



**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, July 8, 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 June 24th, 2026.

**IV. PUBLIC COMMENTS**

**V. OLD BUSINESS**

1. 2026-45 – Waiver request application submitted by Christopher Leblanc. The Applicant is seeking a waiver from the Morrystown Sidewalk Policy. The applicant received approval for a two-lot minor subdivision, permit number 2026-36, located at 140 Ward Pond Road. Condition 3 of 2026-36 notes that the applicant is required to construct a sidewalk as part of their subdivision approval unless the applicant receives a waiver from this requirement from the Development Review Board, as noted in Section 820.2(ae) of the Morrystown Zoning and Subdivision Bylaws. The project will be reviewed under the 2023 Morrystown Zoning and Subdivision Bylaws with emphasis on the following Sections: 612, 800, 820.2(ae), 835, and the Morrystown Sidewalk Policy.
2. 2026-46- Conditional Use application, submitted by Alex Goddard from the Town of Hyde Park, on behalf of North Country Animal League Inc. The Applicant is seeking to amend a previous Development Review Board approval of an animal shelter located at 16 Mountain View Road. The applicants wish to increase the number of dogs allowed on the property from 16 to 32. The Applicants are also proposing an expansion of 6-8 new kennel spaces. Expanding a legally non-conforming use requires conditional use review as noted in Section 435 of the Morrystown Zoning and Subdivision Bylaws. The project will be reviewed under the 2023 Morrystown Zoning and Subdivision Bylaws, with a specific focus on Sections 435, 500, and 630.
3. 2026-47- Major Subdivision review application, submitted by Mumley Engineering on behalf of Matt Hall. The Applicants are seeking major subdivision approval for a 5-lot major subdivision. The lots are as follows: Lot 16026-05-01, 1.84 acres, Lot 16026-09, 2.99 acres, Lot 16026-10, 2.11 acres, Lot 16026-11, 8.64 acres and Lot 16026-5, 27.09 acres. This project will be reviewed under the 2023 Zoning Bylaws with emphasis on the following Sections: 510, 750, 760, 770, and Article VIII.
4. 2026-48- Conditional Use application, submitted by N. A. Manosh Inc for a property located at 2237 Route 15 East. The Applicant is seeking to remove the existing crushing machinery and replace it with an asphalt plant. This project will be reviewed under the 2023 Zoning Bylaws with emphasis on the following Sections: Section 204.5a-b, 485, 500, 630, and 660.

**VI. HEARING OF NEW APPEALS AND DEVELOPMENT APPLICATIONS**

1. 2026-58- Site Plan Review application, submitted by Mumley Engineering on behalf of 5 Park Street LLC, to approve the site plan for a 14 unit multifamily housing building located at 5 Park Street. This project will be reviewed under the 2023 Morrystown Zoning and Subdivision bylaws and the proposed 2026 Morrystown

Zoning and Subdivision Bylaws. The following Sections of 2023 that are applicable to this application include but are not limited to the following: 204.5a-b, 206, 207, 450, 505, 500. The following Sections of 2026 that are applicable to this application include but are not limited to the following: 204.E-F, 206, 207, 450, 453, 500, 505, 510.

2. 2026 -59- Major Subdivision, and Conditional Use Review application submitted by Nick Manosh for a property located at 400 Ferland Pit Road. The Applicant is seeking Major Subdivision Review for a proposed 4 lot subdivision. The lots are as follows: Lot 1. 28.5 acres, Lot 2. 19.4 acres, Lot 3. 10.9 acres, Lot 4. 43.5 acres. The Applicant is also seeking conditional use approval for new gravel pits located on proposed Lots 1. & 2. The Applicant plans to phase the gravel pits in two phases. In addition, the Applicant is seeking to establish a water bottling plant on proposed Lot 3. This project will be reviewed under the 2023 Zoning Bylaws with emphasis on the following Sections: Section 204.5a-b, 485, Article V., 630, 660, 750, 760, 770, and Article VIII.

**VII. ACTION ITEMS TO BE CONSIDERED**

**VIII. ADJOURN**