. Todd Thomas, representing the applicant, noted that they had addressed the requirements noted in the board's continuation memo of March 11 2026. Paul from Silver Ridge Design presented updated site plans and building elevations, including new wall pack fixtures for lighting and six EV charging stations. The board discussed lighting placement and adequacy, with a focus on ensuring proper illumination around the building and parking areas. Todd clarified that the 1,250 square foot addition is specifically for future expansion of the new proposed restaurant. The board discussed site plan details including exterior materials, overhead door modifications, and brickwork specifications. There was significant discussion about sidewalk requirements, with Mr. Throne advocating for extending the sidewalk, but Todd emphasized that the board had previously decided against requiring sidewalk extensions at this late stage in the permitting process, noting it could potentially kill the project. Tyler noted that the board could require a sidewalk expansion, but they had not required the applicants to provide an extended sidewalk for this project. Gary Nolan and other board members noted that requiring a sidewalk expansion was not justified as there could be more cost-effective options for linking pedestrian infrastructure north of Route 15 with the rest of the downtown.

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

- 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 Morristown Zoning and Subdivision Bylaws particularly Section 500.**

This meeting focused on a site plan application from Randolph Emprise LLC seeking approval to extend Small Farm Road by 2,000 feet with a 50-foot right-of-way. Tyler Mumley from Mumley Engineering presented the details, explaining that the project involves extending an existing private road to provide better access to the property and set up future development options. The boards discussed erosion and sedimentation control plans for the project. Mumley noted that they will have to get additional state permits in order to build the road.

**Motion by Donald Blake Jr. to move the application into deliberative session. Motion seconded Susanna Burnham. Motion carried (5/0).**

#### **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.**

This application was withdrawn.

#### **OTHER BUSINESS**

#### **ADJOURN**

**Motion by Susanna Burnham to adjourn into deliberative session. Motion seconded by Marry Ann Wilson. Motion carried (5/0).**

**Meeting adjourned at 7:53 PM**

**Submitted and filed 3/30/26**

**Prepared by Tyler Machia Zoning and Planning Administrator**

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