



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 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 the minutes of 7/8/26.

IV. PUBLIC COMMENTS

V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. Continuation of application 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 Morristown Zoning and Subdivision bylaws and the proposed 2026 Morristown 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. Continuation of application 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.

VI. ACTION ITEMS TO BE CONSIDERED

VII. OTHER BUSINESS

VIII. ADJOURN



DEVELOPMENT REVIEW BOARD MEETING MINUTES OF JULY 8, 2026

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator.

PARTICIPANTS/GUESTS: Eileen Elliott, Wolf Whitney, Reice Branon, Matt Hall, Ron Stancliff, Patrick Harrington, Nick Manosh, Chris LeBlanc, Juli Pickett, David Bickford, Dexter Lefavour, Holda Thompson, Stephen McDonald, Michael-Linda Audy, Susan & Bob Tittertn, Dan McLaughlen, Jennifer Isabell, Wally Reeve, Jerry Throne, Denis Smith

CALL MEETING TO ORDER

Meeting called to order 6:00 PM.

PROPOSED CHANGES TO THE AGENDA

The Board decided to amend the agenda to discuss Article VI first. The Board reiterated that the application hearings under Article VI will be discussed on 7/22/26 at 6:00 PM at the Morrisville town office located at 43 Portland Street.

Motion by Mary Ann Wilson to move Article VI before Article III and continue these applications to 7/22/26 at 6:00 PM located at 43 Portland Street. Motion seconded by Susanna Burnham. Motion carried (7/0)

APPROVE PRIOR MEETING MINUTES

1. **Approve minutes from June 24th, 2026.**

Motion by Mary Ann Wilson to approve minutes of 6/24/26. Motion seconded by Susanna Burnham. Motion carried (7/0).

PUBLIC COMMENTS

OLD BUSINESS

1. **2026-45 – Waiver request application submitted by Christopher Leblanc. The Applicant is seeking a waiver from the Morristown 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 Morristown Zoning and Subdivision Bylaws. The project will be reviewed under the 2023 Morristown Zoning and Subdivision Bylaws with emphasis on the following Sections: 612, 800, 820.2(ae), 835, and the Morristown Sidewalk Policy.**

The Development Review Board discussed Christopher & Melissa LeBlanc's waiver request for a sidewalk requirement for his minor subdivision project 2026-36. The Applicants argued that the policy should not apply

to minor subdivisions and that it was not applied equitably, as similar projects were not required to build sidewalks. While the zoning administrator maintained that the policy does apply to minor subdivisions, he indicated that there were physical characteristics on the site that warranted a waiver. The board ultimately granted the waiver request based on the physical characteristics of the site.

Motion by Gary Nolan to approve the Applicants waiver request as allowed under section 820.2a(e) of the 2023 Morristown Zoning and Subdivision Bylaws while noting in the findings of fact that the Morristown Sidewalk Policy does apply to minor subdivisions. Motion seconded by Mary Ann Wilson. Motion carried (7/0).

- 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 Morristown Zoning and Subdivision Bylaws. The project will be reviewed under the 2023 Morristown Zoning and Subdivision Bylaws, with a specific focus on Sections 435, 500, and 630.**

The second application discussed was from North Country Animal League seeking to expand their animal shelter capacity from 16 to 32 dogs and add 6-8 new kennel spaces. Stephen McDonald testified that the expansion would serve as a municipal pound for surrounding towns. It was noted by staff that no written opposition to the project has received. The Applicant noted that there would be minimal impact on neighbors expected due to the distance between the new kennels and abutting properties. It was also noted that the boarded dogs would be housed indoors and would only be outside for short periods to exercise. The board approved an application to increase the number of dogs allowed on a property from 16 to 32 and to propose an expansion of six to eight new kennel spaces.

Motion by Susanna Burnham to approve the application as presented with the condition that the outstanding information noted in section 502.c & d would be provided prior to or in conjunction with a zoning permit to amend the use. Motion seconded by Susan Wickart. Motion carried (7/0).

- 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.**

The Board also discussed a major subdivision review application for a 5-lot development in Morrisville, for Matt Hall, which will be reviewed under 2023 zoning bylaws. Reice Branon presented the project. It was noted that the applicants had modified the original proposal to comply with the 50% conserved land requirement in the subdivision regulations. They also confirmed that fire suppression would be covered by nearby water access. They approved the application with a condition requiring updated draft covenants before the final plat is recorded.

Motion by Donald Blake, Jr to approve the application as presented provided the applicant provided updated covenants prior to or in conjunction with recording a plat for this subdivision. Motion seconded by Lenny Wing. Motion carried. (7/0)

- 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.**

DRB Chair Gary Nolan recused himself from this part of the meeting over concerns of a potential conflict of interest and left the meeting. Donald Blake Jr., took over as chair. The applicant, Nick Manosh, provided an overview of the project. The proposed project would replace a portable crusher with an asphalt plant on a 102-acre property. Key considerations discussed included the need for a performance bond before approval, and compliance with wetland and buffer area regulations. The applicant noted that they would also need several state permits before the project could move forward. The Board identified several outstanding issues that need to be addressed, including confirming the exact limits of extraction and ensuring it stays outside the 200-foot area from property boundaries, as well as addressing concerns about emissions and potential contamination. The Applicant explained how the plant would operate. It was noted that the plant would use liquid asphalt mixed with aggregate, with equipment including new baghouses for odor control and a used batch plant purchased from Bronx Industries in New Hampshire. The operation would serve a 50-mile radius market and run seasonally from April 15th to November 15th, with hours of operation from 7 AM to 5 PM Monday through Friday, though occasional Saturday work might occur. The plant would include on-site storage for approximately 12,000 gallons of asphalt in contained tanks, though this was not currently shown in the site plan. It was also noted that while the DRB has broad discretion to attach conditions, they must be practical and enforceable, and that certain environmental issues like air quality and noise would be better regulated by Act 250 rather than the local board.

Motion by Donald Blake, Jr to continue the application until 8/12/26 at 6:00 PM at the Morristown Office located at 43 Portland Street. Motion seconded by Susanna Burnham. Motion carried (6/0)

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 Morristown Zoning and Subdivision bylaws and the proposed 2026 Morristown 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.**
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ACTION ITEMS TO BE CONSIDERED

ADJOURN

Motion by Donald Blake, Jr to adjourn into deliberative session. Motion seconded by Susanna Burnham

Meeting Adjourned at 8:15 PM

Submitted and filed 7/13/26

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.

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June 15th, 2026

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

Subject: Proposed 14-unit Residential Building
5 Park Street LLC
5 Park Street, Morrisville, VT 05661

Project #22027.1

Dear Tyler,

Please find attached an application, proposed architectural drawings, and proposed site plan for a proposed 14-unit multi-family building on the property at 5 Park Street in the Central Business (CB) zoning district, for review and approval by the Development Review Board (DRB).

The proposed building has an approximate footprint of 4,848 square feet and will sit in the rear of the property. The building will be two stories with two access points. The site will be improved with additional parking to provide a total of 21 on-site parking spaces to serve the existing 5 residential units and proposed 14 residential units. The existing commercial unit will remain and utilizes on-street parking. The property is accessed via the existing driveway from Park Street.

The proposed multi-family dwelling project has been designed to comply with the Design Criteria established in Section 206 of the Morristown/Morrisville Zoning Bylaws.

1. Architectural repetition

- a. The building design is architecturally distinct from adjacent structures through the use of varied massing, roof forms, façade articulation, window placement, materials, and architectural detailing. The project avoids repetitive building forms and incorporates visual interest along all street-facing elevations.

2. Cladding

- a. All window and door trim is designed to project beyond the finished siding surface and conceal exposed J-channel trim where applicable. Exterior materials have been selected to provide a durable and visually compatible appearance with surrounding development.

3. Entry Door

- a. The primary entrance faces the property's principal street frontage and is clearly identifiable from the public realm. Pedestrian access is provided directly from the public sidewalk to the main entrance.

4. Front Porch

- a. The building includes a covered front porch that meets or exceeds the minimum dimensional requirements and connects to the public sidewalk.

5. Garages

- a. There are not proposed garages.

6. Pedestrian walkways and bicycle infrastructure

- a. The project provides safe pedestrian access from public sidewalks to building entrances.
 - b. A bicycle rack is proposed.
- 7. Blank walls.
 - a. The building design is architecturally to avoid any blank walls facing any streets on which the property has frontage.
- 8. Building size maximums.
 - a. The building design limited to 68 feet or less in width and its depth is no more than 150% of the depth of the larger of the two directly adjacent structures.
- 9. Glazing.
 - a. Not applicable.
- 10. Lighting
 - a. Exterior lighting is designed to comply with applicable bylaw standards and minimize glare onto neighboring properties and public rights-of-way.
- 11. Loading docks & garbage storage.
 - a. There are no loading docks.
 - b. A proposed enclosed dumpster area is proposed to be located in the rear of Buildings and away from public right-of-way.
- 12. Outside space.
 - a. The site includes 24sf of exterior outdoor space per unit.
- 13. Parking.
 - a. Parking areas are located to the side or rear of the main front building.
- 14. Rooflines.
 - a. Any mechanical units will be located so they are not visible from any Street.
- 15. Stormwater.
 - a. Stormwater runoff from the proposed building will run into proposed pea stone drip edges and a shallow swale around the building for infiltration.
 - b. Stormwater from the parking area will follow existing drainage patterns.
- 16. Utilities
 - a. Utility services will be proposed underground to minimize visual impacts and preserve the character of the streetscape.

The project has been designed to support the goals of Section 207 by preserving and reinforcing the historic character of the Morrisville Historic District and surrounding contributing structures.

- 1. Building Height
 - a. The proposed building height complies with the minimum height requirements and maintains a scale compatible with nearby historic structures.
- 2. Exterior Building Materials
 - a. The front façade and visible side elevations utilize preferred building materials that reflect the architectural character of the district.
- 3. Architectural Detailing
 - a. Corner boards, trim elements, frieze boards, soffits, roof details, and related architectural features are designed to reflect traditional proportions and detailing commonly found within the historic area.
- 4. Setback and Streetscape Relationship

- a. The building is setback into the rear of the property as an “in-fill” project and will have minimal influence on the streetscape perspective of the neighborhood.
- 5. Storefront and Glazing
 - a. Not applicable
- 6. Mixed Use Requirements
 - a. Not applicable
- 7. Window Design
 - a. Window proportions, materials, operation, and trim details have been selected to reflect traditional historic building forms. Window sizing and placement create a consistent façade rhythm compatible with nearby historic structures.
- 8. Compatibility with Historic Character
 - a. The project has been designed to complement surrounding historic buildings through appropriate scale, massing, materials, roof forms, façade composition, and architectural detailing while allowing for contemporary construction methods and building performance standards.

Based on the foregoing, the proposed project satisfies the Design Criteria of Section 206 and the Historic Preservation Criteria of Section 207. The project advances the objectives of the zoning bylaw by promoting high-quality design, pedestrian-oriented development, and compatibility with the historic character of the surrounding area.

The submitted site plan includes all information required under Section 502, including:

- Property ownership and applicant information.
- Name and contact information of the plan preparer.
- Date of preparation, scale, and north arrow.
- Existing and proposed property features, including structures, roadways, utility easements, rights-of-way, and natural features.
- Location of all proposed buildings, parking areas, access drives, utilities, and stormwater infrastructure.
- Boundary survey information where required.
- Location of refuse, recycling, and utility facilities.
- Identification of heating and cooling systems serving the proposed development.

TRAFFIC AND CIRCULATION

- The project provides safe and efficient vehicular circulation throughout the site.
- Traffic along Park Street includes approximately 2,100 Annual Average Daily Trips (AADT) per day. This proposed project will result in an increase of approximately 15 peak hour trips (per ITE Trip Manual) for the 14 residential units. This new traffic will be easily absorbed by Park Street.

VEHICULAR & PEDESTRIAN ACCES

- Vehicular access is provided via the existing driveway entrance off Park Street.
- Pedestrian access includes proposed sidewalks to access the public sidewalk along Park Street.

PARKING

- Parking has been designed to meet the requirements of the zoning bylaw. Parking areas are appropriately sized, provide safe circulation, and accommodate anticipated demand. Parking locations have been selected to minimize visual impacts while maintaining convenient access to the proposed use.

RENEWABLE ENERGY CONSIDERATIONS

- The project has been designed to avoid unnecessary impacts on renewable energy resources.

