



**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, April 22, 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 Morristown's website:
<https://www.morristownvt.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 3/25/26

IV. PUBLIC COMMENTS

V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

VI. ACTION ITEMS TO BE CONSIDERED

1. #2026-19-Conditional Use application, submitted by 133 Gallery Lane LLC, to establish a new recreational facility use at 105 Gallery Lane. The plan calls for dividing an existing 11,963 building into a 7563 square foot recreational facility and a 4400 space that will house a use to be determined later. The project will be reviewed under the 2023 Morristown Zoning and Subdivision bylaws, with a specific focus on Section 500 and Section 630.

VII. OTHER BUSINESS

1. Review applications for the open development review board seat with possible deliberative session to make recommendations to the Selectboard.

VIII. ADJOURN



**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.

Zoning and Subdivision Bylaws

Section 435: There will not be any expansions to the lot. There will be no construction or expansion to the building at 105 Gallery Lane.

Section 500:

There is no external construction on the building or the lot needed for this project. The external building will look as it does currently.

We are dividing the interior into 7563 square feet for a recreation facility, and 4400 square feet for an unknown use at this time.

We will not be relocating propane tanks.

We do not anticipate that the flow of traffic will increase from the former use of retail store.

We will not be changing the lanes either from Route 100 to Gallery Lane, or from Gallery Lane to the entrance of the parking lot of 105 Gallery Lane.

Parking:

No additional parking will be needed for this project. A recreation facility requires 15 parking spaces, and there is currently a total of 27 parking spaces in the existing parking lot. No new impervious will be added to the lot.

There are no plans to change, add, or take away any of the landscape.

There will be no site changes, and no disturbing of topsoil or any of the landscape.

We are not changing the exterior site, or landscape.

We are not submitting a plat application.

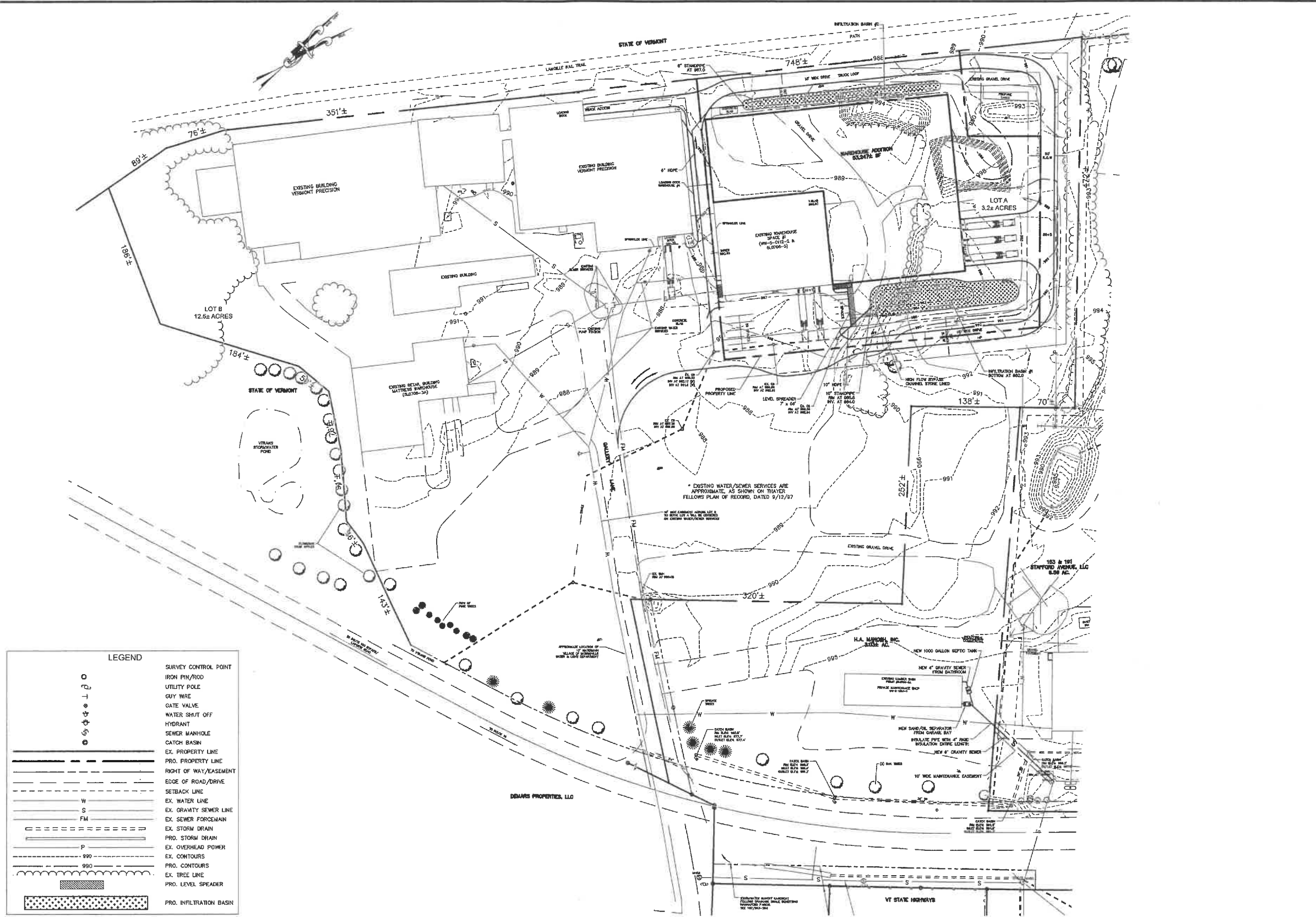
We are not proposing to subdivide this lot or site.