LANDSCAPING PLAN COMPLIANCE

1. General Landscaping
 - a. The project incorporates a mixture of shade trees and shrubs appropriate to the site and surrounding neighborhood character.
2. Screening and Buffers
 - a. A landscaped buffer is provided to screen the parking area from Park Street.
 - b. The proposed plantings are designed to provide effective year-round screening while maintaining site safety and visibility.
3. Parking Lot Landscaping
 - a. Shade trees are distributed throughout the parking area as required.
4. Plant Materials and Maintenance
 - a. All landscaping will be installed according to accepted horticultural standards. Plant materials will be hardy, non-invasive species suitable for Vermont growing conditions. Dead or damaged plant materials will be replaced promptly to ensure long-term viability and compliance with the approved landscape plan.

The proposed development satisfies the objectives and standards of Section 500 by providing appropriate site design, safe circulation, adequate parking, pedestrian connectivity, effective landscaping, buffering, and screening. The project is designed to be compatible with surrounding properties while promoting orderly development and enhancing the visual character of the community.

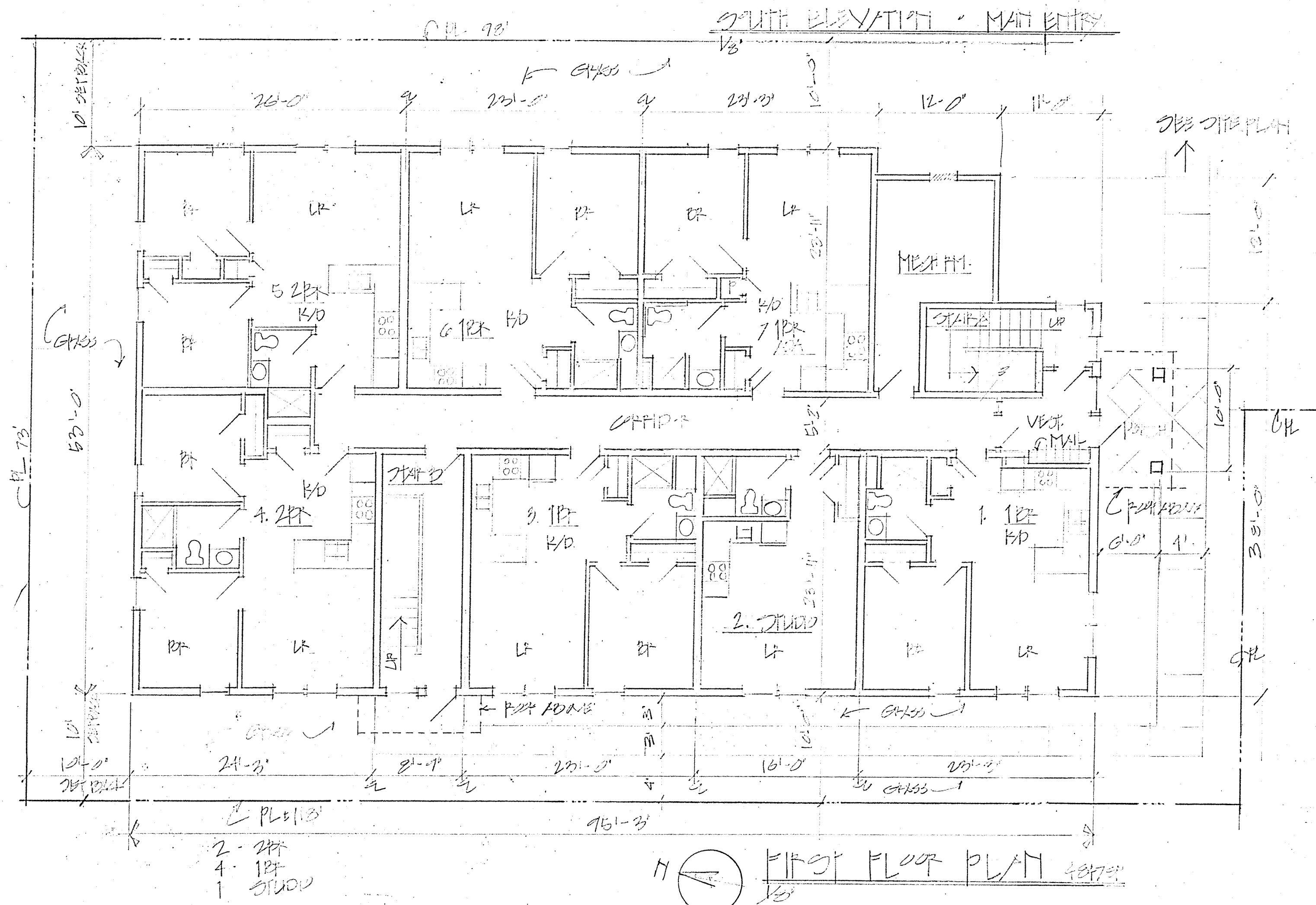
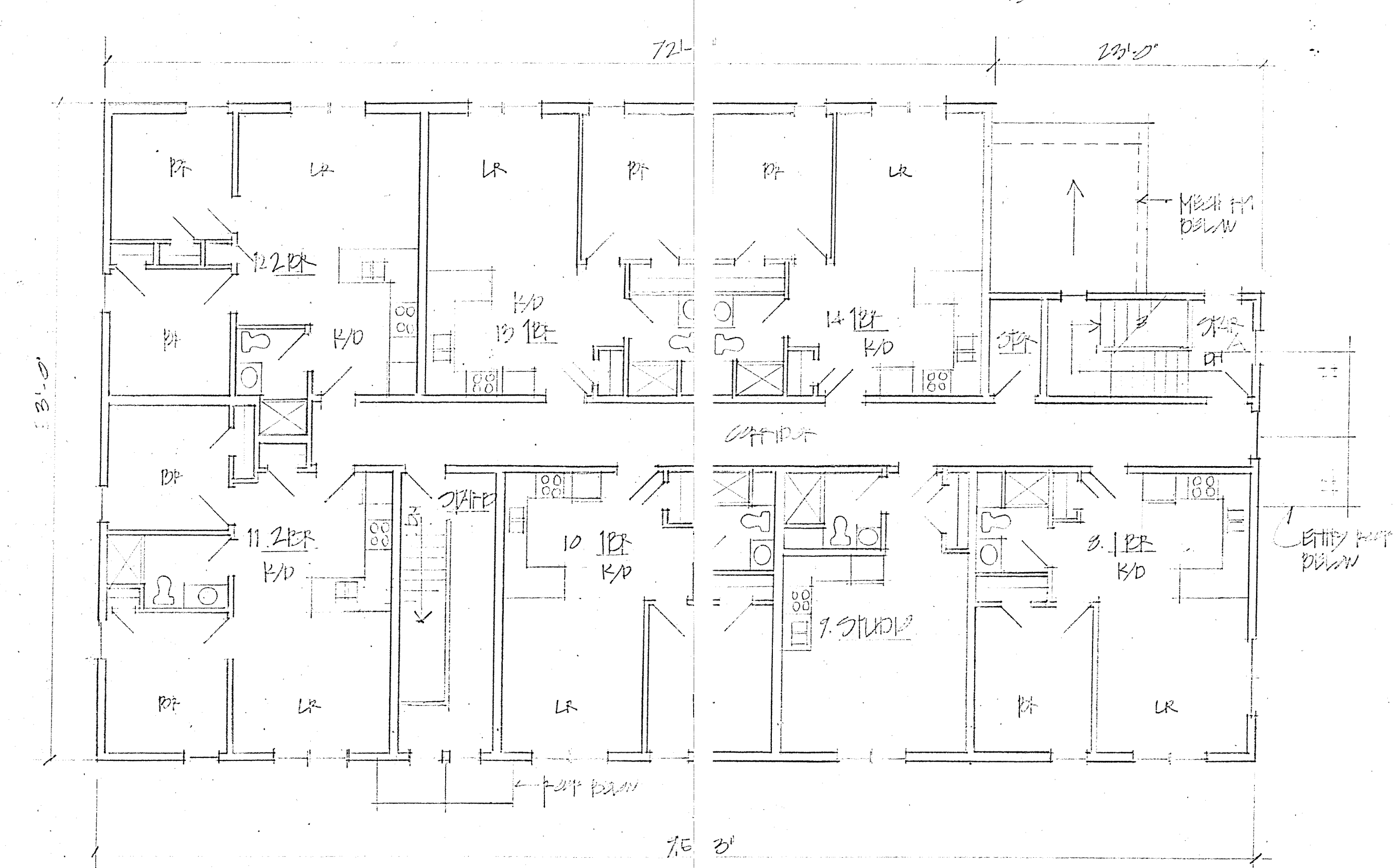
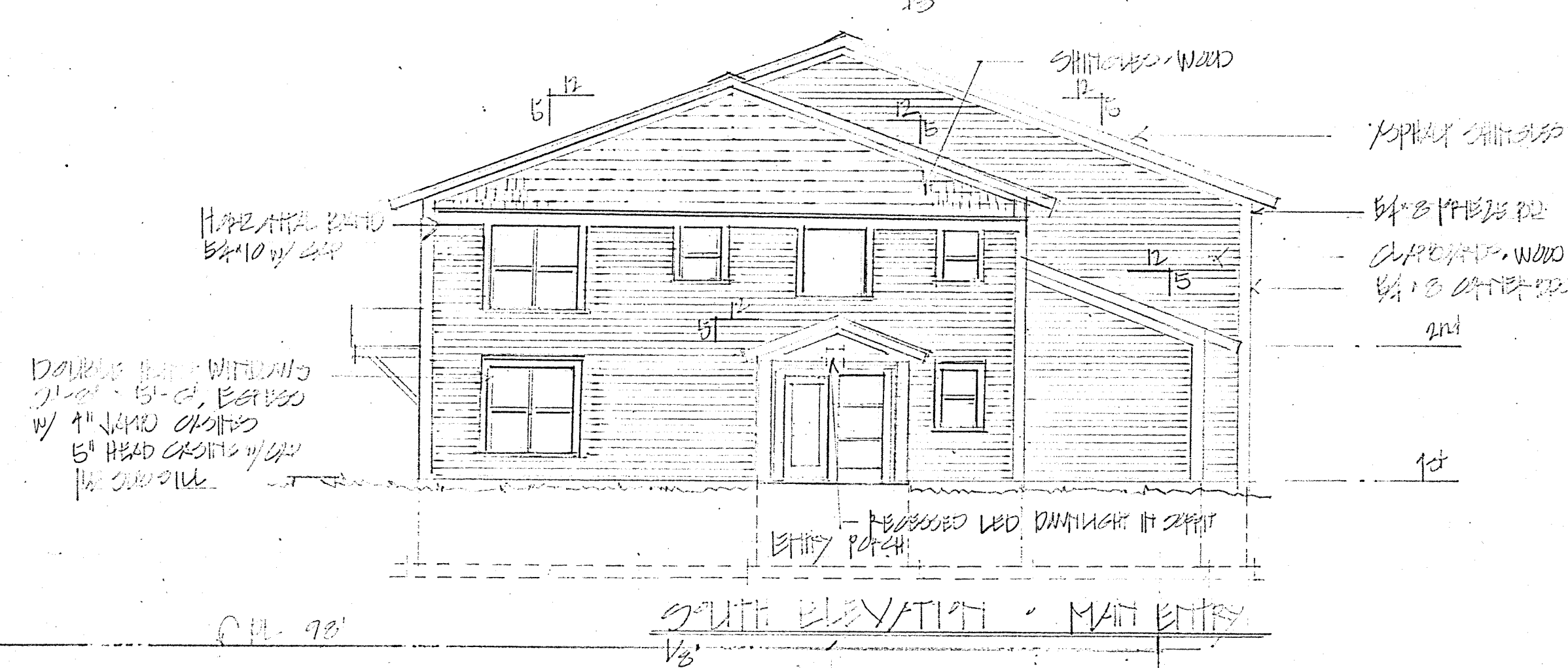
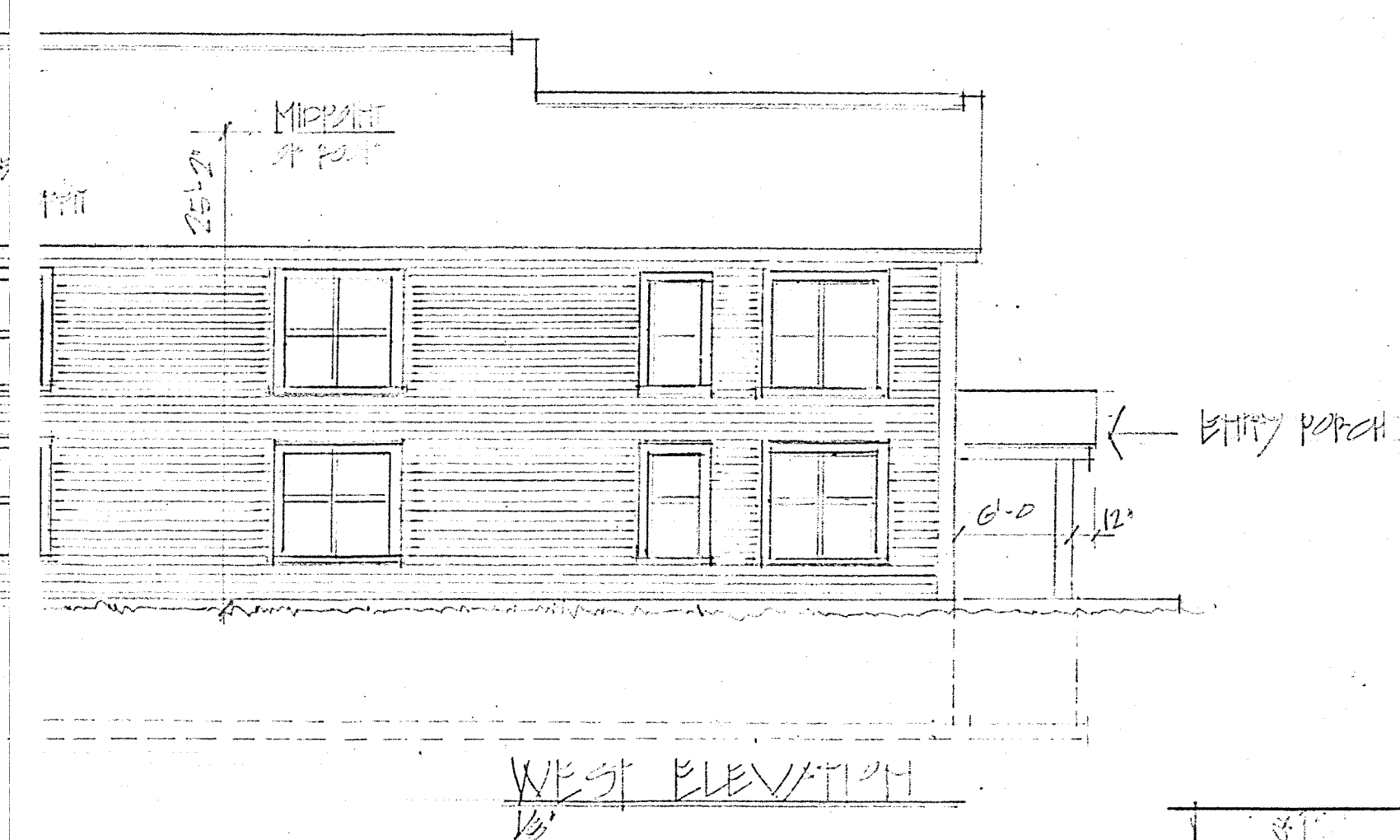
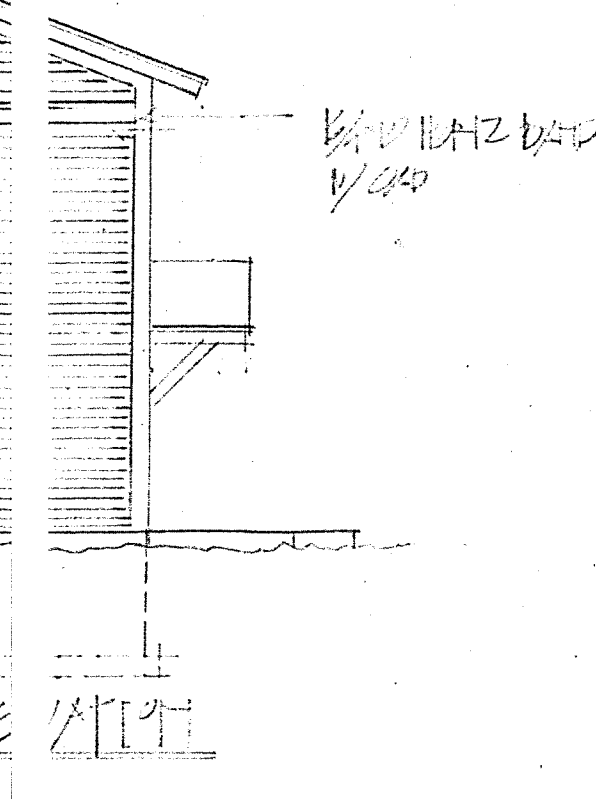
Please review and let us know if you have any questions or comments.