Signage:

The new tenant will submit an application to the zoning administrator for approval once the design is finalized.

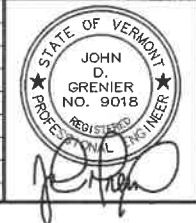
RECEIVED FOR RECORD May 18 2024
 RECORDED AT SLIDE NUMBER 315 15711
 ATTEST: *Mary Fleming*

ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, P.C. WATERBURY, VERMONT



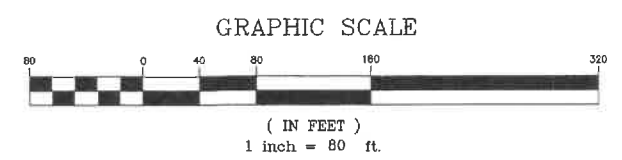
OVERALL SITE PLAN
 VERMONT PRECISION EXPANSION
 H.A. MANOSH, INC./AT LAST PROPERTIES, LLC
 133 GALLERY LANE MORRISVILLE

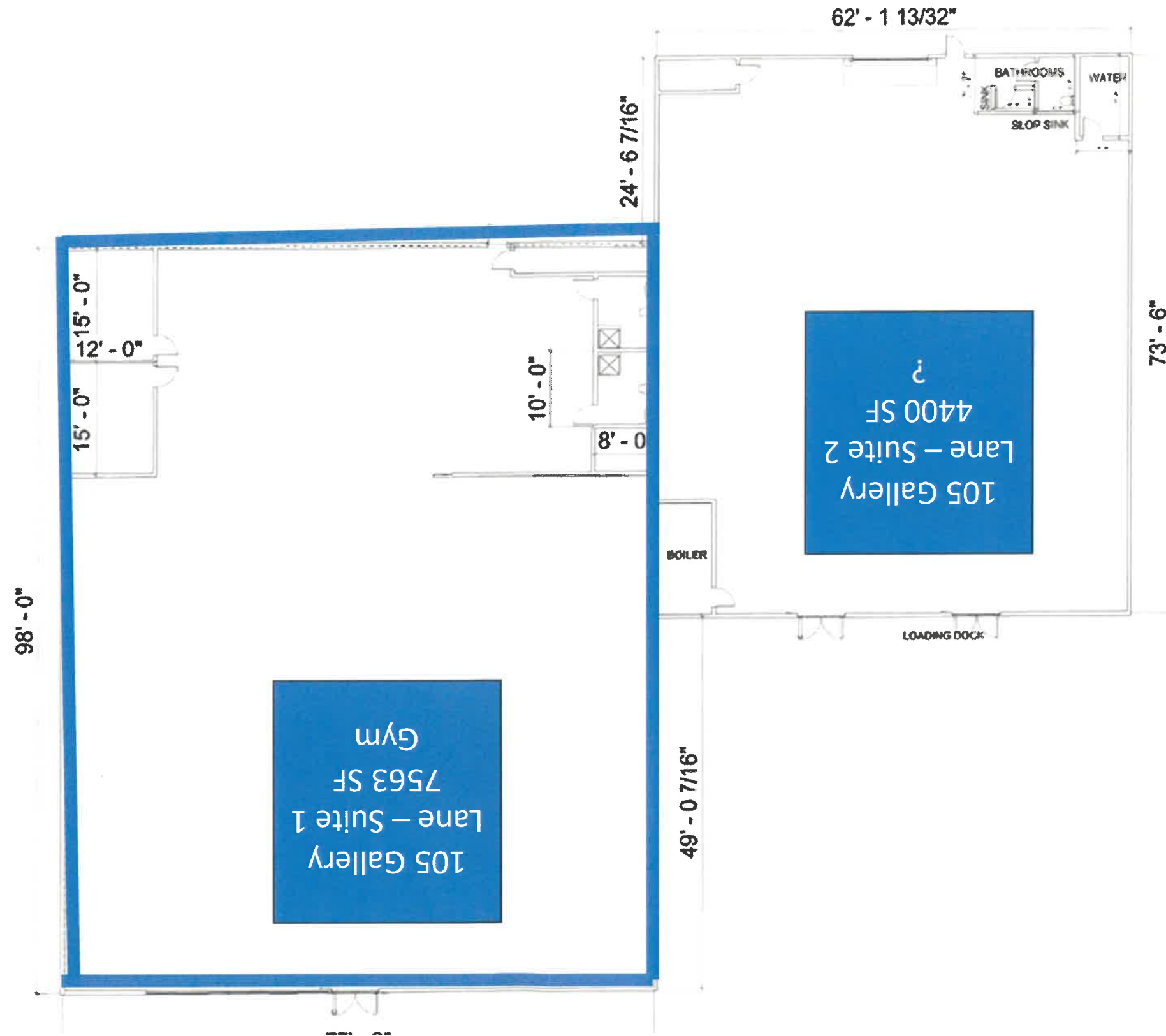
No.	Date	Revision	By



P.O. Box 445
 Waterbury, VT 05676
 TEL (802) 244 - 8413
 FAX (802) 244 - 1572
 grenierengineering.com

Date: 6.10.19
 Dm By: TJM
 Scale: 1" = 80'
 Sheet No: 1 of 1
 Dwg Name: VT PRECISION
 File No: 807-210



















400 feet Abutters List Report

Morristown, VT
April 01, 2026

Subject Property:

Parcel Number: 20001
CAMA Number: 20001
Property Address: 133 GALLERY LANE

Mailing Address: 133 GALLERY LANE LLC
153 STAFFORD AVE
MORRISVILLE, VT 05661

Abutters:

Parcel Number: 2000101
CAMA Number: 2000101
Property Address: 481 BROOKLYN STREET

Mailing Address: DEMARS PROPERTIES LLC
PO BOX 1668
MORRISVILLE, VT 05661

Parcel Number: 2000102
CAMA Number: 2000102
Property Address: 132 GALLERY LANE

Mailing Address: JAMES LEE LLC
37 INDUSTRIAL PARK DR
MORRISVILLE, VT 05661

Parcel Number: 20002
CAMA Number: 20002