Sincerely,

Tyler Mumley, P.E.

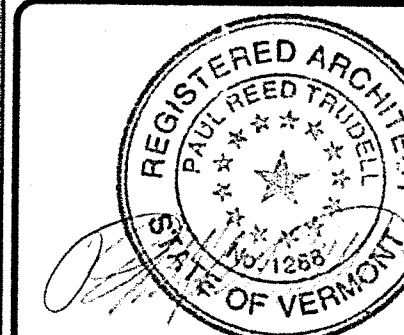


Mumley Engineering, Inc.



SRD
SILVER
RIDGE
DESIGN
ARCHITECTS

248 WEST MAIN ST
HYDE PARK, VT.
802-888-1275



project

PARK STREET
APARTMENTS

14 APARTMENTS

6 PARK ST
MATTLEVILLE, VT

sheet title
FLOOR PLANS
ELEVATIONS

scale: 1/8" = 1'-0"

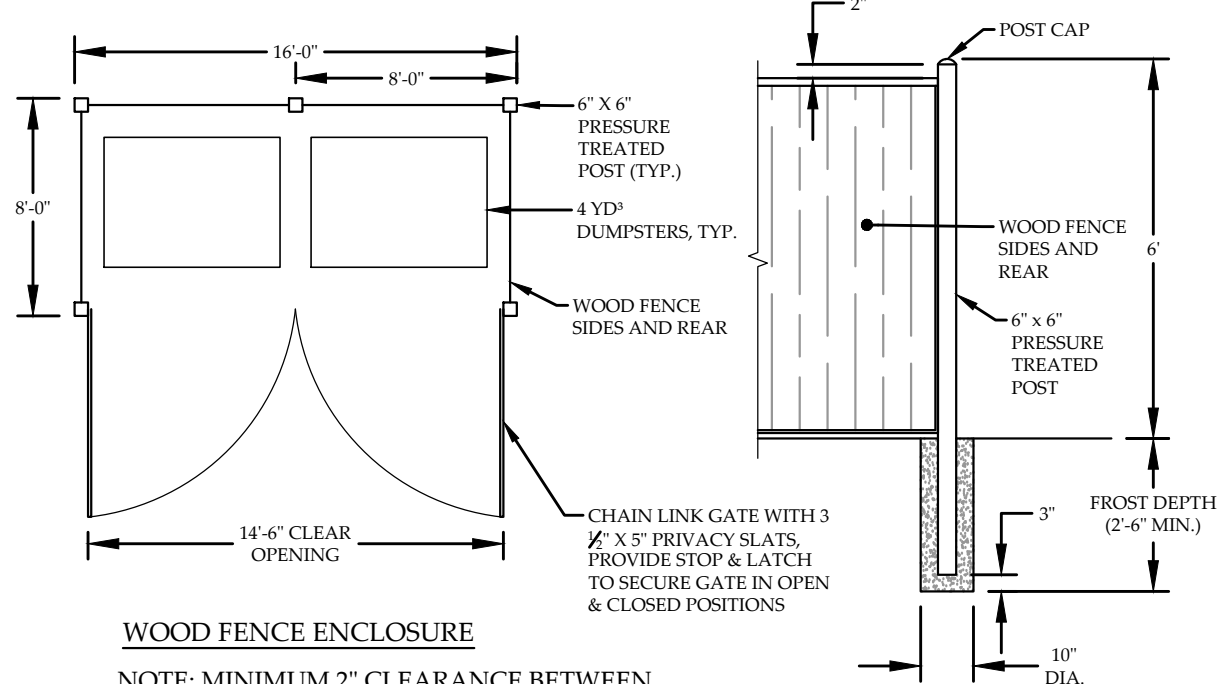
JUNE 14, 2020

NOTES:

1. CURBING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
2. JOINTS BETWEEN STONES TO BE MORTARED.

CONCRETE SIDEWALK WITH 6" CURB DETAIL

NOT TO SCALE



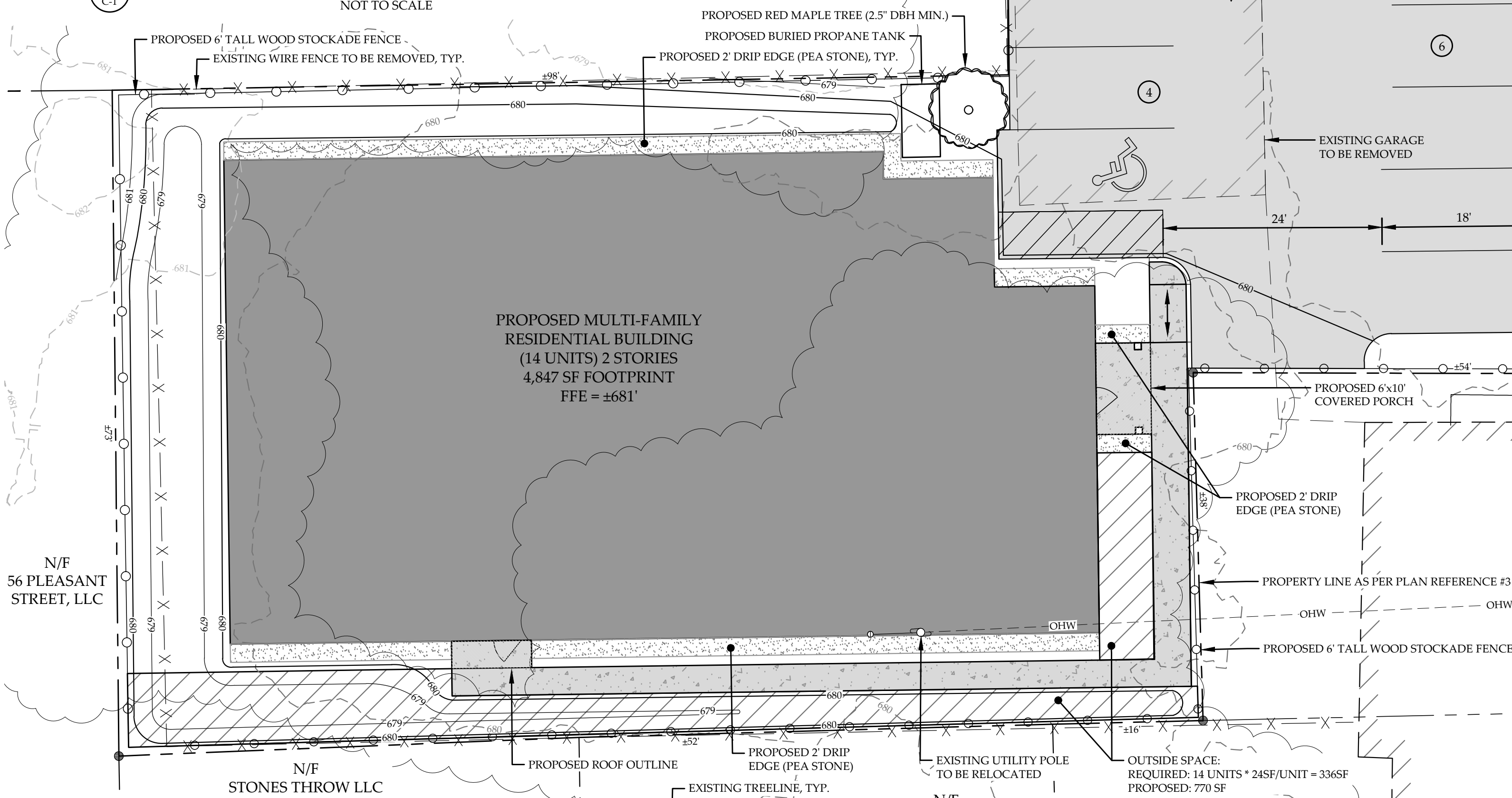
WOOD FENCE ENCLOSURE

NOTE: MINIMUM 2" CLEARANCE BETWEEN THE POST AND PAVEMENT EDGE.

TYPICAL CORNER POST DETAIL

WOOD FENCE DUMPSTER ENCLOSURE

NOT TO SCALE

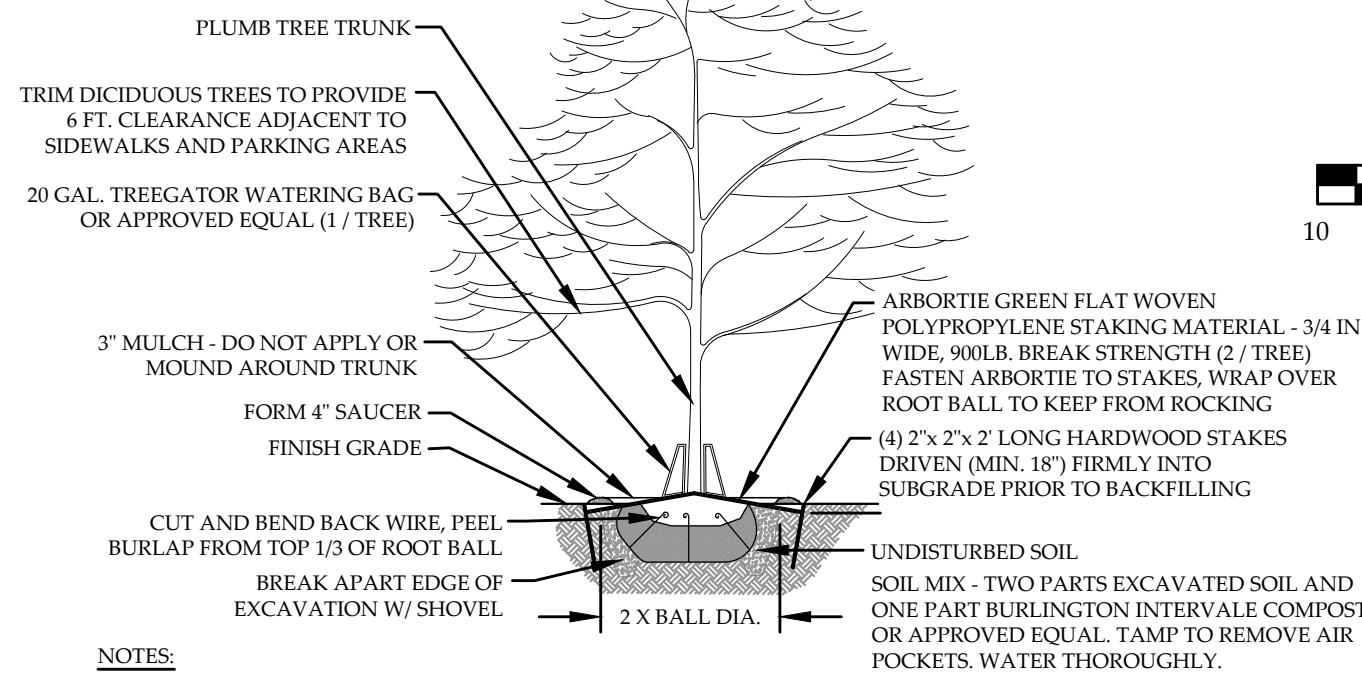


PLAN REFERENCES:

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 03-03-22.
- 2) PARCEL AND SITE INFORMATION PROVIDED AND TAKEN FROM A PRELIMINARY SURVEY PLAN ENTITLED "5 PARK STREET, LLC", PREPARED BY VERMONT LAND INTEGRITY, DATED 9/13/2022, LAST REVISED 12/19/2022.
- 3) PARCEL AND SITE INFORMATION TAKEN FROM PLAN ENTITLED "PROPERTY OF CONGREGATIONAL CHURCH, 85 UPPER MAIN STREET", DATED DECEMBER 21, 2022, PREPARED BY MATT REED LAND PLANNING SERVICES LLC.
- 4) PARCEL AND SITE INFORMATION TAKEN FROM PLAN ENTITLED "5 PARK ST. LLC, BOUNDARY ADJUSTMENT PLAN", DATED 9/28/2023, LAST REVISED 5/14/2024, PREPARED BY VERMONT LAND INTEGRITY.

NOTES:

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #3 & #4. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.



NOTES:

- 1) PLANT TREE SO THAT TOP OF ROOT FLARE IS EVEN WITH THE FINISH GRADE.
- 2) STAKING IS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- 3) TREES SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER PLANTING.
- 4) EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING AND SURVEYOR TAPE PRIOR TO PLANTING TO PREVENT GIRDLING.

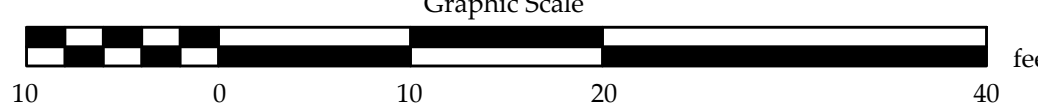
TREE PLANTING DETAIL

NOT TO SCALE

SITE PLAN

SCALE: 1" = 10'

Graphic Scale



LEGEND

N/F	NOW OR FORMERLY OWNED BY
○	EXISTING UTILITY POLE
●	IRON PIPE / REBAR FOUND
○	EXISTING TREE
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING TREE LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING CONTOUR
---	EXISTING BARB WIRE FENCE

PURPOSE OF PLAN:

PROPOSED 17-UNIT RESIDENTIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS AND CONNECTION TO MUNICIPAL WATER & SEWER.

ZONING NOTES:

DISTRICT: CB

MINIMUM LOT SIZE: 1,500 SF

MINIMUM LOT FRONTAGE: 20 FT

SETBACKS:
FRONT = 0 FT MIN, 5 FT MAX
REAR = 0 FT
SIDE = 0 FT
SHORELINE = 50 FT

OWNER OF RECORD:

5 PARK STREET LLC

PARKING CALCULATIONS:

- REQUIRED PARKING = 1 SPACE PER RESIDENTIAL UNIT = 19 SPACES
- PROPOSED PARKING = 20 SPACES
- NOTE: COMMERCIAL UNIT UTILIZES STREET PARKING

DENSITY CALCULATIONS:

- EXISTING = 1 COMMERCIAL UNIT
- EXISTING = 5 RESIDENTIAL UNITS
- PROPOSED = 14 RESIDENTIAL UNITS
- TOTAL = 19 RESIDENTIAL UNITS & 1 COMMERCIAL UNIT

SITE PLAN
5 PARK STREET LLC
5 PARK STREET
MORRISVILLE, VERMONT

MUMLEY
ENGINEERING, INC.

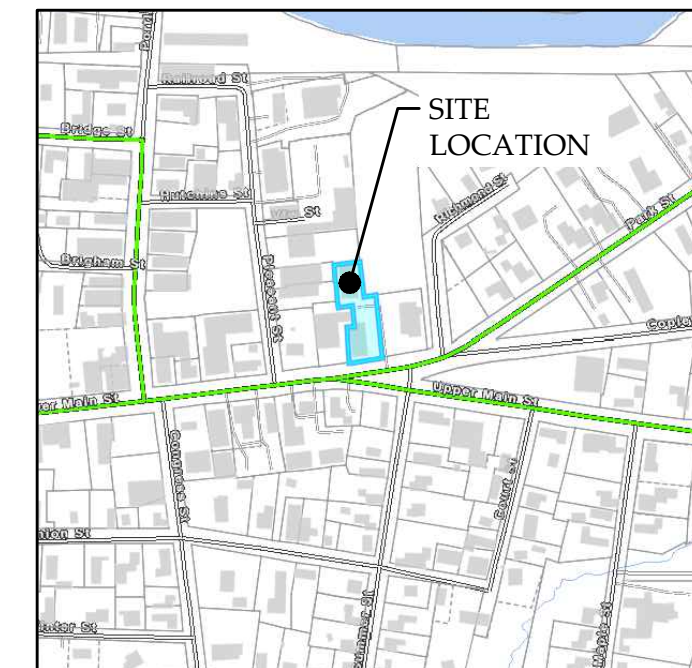
46 HUTCHINS STREET
MORRISVILLE, VT 05661
WWW.MUMLEYENGINEERING.COM
COPYRIGHT © 2026 - MUMLEY ENGINEERING, INC.

PROJECT NO.22027.1
DRAWN BYWEH/REB
CHECKED BYTRM
SCALE1" = 10'
DATE06/15/26

SHEET NO.

C-1

1 OF 1 SHEETS



SITE LOCATION MAP

NORTH

NOT TO SCALE

TO VT ROUTE 15

PARK STREET (VT 15A)

TO MAIN STREET



July 8th, 2026, DRB Meeting Staff Notes

APPLICATION: 2026-58

APPLICANT: Mumley Engineering

REQUESTED ACTION: Site Plan Review

LOCATION: 5 Park Street

EXISTING ZONING: Commercial Business

PROJECT DESCRIPTION: 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 Morristown Zoning and Subdivision bylaws and the proposed 2026 Morristown 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.

PARCEL HISTORY:

1. Site Plan Approval, 21 unit apartment building ,2022-178, Denied 11/09/2022
2. Zoning Permit, New Sign, Approved 05/13/2020
3. Zoning Permit, Adding 4th and 5th Apartment, Approved 12/12/2017
4. Zoning Permit, New Sign, Approved 11/05/2017

LIST OF APPLICANT SUBMISSIONS:

- A. Application 6-15-26
- B. Narrative 6-15-26
- C. St Arch Plans 6-15-26
- D. Site Plans 6-15-26

PROCEDURAL INFORMATION:

1. Agenda placed in News and Citizen 6/22/2026
2. Notice placed on the town website and at three locations in town on 6/22/2026
3. Abutters notified on 6/22/2026



4. Notice sent to Applicant 6/22/2026
5. Application continued to 7/22/26 on 7/8/26

STAFF COMMENTS (Comments In Bold):

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 Morristown Zoning and Subdivision bylaws and the proposed 2026 Morristown 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. The lot is located in the Commercial Business Zoning district and is located at 5 Park Street.
3. The Applicants are proposing multiple principle structures and uses on the same lot which is a permitted use as noted in Section 204.E of the 2026 Morristown zoning and subdivision bylaws.
4. Multiple principal uses on a lot requires site plan review as noted in Section 510 of the Bylaws.
5. The Proposed Residential building is subject to the design review criteria noted in Section 206 of the 2026 Bylaws.
6. The Project complies with the following sections of 206: 1-12, and 15.
7. Section 206.13 notes that Applicants are required to have 24 feet of outdoor space per unit such as a common deck ,porch, front lawn, or a private deck porch or patio.
8. The Applicants are proposing a 14 unit building and are therefore required to provide 336 feet of space as noted in Section 206.13.
9. The Applicants site plan shows 770 sqft of outdoor space.
10. Section 206.14 notes that parking shall be located to the sides or rear of buildings. No parking is to be located between the building and its primary street frontage.
11. The Applicants site plan shows parking between the new building and park street. However, the parking is to the side of the existing building located at 5 Park Street. **(The board will need to determine if the parking needs to be located to the side or rear of the new proposed building or is it acceptable to have that parking located to the side of the existing building at 5 Park Street).**
12. Section 206.16 notes that all rooftop mounted mechanicals need to be screened.
13. The Applicants have not indicated whether the mechanicals will be located on the roof of the building. **(The Applicants should confirm the location of any mechanical units).**
14. Section 206.17 notes that stormwater will not be discharged from multi-family housing onto town property including public streets.



15. The Applicants site plan shows 2 feet of gravel drip edge around the building. The parking area has no proposed stormwater infrastructure. **(The Board could consider requiring the applicant to provide a stormwater plan to ensure that water from the parking area does not infiltrate onto abutting properties with a particular emphasis on the library property and Park Street)**
16. Section 206.18 notes that utilities shall be located underground unless waived by the DRB for a reason other than cost.
17. The Applicants site plan shows overhead utilities (**The Applicants should update their site plan to show underground utilities, or they should request that the DRB waive this requirement for reasons other than cost.**)
18. The Project is located in the historic preservation district and is subject to the regulations noted in Section 207 of the Bylaws.
19. The Project complies with the following Sections of 207: A, B, C.1, C.3,C.4 C.5, C.6, C.7, C.8, C.9, C.10
20. Section 207.C.2 notes that all building material shall be preferred building materials.
21. The Applicants architectural plans noted in Submittal C shows wood siding.
22. Section 207 C.11 notes the requirements for windows in the historic preservation district.
23. The applicant's site plan shows windows and notes that they will be double hung. The windows are also egress windows. The framing materials for the window are not noted. **(The Applicants will need to provide more detailed information on the windows to ensure they comply with the standards noted in this section).**
24. The Applicant's project is in compliance with the parking requirements noted in Section 453.
25. The Applicants have provided one parking space per unit as required by Section 435.
26. The project shall be subject to the site plan regulations noted in Section 500 of The Bylaws.
27. The projects site plan is required to provide the information noted in Section 500.B.
28. The Applicants project complies with the following section of 500.B: 1,2,3,4,5,6.i, 6.iii, 6 6.v
29. The Applicants site plan does not show the location of propane tanks as noted in Section 500.B.6.ii.
30. The Applicants site plan does not show the location of clustered mailboxes as required by Section 500B.6.iv.
31. The Applicants site plan does not note how the building will be heated as required by Section 500B.6.v.
32. Section 505 notes that landscaping shall be required for any multi family housing uses.
33. The Applicants plan set shows landscaping for the site which includes 4 Armstrong maples. **(The Board could consider requiring additional landscaping if needed.)**



OUTSTANDING ITEMS:

1. Stormwater plan for parking area.
2. Location of any rooftop mechanicals.
3. Location of propane tanks.
4. Plan to heat the building.