Property Address: 87 DUNCAN ROAD

Mailing Address: MANOSH WENDY J BUTLER KAYLEIGH
A
87 DUNCAN ROAD
MORRISVILLE, VT 05661

Parcel Number: 20003
CAMA Number: 20003
Property Address: 85 DUNCAN ROAD

Mailing Address: PLANTE DANIELLE
85 DUNCAN ROAD
MORRISVILLE, VT 05661

Parcel Number: 20009
CAMA Number: 20009
Property Address: 643 BROOKLYN STREET

Mailing Address: VERMONT STATE DEPARTMENT OF
HIGHWAYS
109 STATE ST
MONTPELIER, VT 05609-1401

Parcel Number: 20012
CAMA Number: 20012
Property Address: 80 FAIRGROUND PLAZA

Mailing Address: 1781 LLC C/O CROSSPOINT
ASSOCIATES
188 NEEDHAM STREET, SUITE 255
NEWTON, MA 02464

Parcel Number: 20014
CAMA Number: 20014
Property Address: 153 STAFFORD AVE

Mailing Address: MSI STAFFORD AVE LLC
153 STAFFORD AVENUE
MORRISVILLE, VT 05661

Parcel Number: 20037
CAMA Number: 20037
Property Address: 0 STAFFORD AVE

Mailing Address: MORRISVILLE WATER & LIGHT DEPT
857 ELMORE STREET
MORRISVILLE, VT 05661

Parcel Number: 20039
CAMA Number: 20039
Property Address: 0 NEEDLES EYE ROAD

Mailing Address: VERMONT AGENCY OF
TRANSPORTATION
219 NORTH MAIN ST
BARRE, VT 05641

Parcel Number: 21102
CAMA Number: 21102
Property Address: 85 OLD CREAMERY ROAD

Mailing Address: VERMONT ASBESTOS GROUP INC C/O
H A MANOSH
120 NORTHGATE PLAZA
MORRISVILLE, VT 05661



www.cai-tech.com

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400 feet Abutters List Report