ITEMS FOR DRB CONSIDERATION:

1. Do the Applicants need to redesign the project to have the parking located to the rear of the new proposed building as noted in Section 206.14 ?
2. Should the Board allow the Applicants to use above ground utilities?
3. Should the Applicants be required to provided additional information about the construction of the proposed windows?

RECOMMENDATIONS TO THE DRB

1. Approve the application and require the Applicants to provide any information the board deems necessary to address the outside information noted above.

TOWN OF MORRISTOWN/VILLAGE OF MORRISVILLE
APPLICATION FOR HEARING BEFORE THE DEVELOPMENT REVIEW BOARD

Tax Map Number: 0902701 Permit Number: 2026-59
All questions **must** be completed in full or application will be **Denied** (Please print or type information)

E-911 Property Address: 400 Ferland Pit Road Book 306 Page 239

Property Owner: Nick A. Manosh

Mailing Address: 120 Northgate Plaza, Morrisville VT 05661

Applicant (if different from owner): _____

Mailing Address: _____

Telephone: Work: 802 888 5722 Home: _____ Email: nickm@manosh.com

Engineer of Plan: New England Consulting Engineers LLC

Mailing Address: 120 Northgate Plaza, Morrisville VT 05661

Telephone Number: 802 279 3257 Fee: \$ _____ Paid: Y N

Nature of Request: Conditional Use: _____ Site Plan Review: X Variance: _____ Appeal: _____ Waiver: _____

Description of Project: one 24x36 and six 11x17 copies of a site plan must be submitted with this application

Existing use of property: unimproved

Proposed use of property: soil extraction/water bottling/residential/agriculture

Describe proposed project and nature of request: Redivide existing parcel into 4 lots, one for soil extraction, one for water bottling facility and residential dwelling, and one for agricultural activity.

Project Dimensions: 0-4,800 sf Lot Size: 28.5/19.4/10.9/43.5 Acres

Setbacks: Sides: 360 360 Front: 60 Rear: 360

Lot Frontage: 800/3500/3000 Parking Spaces: Required: 8 Planned: 8

Access Permit:	Y ☒ N ☐	Light Plan:	Y ☒ N ☐
Easements and Rights of Ways Shown:	Y ☒ N ☐	Interdepartmental Sign-Offs:	Y ☒ N ☐
Act 250 permit Required:	Y ☒ N ☐	Traffic Flow Plan:	Y ☒ N ☐
Landscaping Plan:	Y ☒ N ☐	Contour Map:	Y ☒ N ☐

The undersigned hereby request an appearance before the Development Review Board for the land development described above. Any permit issued as a result of this application shall be null and void in the event of misrepresentation or failure to undertake construction within one year from approval.

Signature of Owner

Signature of Applicant

Date Submitted

All written decisions issued by the Development Review Board have 30 day appeal period. No construction may commence until the appeal period has expired.

Please note that this is a local permit only, state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802) 476-0195.

For Administrative Use Only:

Date Filled with Zoning Administrator: 5/25/26 Date of First Review by Development Review Board: 7/18/26

Notice of Hearing: 6/22/26 Notice to Surrounding Landowners: 6/22/26

Date of Hearing(s): 7/9/26

Date of Decision: _____ Approved: _____ Denied: _____ on the basis of the findings of facts and

conditions attached to the permit,, see minutes of: _____

Zoning and Subdivision Bylaws are available for purchase from the Town Clerk's Office or the Zoning Office and can viewed on the town website at: www.morristownvt.org/zoning

**Nick A. Manosh
Mixed Use Subdivision
Ferland Pit Road
Morristown, Vermont**

General

There are 2 existing parcels owned by Nick Manosh on the Ferland Pit Road: one (1) of 7.4 acres, containing a single family dwelling; one (1) consisting of 107 acres of unimproved land surrounding the smaller parcel. This project is for the subdivision of the 107 acres into three parcels for multiple uses. The property is previously covered by Vermont Act 250 permit No. 5L1048.

Lot 1 – 28.5 acres

This lot is proposed for the second phase of soil extraction. A total of approximately 2,300,000 yards of soil will be extracted over the life of the property. The annual extraction rate of 50,000 cubic yards per day, or 500 cubic yards per day average over a 100 day season. This will create truck traffic at an average rate of 40 and a maximum rate of 80 trucks per day. The pit will operate year-round, with a reduced operating level from December through April.

Lot 2 – 19.4 acres

This lot is proposed for first phase of soil extraction. A total of approximately 700,000 yards of soil will be extracted over the life of the property. The annual extraction rate of 50,000 cubic yards per day, or 500 cubic yards per day average over a 100 day season. This will create truck traffic at an average rate of 40 trucks per day. The pit will operate year-round, with a reduced operating level from December through April. The owner plans to construct a primitive camp on this lot.

Lot 3 – 10.9 acres

Mixed use of a single-family dwelling and a bulk water loading facility are proposed for this lot. The bottling plant employee up to 6 workers. There will be permitted as a public water supply and bulk water loading station for truck transport. The water source will be an onsite bedrock well. This will create truck traffic at a average rate of 40 trucks per day.

Lot 3 – 43.6 acres

This lot will remain unimproved and intended to be used for agriculture and silviculture purposes.



ZONING TABLE				
Lot	Size (Acres)	Frontage (feet)	Existing Use	Proposed Use
1	28.5	1610	Forest	Soil extraction
2	19.4	644	Forest	Soil extraction and camp
3	10.9	2537	Forest	Residence and mineral extraction
4	43.5	2537	Forest	Agriculture
ROW	4.7	NA		

LEGEND	
	STA-1 TRAVERSE STATION
	BM-1 BENCHMARK
	TP-1 TEST PIT
	PT-1 PERC TEST
	UP-1 UTILITY POLE
	SEWER MANHOLE
	CATCH BASIN
	WATER SHUT OFF
	IPF IRON PIPE FOUND
	IRF IRON ROD FOUND
	IRS IRON ROD SET
	EXISTING DRILLED WELL
	TREE LINE
	STONE WALL
	FENCE
	WATER LINE
	SEWER LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	EDGE OF PAVEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

REVISIONS

New England Consulting Engineers

120 NORTHGATE PLAZA
MORRISVILLE, VERMONT 05680
TEL: (802) 888-5722

FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT
OVERALL
PLOT PLAN

PROJECT NO. 983/1119

DESIGNED BY: BDL

DRAWN BY: BDL

DATE: SEP 2025

SCALE: AS NOTED

C-1

1 OF 6



REVISIONS

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FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT
SOIL EXTRACTION AREA
SITE PLAN

PROJECT NO. 983/1119

DESIGNED BY: BDL

DRAWN BY: BDL

DATE: SEP 2025

SCALE: AS NOTED

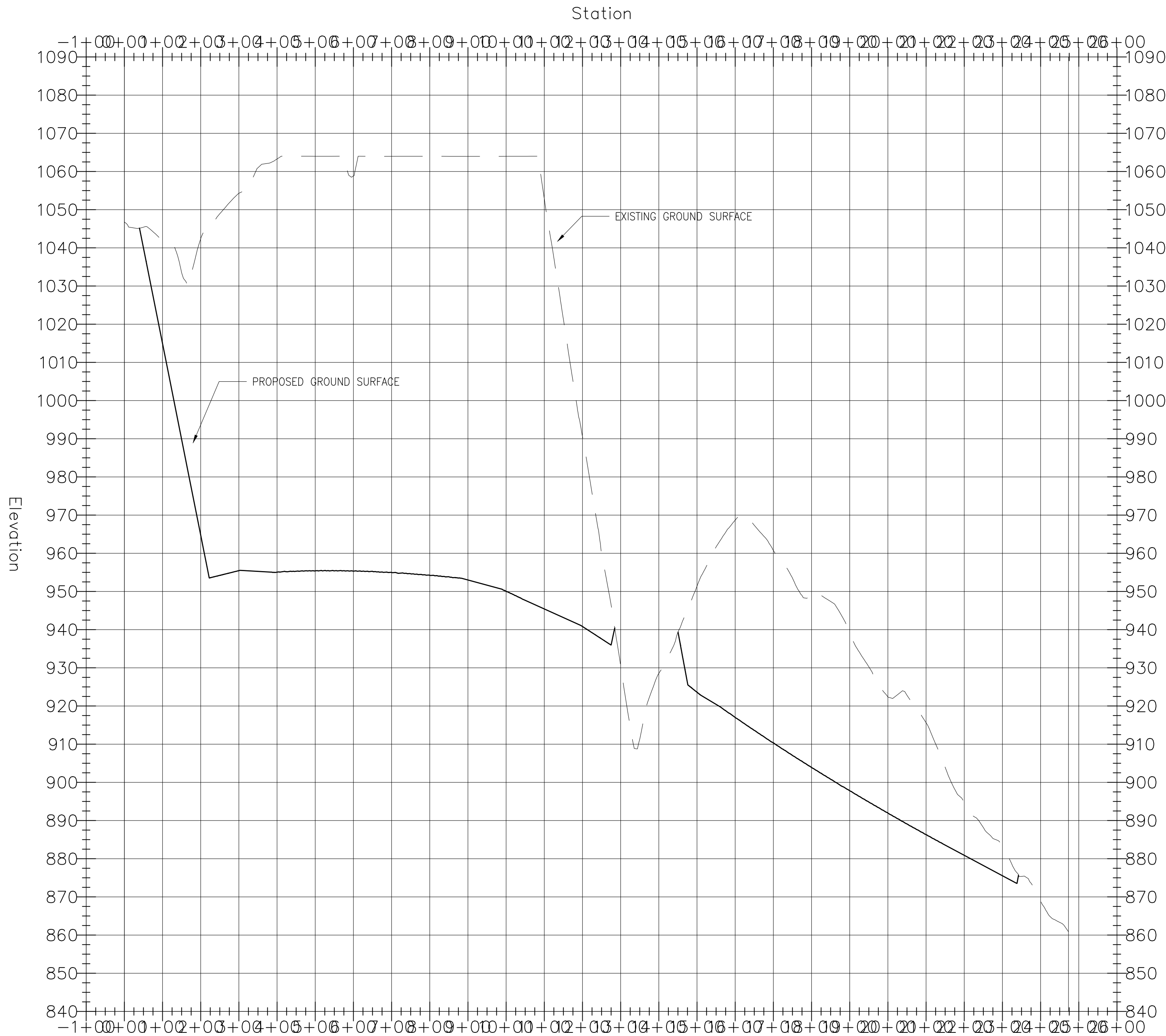
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Page 19 of 41



Alignment – (1) PROFILE

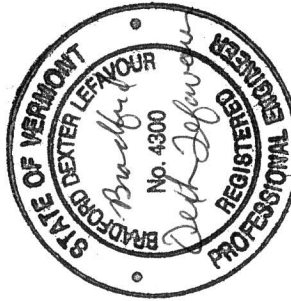


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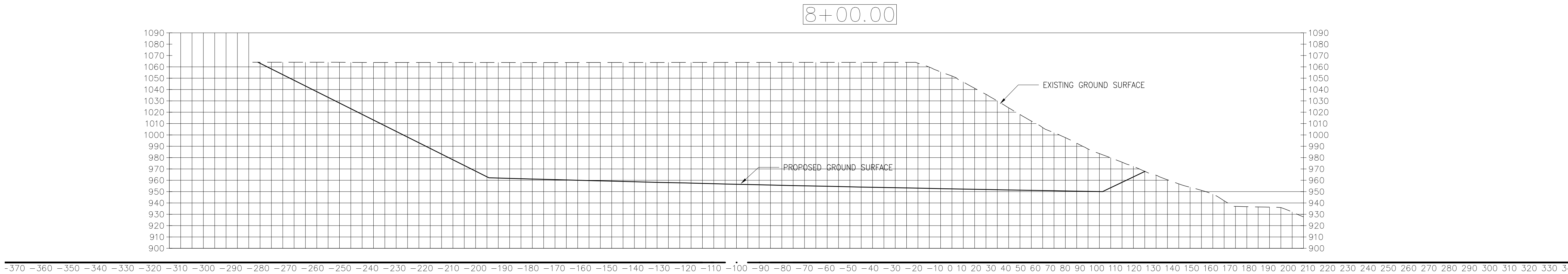
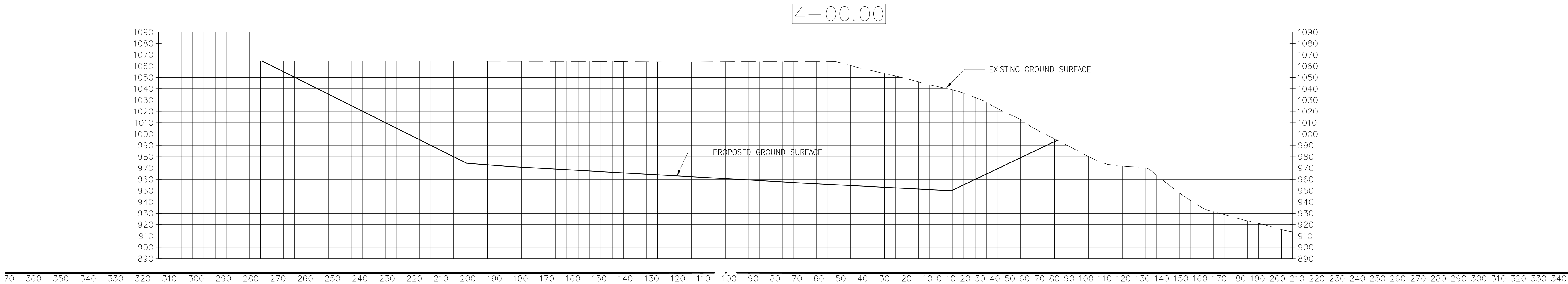
FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT
SOIL EXTRACTION AREA
BASELINE PROFILE