Morrystown, VT
April 01, 2026

Parcel Number: 21106
CAMA Number: 21106
Property Address: 177 WILKINS STREET

Mailing Address: FINCH CHARLES & OLIVIA
177 WILKINS STREET
MORRISVILLE, VT 05661

Parcel Number: 21122
CAMA Number: 21122
Property Address: 164 WILKINS STREET

Mailing Address: SMITH JOSHUA C & EDITH O
164 WILKINS STREET
MORRISVILLE, VT 05661

Parcel Number: 21123
CAMA Number: 21123
Property Address: 128 WILKINS STREET

Mailing Address: ECKER LISA J ECKER STEVEN L
128 WILKINS STREET
MORRISVILLE, VT 05661

Parcel Number: 2112302
CAMA Number: 2112302
Property Address: 172 WILKINS STREET

Mailing Address: STATE OF VERMONT AGENCY OF
TRANSPORTATION
ONE NATIONAL LIFE DRIVE
MONTPELIER, VT 05633-5001

Parcel Number: 2112303
CAMA Number: 2112303
Property Address: 134 WILKINS STREET

Mailing Address: ANDRES AMARA
134 WILKINS STREET
MORRISVILLE, VT 05661



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April 22, 2026, DRB Meeting Staff Notes

APPLICATION: 2026-19

APPLICANT: 133 Gallery Lane LLC

REQUESTED ACTION: Conditional Use Review

LOCATION: 105 Gallery Lane

EXISTING ZONING: Industrial /Commercial

PROJECT DESCRIPTION: 2026-19-Conditional Use application, submitted by 133 Gallery Lane LLC, to establish a new recreational facility use at 105 Gallery Lane. The plan calls for dividing an existing 11,963 building into a 7563 square foot recreational facility and a 4400 space that will house a use to be determined later. The project will be reviewed under the 2023 Morrystown Zoning and Subdivision bylaws, with a specific focus on Section 500 and Section 630.

PARCEL HISTORY:

1. Conditional Use Review 2025-015, Approved, 7/23/15
2. Subdivision Review 2018-117, Approved 11/13/18
3. Subdivision Review 2019-092, Approved 10/07/19
4. Zoning Permit 2021-139, Approved 12/10/25

LIST OF APPLICANT SUBMISSIONS:

- A. Conditional Use Application signed
- B. Narrative
- C. Site Plan
- D. Exterior Elevations
- E. Abutters list

PROCEDURAL INFORMATION:

1. Agenda placed in News and Citizen 4/6/2026
2. Notice placed on the town website and at three locations in town on 4/6/2026
3. Abutters notified on 4/6/2026
4. Notice sent to Applicant 4/6/2026

STAFF COMMENTS (Comments In Bold):

1. 2026-19-Conditional Use application, submitted by 133 Gallery Lane LLC, to establish a new recreational facility use at 105 Gallery Lane. The plan calls for dividing an existing 11,963 building into a 7563 square foot recreational facility and a 4400 space that will house a use to be determined later. The project will be reviewed under the 2023 Morrystown Zoning and Subdivision bylaws, with a specific focus on Section 500 and Section 630.
2. The lot is split zoned between the Commercial Zoning District and the Industrial zoning districts. The existing building is located in the industrial zone while the parking area is located in the Commercial district.



3. Section 204.a notes that recreational facilities require conditional use review by the Development Review Board (DRB) and will be subject to site plan and conditional use review as noted in Section 500 and 630 of The Bylaws.
4. The project shall be subject to the regulations noted in Section 206.
5. Section 206 of The Bylaws notes that the Zoning Administrator or DRB, may require the submission of building renderings for the IND zone.
6. The Applicants have provided exterior elevations for the project.
7. The Applicants narrative notes that they are not proposing any changes to the building's exterior. The Applicants do note that they will be applying for new signage for the recreation facility once it is approved.
8. Signs in the COM district only require a zoning permit and do not require conditional use review.
9. The applicants have submitted exterior elevations for the whole project.
10. The Applicants narrative notes that the new recreational facility will be 7563 sqf.
11. Section 206.h notes that all loading docks and garbage storage areas shall be located to the rear of the building.
12. The Applicants narrative notes that they are not proposing exterior changes to the site that would change the location of the previously approved loading docks and garage storage areas.
13. 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.
14. Parking will be located between the building and the street; however, it is preexisting and already screened by existing landscaping.
15. Section 206.l notes that sidewalks are required if called for by the Morrilltown Sidewalk Policy.
16. Number 2. of the Morrilltown Sidewalk Policy notes that sidewalks are not required for properties located inside of the IND zoning district.
17. Parcel located at 105 gallery lane is split zoned between the IND and COM districts.
18. The preexisting building is located in the IND zone but half of the lot is located in the COM which requires the construction of a sidewalk. **(The board should consider whether the applicants should be required to provided a sidewalk. Given that the lot is split zoned and the building where the use is occurring is in the IND district where no sidewalk is required the board could determine that the sidewalk policy does not apply. However, given that half of the lot is zoned COM it is also reasonable to require the construction of a sidewalk to help facilitate foot traffic to the new recreation facility. It is worth noting that there are no other sections of sidewalk in the area and no obvious plans to connect it to the rest of the sidewalk. The property is located close to the Lamoille Valley Rail Trail).**
19. The Applicants have not provided a lighting plan for the project as noted in Section 206.m.
20. The Applicants narrative notes that they are not proposing any exterior changes to the site beyond what has been previously approved and any lighting is preexisting.
21. The Project is subject to Parking Requirements noted in Section 450 of The Bylaws.
22. Section 453 of the Bylaws notes that recreation facilities indoor requires 1 space per 4 seats.
23. The Applicants' narrative notes 27 parking spaces. **(It is unclear how the parking standards for Recreation facilities would apply to this project. This table seems to be focused on a field house or other facility with bleachers. The board should consider whether the 27-spaces presented are sufficient for the intended use).**



24. Conditional uses require site plan review and are subject to the regulations noted in Section 500 of The Bylaws.
25. The Applicants have submitted a site plan that provides the information noted in a-i of Section 502.
26. The site plan must have all the materials noted in Section 503 of The Bylaws.
27. Section 503.1 notes that the Board may propose adequate provisions for traffic circulation.
28. The Applicants narrative notes they are not proposing any external changes to the site.
29. 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.
30. The Project has existing landscaping, and the applicants are not proposing additional changes to the previously approved landscaping.
31. The Applicants plan set shows landscaping screening the parking from view as required in Section 505.b of The Bylaws.
32. Section 505.c notes that no space shall be more than 30 feet from the trunk of said shade tree.
33. The Applicants site plan shows shade trees on the southwest corner of the site. All of the parking areas are screened with plantings. There are no large shade trees close to the parking areas. However, this landscaping plan is preexisting. **(Does the board wish to consider requiring additional landscaping to comply with Section 503.c?)**
34. Section 505.g notes that all plants shall be native and not listed as invasive.
35. The landscaping on the sites is preexisting.
36. The Project will be subject to any of the requirements noted in Section 630 of The Bylaws. **(The Board could consider requiring additional parking spaces as noted in Section 630.5 of the Bylaws).**

ITEMS FOR DRB CONSIDERATION:

1. Should the applicants be required to provide a sidewalk for the project?
2. Should the applicants be required to plant additional landscaping?
3. Have the applicants provided enough parking for the intended use?

RECOMMENDATIONS TO THE DRB

1. Approve the application as presented.

Board/Committee Interest : Submission #26

Name

Susan Wickart

Email

SusanWickart@comcast.net

Are you a resident of Morristown

Yes

Which Board/Committee are you interested in?

Development Review Board - 4 yr term - Meets Wednesdays as necessary at 6pm

Do you have any actual, potential, or perceived conflicts of interest?

No

How did you learn about this Board/Committee?

Susanna Burnham

Have you attended any meetings of board/committee in the six months prior to your interest?

Yes

Do you provide any goods or services to the public related to this Board/Committee?

No

Are you familiar with the governing rules under which this Board/Committee operates?

Yes

Briefly, what qualities, experience, training and/or skills will you bring to this board/committee?

I retired two years ago from real estate sales after a life long career of 36 years. My real estate experience involved not only working with buyers and sellers but also working with builders and their new developments. Being a real estate agent, one learns a great deal about zoning and permits depending on the circumstances. My other experience involves managing our apartments at 41 Brooklyn St. along with other rental property in state and out. I did adhere to the REALTOR Code of Ethics.