PROJECT NO.	983/1119
DESIGNED BY:	BDL
DRAWN BY:	BDL
DATE:	SEP 2025
SCALE:	AS NOTED

C-3

3 OF 6



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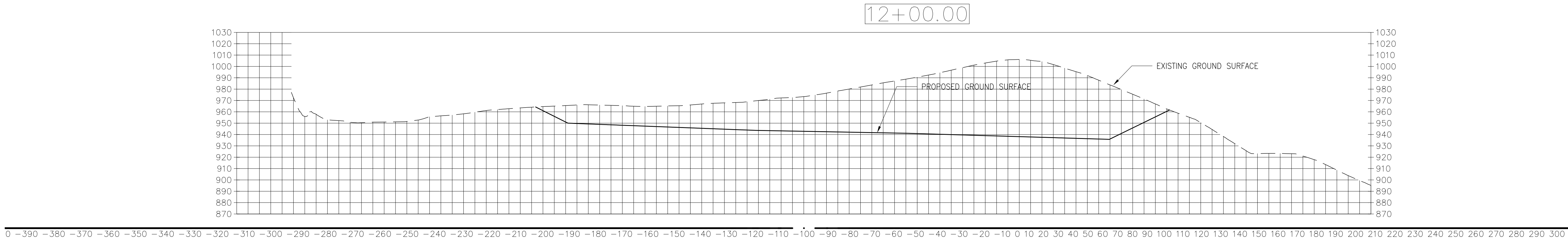
FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT
SOIL EXTRACTION AREA
SECTIONS

PROJECT NO.	983/1119
DESIGNED BY:	BDL
DRAWN BY:	BDL
DATE:	SEP 2025
SCALE:	AS NOTED

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4 OF 6



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FIVE MOUNTAIN MINERALS

FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT

SOIL EXTRACTION AREA

SECTIONS

PROJECT NO.	983/1119
DESIGNED BY:	BDL
DRAWN BY:	BDL
DATE:	SEP 2025
SCALE:	AS NOTED

C-5

5 OF 6



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FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT
WATER BOTTLING PLANT
SITE PLAN

PROJECT NO. 983/1119

DESIGNED BY: BDL

DRAWN BY: BDL

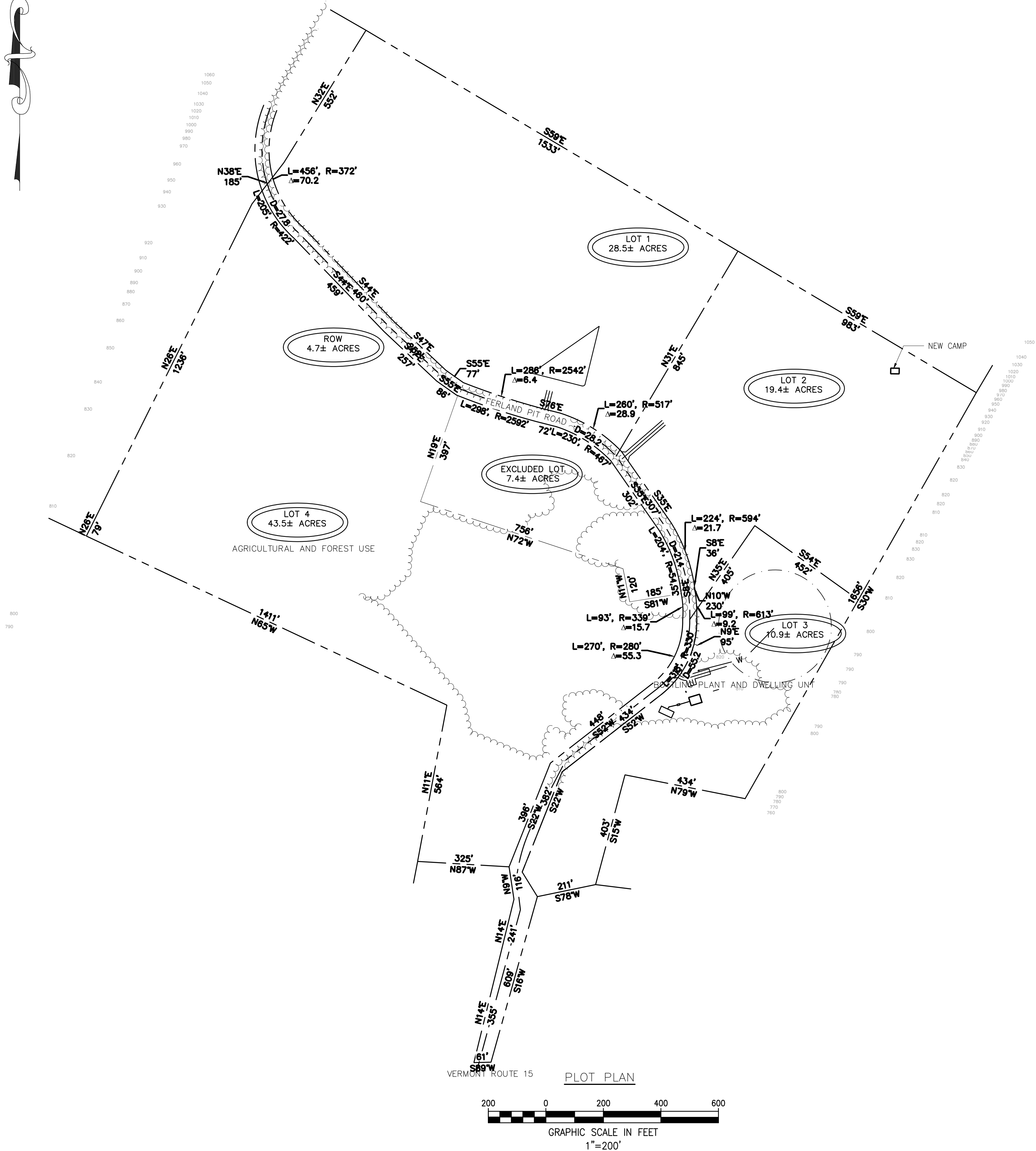
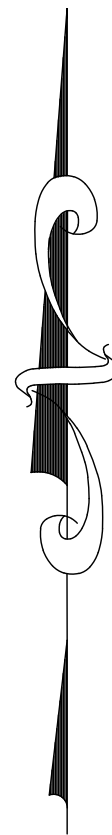
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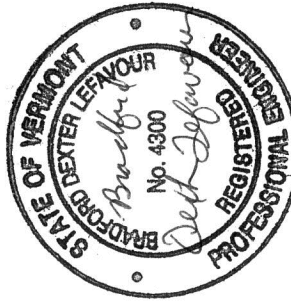


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	SEWER LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	EDGE OF PAVEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

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1 EDITS FOR DRB BDL 7/17/26

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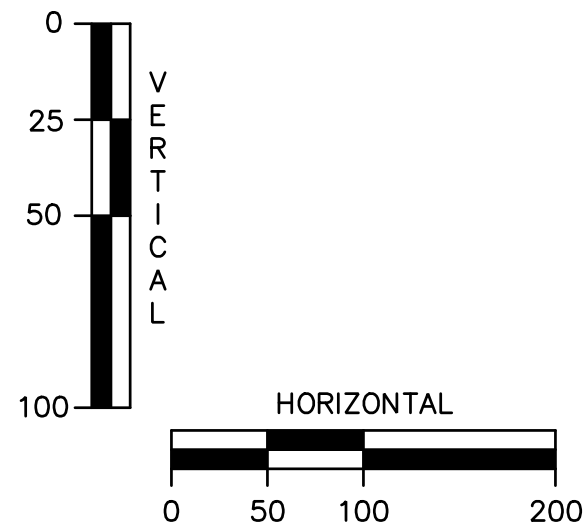


FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT
MIXED USE DEVELOPMENT
OVERALL
PLOT PLAN

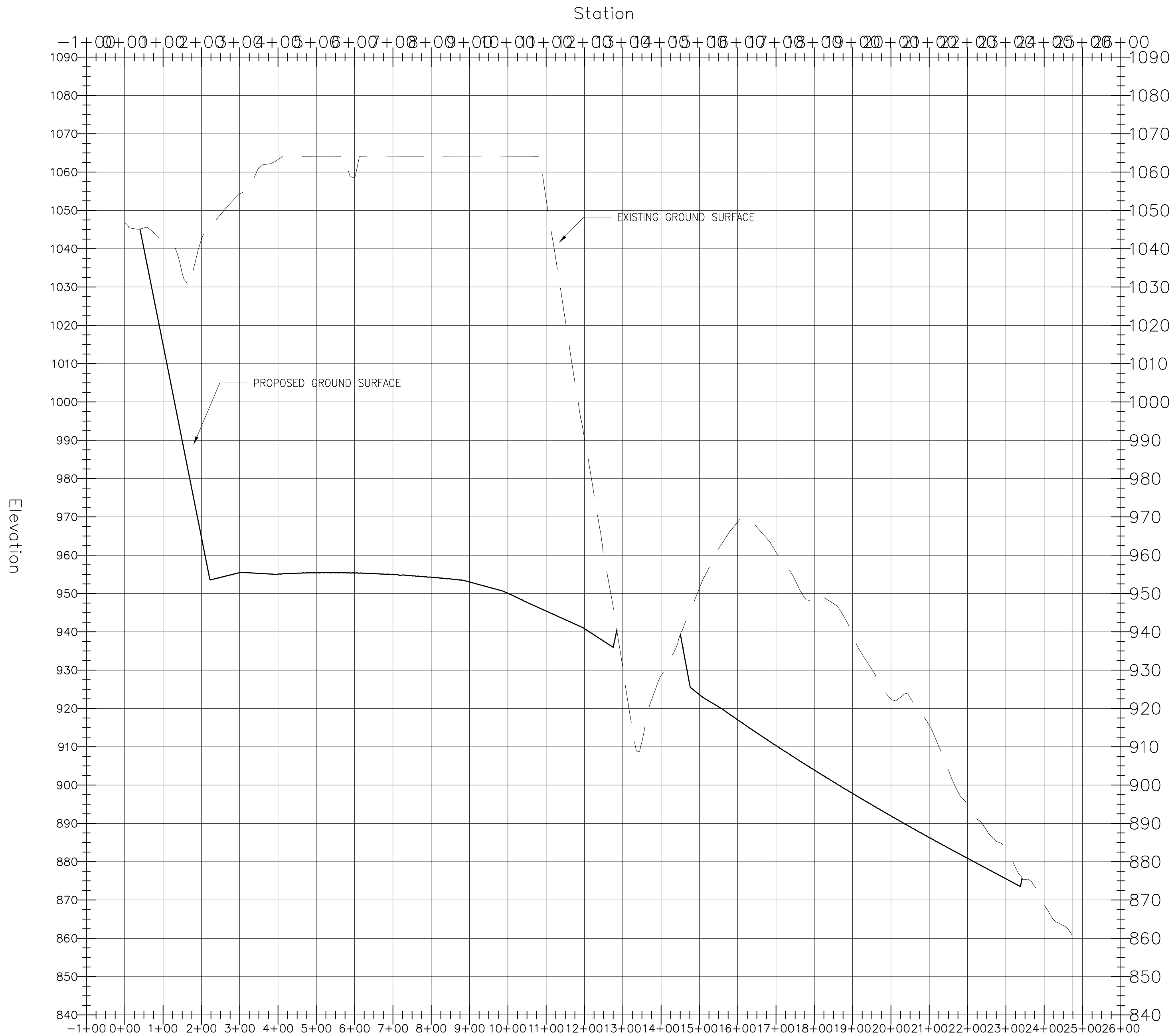
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1 OF 6



Alignment – (1) PROFILE



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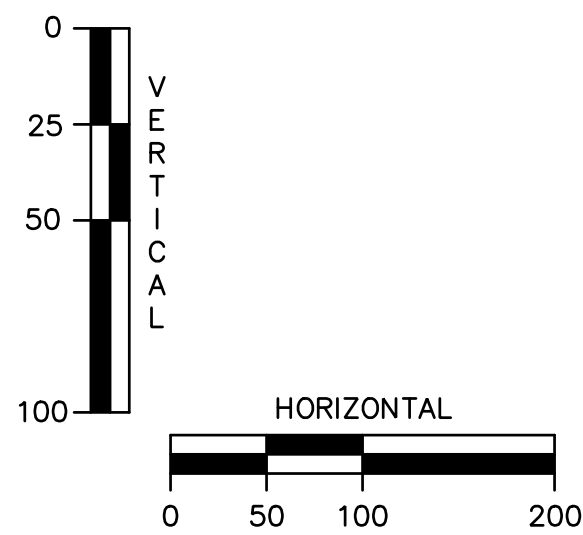
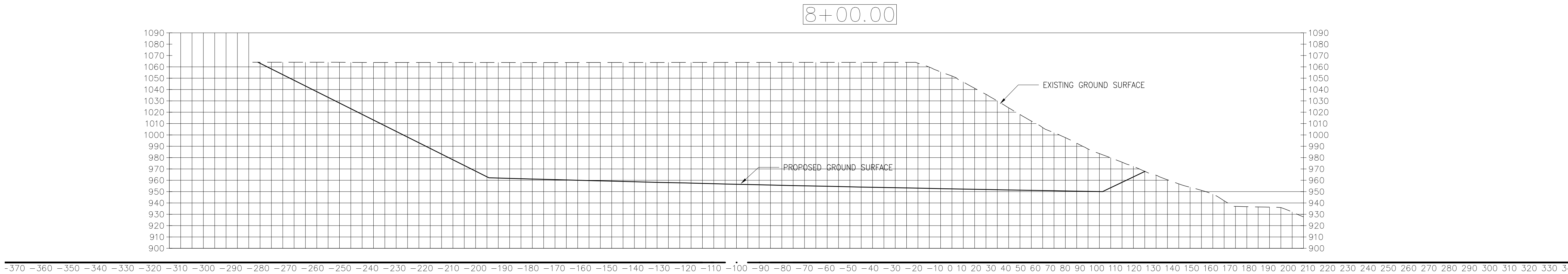
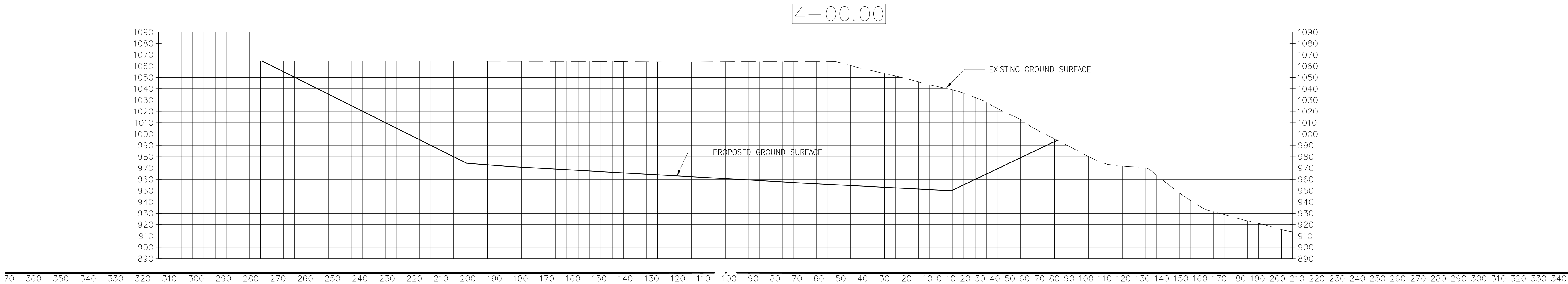


FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT
MIXED USE DEVELOPMENT
SOIL EXTRACTION AREA
BASELINE PROFILE

PROJECT NO. 983/1119
DESIGNED BY: BDL
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3 OF 6



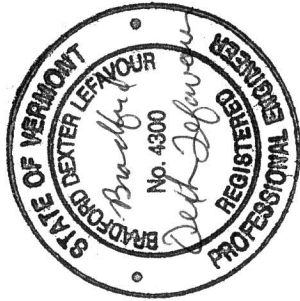
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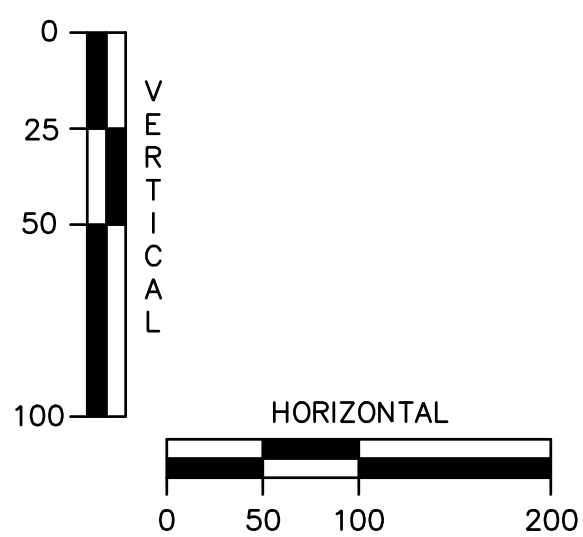
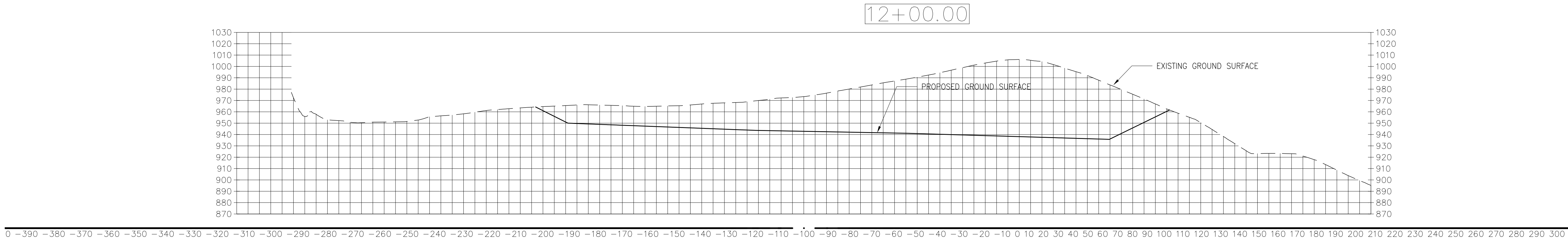
FIVE MOUNTAIN MINERALS
FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT
SOIL EXTRACTION AREA
SECTIONS

PROJECT NO.	983/1119
DESIGNED BY:	BDL
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DATE:	SEP 2025
SCALE:	AS NOTED

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4 OF 6

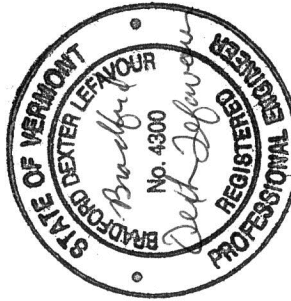


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FIVE MOUNTAIN MINERALS

FERLAND PIT ROAD
MORRISTOWN, VERMONT

MIXED USE DEVELOPMENT

SOIL EXTRACTION AREA

SECTIONS

PROJECT NO. 983/1119

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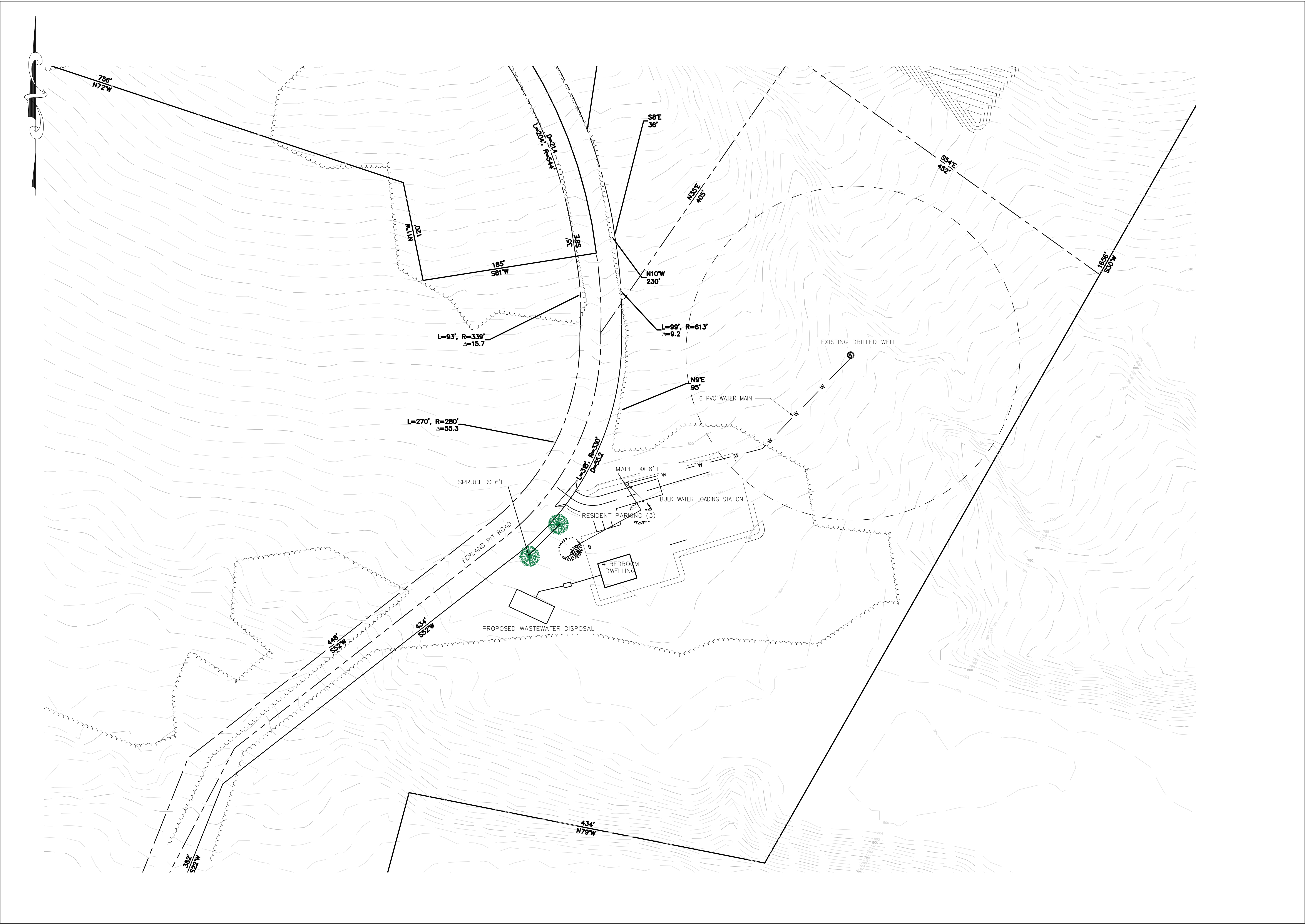
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5 OF 6



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Consulting Engineers

120 NORTHGATE PLAZA

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FIVE MOUNTAIN MINERALS FERLAND PIT ROAD MORRISTOWN, VERMONT	LOT 3 RESIDENCE SITE PLAN
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PROJECT NO.	983/1119
DESIGNED BY:	BDL
DRAWN BY:	BDL
DATE:	SEP 2025
SCALE:	AS NOTED

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FIVE MOUNTAIN MINERALS

OPERATION PLAN

I. INTRODUCTION

- a. OPERATOR - The operator of the soil extraction business is N A Manosh Inc. 120 Northgate Plaza, Morrisville, Vermont 05661.
- b. LANDOWNER - The property is owned by Nick Manosh, 120 Northgate Plaza, Morrisville, Vermont 05661. The location of the proposed gravel pit is on Ferland Pit Road (private) in the town of Morristown, Vermont.
- c. SCOPE OF OPERATIONS - The business activities proposed:
 - i. The extraction, processing and sale of approximately 3,000,000 cubic yards of gravel and soil products
- d. SITE RECLAMATION - Site reclamation will be accomplished on an incremental basis as the work progresses. As one acre of the site reaches its final grades it will be covered with at least 4" of mixed topsoil and subsoil, covered with 15 tons per acre of cow manure and seeded with Winter Rye.
- e. SITE MANAGEMENT - The operator will take steps to ensure proper management of the site including dust control, noise control, maintenance, erosion control, stormwater management, truck advisories, and permit compliance.