Please share your ideas related to the Board/Committee and the topics they are responsible for?

I grew up in Morrisville and am acquainted with the land around us. My mother, Jean Wickart was on the DRB and Selectboard for many years while I was growing up. Because of my back ground, I am familiar with the process of permitting for building development.

Have you appeared in front of this Board/Committee before advocating for a specific issue? If yes, explain.

No, I haven't.

My availability allows me to attend most of the meetings of the Board/Committee for which I am applying.

Yes

Is there anything else you feel we should know about you?

I am married to a wonderful man of 28 years, have two grown step-children, two granddaughters and our youngest son does live in Morristown. We are avid skiers, Rail Trail lovers, and country travelers.

I would enjoy very much being a part of this board.

Your name in this space affirms that the information provided is true to the best of your knowledge.

Susan E Wickart

Board/Committee Interest : Submission #25

Name

Steven Lawrence

Email

stevenlawr@gmail.com

Are you a resident of Morristown

Yes

Which Board/Committee are you interested in?

Development Review Board - 4 yr term - Meets Wednesdays as necessary at 6pm

Do you have any actual, potential, or perceived conflicts of interest?

Active Realtor and work with buyers/sellers of land I'm the area.

How did you learn about this Board/Committee?

Facebook

Have you attended any meetings of board/committee in the six months prior to your interest?

No

Do you provide any goods or services to the public related to this Board/Committee?

No

Are you familiar with the governing rules under which this Board/Committee operates?

Yes

Briefly, what qualities, experience, training and/or skills will you bring to this board/committee?

Local Realtor

Completed subdivision in Cambridge 2024

Active board member of Lamoille Area Board of Realtors

Please share your ideas related to the Board/Committee and the topics they are responsible for?

Interested in development of Morristown. I would like to see more housing and business opportunities in our communities.

Have you appeared in front of this Board/Committee before advocating for a specific issue? If yes, explain.

No.

My availability allows me to attend most of the meetings of the Board/Committee for which I am applying.

Yes

Is there anything else you feel we should know about you?

I have grown up in Lamoille County, and I am a 5th generation Vermonter. My family originally lived in Stowe, but we moved to Morristown while I was in middle school and I graduated from PA in 2004. Prior to becoming a Realtor I would work with youth in state custody at Laraway Youth and Family in Johnson. I just moved back to Morristown in March. I would love to get involved. I am interested in development, planning, and research of properties.

Your name in this space affirms that the information provided is true to the best of your knowledge.

Steven Lawrence

PUBLIC NOTICE: Sewer Line Work – Elmore Street Area



Morristown
Where Art, Food, & History Meet *Vermont*

Search

Board/Committee Interest

Name

DAN McLaughlin

Email

DAN.M802@GMAIL.COM

Are you a resident of Morristown

Yes

No

Which Board/Committee are you interested in?

Planning Council - 4 yr term - Meets 2nd/4th Tuesday of the month at 5pm

Development Review Board - 4 yr term - Meets Wednesdays as necessary at 6pm

Conservation Commission - 4 yr term - Meets 3rd Thursday of the month at 5:00pm

Development Fund Board - 4 yr term - Meets Thursdays as necessary at 2pm

Selectboard - 3 yr or 2 yr term - Meets 1st and 3rd Monday at 5:30pm

Other...

Do you have any actual, potential, or perceived conflicts of interest?

no

How did you learn about this Board/Committee?

Attending meetings

Have you attended any meetings of board/committee in the six months prior to your interest?

Yes

No

Do you provide any goods or services to the public related to this Board/Committee?

Yes

No

Are you familiar with the governing rules under which this Board/Committee operates?

Yes

No

Briefly, what qualities, experience, training and/or skills will you bring to this board/committee?

In my former community I was on planning Board

Please share your ideas related to the Board/Committee and the topics they are responsible for?

I believe this committee has a greater influence on the direction the town develops.

Have you appeared in front of this Board/Committee before advocating for a specific issue? If yes, explain.

no

My availability allows me to attend most of the meetings of the Board/Committee for which I am applying.

Yes

No

Is there anything else you feel we should know about you?

Lived in town, and love it!

Feel That I will Be Able To make A difference

Your name in this space affirms that the information provided is true to the best of your knowledge.

Daniel J. M. Langchi

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