II. EXISTING CONDITIONS

- a. LAND USE - The site is currently undeveloped and under occasional silvicultural/agricultural use. All surrounding lands are also in agricultural use, with the exception of the Manosh residence. The residence is located directly across Ferland Pit Road from the gravel extraction operation. Upon completion of the gravel extraction activities, the site will be reclaimed as suitable for agricultural use.
- b. TOPOGRAPHY - The sand gravel deposit is a terrace deposit on the Lamoille River valley floor. The Lamoille River is located 2,000' to 2,800' south of the edge of the proposed excavation. The land between the river and the site is a gently sloping woods and fields and includes multiple residential properties. The extraction area is generally known to contain deep sand and gravel deposits. This is verified by surrounding well logs and other soil extraction operations, which identify favorable the soil characteristics to a depth of 200-400 feet. Ground water depths are generally with 20 feet of the bottom of the sand and gravel deposits. The maximum planned extraction depth for the proposed operation is 60 feet. The excavation area and extraction area as proposed will leave a depth of approximately 100' of natural soil below the floor of the excavation area. This will ensure that adequate drainage will exist below finish grades in the re-claimed excavation area of the site.
- c. EARTH RESOURCES - Approximately 3,000,000 cubic of gravel will be removed from the site. It is general knowledge that the area contains high quality sand and gravel to great depths. This is a high-quality natural sand and gravel suitable for road construction, road maintenance and other purposes. It is estimated that approximately 1 foot of loam (subsoil) and topsoil exists over the extraction area. This soil material will be removed and stockpiled separately. Topsoil and subsoil will be retained for site reclamation.

III. OPERATION PLAN

a. GENERAL OPERATING PRACTICE

- i. **Storm Water Management** A storm water infiltration area will be located in the southeast corner of each phased extraction area. The infiltration area will serve to capture all run-off from the quarry and tributary areas. This run-off will recharge the ground water beneath the site. Silt, sand and other materials carried by the runoff will be captured in this area. The phased development and final grading plans of the quarry are designed to collect all run-off in the infiltration area. An emergency overflow spillway is provided to prevent breaching of the berm.
- ii. **Excavation Procedures** Excavation will begin in the far southeast corner of the quarry. Excavation will be accomplished with conventional earthwork equipment. A level work area and the infiltration area will be established first. A stockpile of excavated material will be created and maintained during the life of project. A near vertical working face of gravel will be maintained in the quarry within the limits of each phase until excavation is completed within that phase. Site reclamation will occur in one-acre increments immediately behind the work area. The open or active working area of the quarry is estimated at 3 acres.
- iii. **Soils Processing** The gradation analyses performed on the gravel indicate that it is salable as roadway sub base with processing. However, it is anticipated that screening of the gravel may be desirable for market purposes. The screening process will produce tailings, which the operator may process. A description of anticipated processing operations follows:
 1. Gravel Processing
 - a. screening - A static screen is anticipated to be used for almost all gravel excavated from the site. This screen consists of a grid of steel bars on a fixed frame. It has no moving parts and is silent.
 - b. crushing of gravel - The operator may occasionally produce a custom crushed gravel product. In this case, a portable crusher would be brought on-site for a period of approximately 2 weeks to process the necessary quantity of gravel, coincidental with the crushing of tailings.
 - c. crushing of tailings - Stones that are removed by the static screen will be stockpiled on site. The stockpile of stones will be crushed periodically. This process will occur not more than once annually and will have a duration of approximately 2 weeks per occurrence, coincidental with the crushing of gravel.
- iv. **Erosion Control** Protection of off-site land from erosion control will be provided by the infiltration area. On-site erosion control *measures* will include the installation of hay bale dams in the ditches and by the incremental restoration of the site.
- v. **Dust Control** Water and/or calcium chloride will be spread on site access roads to control dust when necessary. The water supply for this operation will be from an onsite well. Additionally, a 100' stone roadbed will be placed at the exit of the facility to aid in cleaning truck tires of loose dirt. This will aid in dust control by reducing the tracking of dirt off the site onto the town roads.
- vi. **Transportation** The maximum annual extraction rate of gravel will be 100,000 cubic yards per year. It is estimated that this will result in a total annual volume of truck traffic of 8,333 trucks per year, or 33 trucks per work day average. The maximum daily volume of anticipated truck traffic is 80 trucks per day for

gravel transportation. All trucks exiting the site will use Ferland Pit Road to access Vermont Route 15.

- vii. **Hours of Operation.** The quarry will be open within the hours of 7:00 AM to 5:30 PM, Monday through Friday, and 7: to 12:00 PM on Saturday. Maintenance activities may occur outside of those hours. This quarry business will be a full time operation. It will be open full time the regular construction season, from approximately April 1 through November 30, and will operate on demand December 1 through March 31.

- viii. **Management.** The operator of the facility will be responsible for the good management of the quarry. This includes following the operation plan, complying with applicable permits and public relations. The operator at least annually prepare a report of the operation. The report shall include an estimate of the quantity of gravel removed to date, an assessment of the excavation progress with respect to the operation plan, a review of the condition of the infiltration area and erosion control methods employed and any other items noted during the annual inspection. The report shall make recommendations for any maintenance, repair or change of the quarry operation.

b. SOIL REMOVAL SEQUENCE

- i. Remove topsoil and loam (subsoil) from the Phase 1 area
- ii. Stockpile topsoil and loam (subsoil) in designated area
- iii. Provide silt fence or a line of hay bales to block run-on and runoff from the topsoil and loam stockpile
- iv. Excavate Phase I gravel up to a working face
- v. Topsoil, seed and mulch completed areas while maintaining necessary work area

c. SITE RECLAMATION PLAN

- i. **SURFACE SOIL REMOVAL** - The gravel extraction is planned in three phases. The top 24 inches (approximately) of topsoil and subsoil will be removed and stockpiled from each phase prior to excavation in that area. The stockpile will be immediately seeded to winter rye at a rate of 2 pounds per 1,000 square feet. The topsoil and subsoil will be retained in a mixed pile and used for site reclamation.
- ii. **SITE RECLAMATION** - Site reclamation will be accomplished by placing the topsoil and subsoil layer evenly over the completed section of the quarry. Prior to topsoil placement, the operator will probe the existing soil to ascertain that a minimum 24" drainage layer exists over less permeable substrata. The thickness of the drainage layer will be measured on a 50' grid to verify that the 24" thickness exists. If the 24" thickness does not exist, the operator will place additional sand or gravel to achieve the 24" thickness. The topsoil will be immediately sampled and sent to the UVM lab for analysis. Cow manure will be applied at a rate of 15 tons per acre and worked into the soil. These areas will be seeded with winter rye at a rate of 112 lbs. per acre. During the following spring, lime and fertilizer will be applied based on the soil test results. The winter rye will be harrowed or plowed down and the area will be seeded with Champlain Timothy, Alsike Clover or Arlington Red Clover at a rate of 20 lbs. per acre. For a minimum of five years after reclamation, the site will be maintained in grass sod and manure will be applied annually at a rate of 15 tons per acre.



July 8th, 2026, DRB Meeting Staff Notes

APPLICATION: 2026-59

APPLICANT: Nick Manosh

REQUESTED ACTION: Conditional Use Review, Major Subdivision Review

LOCATION: 400 Ferland Pit Road

EXISTING ZONING: Rural Residential Agriculture

PROJECT DESCRIPTION: 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.

PARCEL HISTORY:

1. NA

LIST OF APPLICANT SUBMISSIONS:

- A. Application 5-7-26
- B. Narrative 5-7-26
- C. Site Plan 5-7-26
- D. Operations Plan 7-17-26
- E. Updated Site Plan 7-17-26

PROCEDURAL INFORMATION:

1. Agenda placed in News and Citizen 6/22/2026
2. Notice placed on the town website and at three locations in town on 6/22/2026
3. Abutters notified on 6/22/2026
4. Notice sent to Applicant 6/22/2026
5. Application continued to 7/22/2026 on 7/8/2026



STAFF COMMENTS (Comments In Bold):

1. 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.
2. The lot is located in the Rural Residential Agriculture district at 400 Ferland Pit Road.
3. The Applicant is seeking conditional use review for a special industrial use for a new gravel pit and water bottling and extraction plant located on lot 09-027-01 after it is subdivided.
4. Section 204.a of the 2023 bylaws notes that the special industrial uses are only allowed east of Garfield Road.
5. Section 900 of the bylaws defines special industrial use as the “extraction or processing of earth resources such as rock, stone, sand, gravel, and minerals. These operations are generally incompatible with other uses and require large land areas. The Special Industry use, specifically per §485 of the Bylaws, is only allowed east of Garfield Road between the river (south) and the town line (north).
6. The extraction operation will consist of the removal of 3,000,000 yards of material over the life of the project between proposed lots 1 and 2 and will generate between 40 and 80 truckloads of material a day.
7. The property is located at 400 Ferland Pit Road which is east of Garfield Road.
8. Section 485.1 notes that before approval of any new or proposed extension of a soil, sand, or gravel operation, a performance bond shall be secured from the applicant sufficient to ensure that upon completion of the extraction operations the abandoned site will be left in a safe, attractive and useful condition in the interest of public safety and general welfare. The owner(s) shall submit a plan of proposed improvements to accomplish this end. The bond shall be sufficient to cover the cost of redeveloping the site as a park, lake, recreation area or other usable open space.
9. The Applicants have not proposed any new performance bond for this project. (**The Applicants will need to obtain a performance bond before the Board can approve this project.**)
10. The Applicants have provided a site reclamation section. The plan calls for replacing top soil, planting over vegetive cover, winter rye and clover, as well as plans to fertilize these



areas. (While the applicants have provided an operations plan they have not shown the location of topsoil stockpiles or a site plan for the reclamation project. The Board could consider whether this information is necessary.)

11. Section 485.2 notes that the removal of all material shall be conducted so as to result in the improvement of the land, giving due regard to the contours in the vicinity, such as leveling slopes and removing hills. The digging or creating of pits or steep slopes shall not be permitted, unless provision is made to refill such pit. **(The Applicants have not provided a plan to restore the extraction area as required to comply with Section 485.2)**
12. Section 485.3 notes that the excavation operation sites shall be graded smooth and left in a neat condition. Cut slopes and spoil banks shall not be allowed to remain. The operation site shall have 4" inches of top soil, fertilized, mulched and seeded so as to establish a firm cover of grass or other vegetation sufficient to prevent erosion under the supervision and to the satisfaction of the Zoning Administrator.
13. The Applicants operations plan notes that the topsoil shall be restored and replanted with winter rye and clover and will be fertilized.
14. Section 485.4 notes that all surface drainage affected by excavation operations shall be controlled by the owner to prevent erosion debris and other loose materials from filling any drainage course, street or private property. All provisions to control natural drainage water shall meet with the approval of the Zoning Administrator.
15. The Applicants Operations Plan notes the onsite infiltration area shown on the site plans shall control stormwater runoff from both phases of the project. In addition other erosion control measures shall be taken such as hay berms and ditches. **(The Applicants Operations Plan notes provisions to manage stormwater. However, these measures are not shown on a site plan. The Board could consider requiring more information as to how the stormwater will be managed on site).**
16. Section 485.5 notes that no excavation, blasting or stock piling of materials shall be located within two hundred feet of any street or other property line.
17. The Applicants plan set appears to show extraction within 200 feet of the southern property boundary of proposed Lots 1. In addition, Ferland Pit Road appears to be within 200 feet **(The Applicants should confirm this distance and reduce the extraction area if it is within 200 feet of this lot line or Ferland Pit Road.)**
18. Section 485.6 notes that no power-activated sorting machinery or equipment shall be located within three hundred feet of any street or other property line, and all such machinery shall be equipped with satisfactory dust elimination devices.
19. The Applicant site plan does not show the location of any extraction machinery. **(The Applicants should confirm that no extraction machinery will be located within 300 feet of any property boundary. This is more of a concern for phase 2 of the project).**



20. Section 485.7 notes that all excavation slopes in excess of 1:2 shall be adequately fenced as determined by the Zoning Administrator.
21. The Applicants site plans shows a slope in compliance with Section 485.7
21. Section 485.9 notes that stripping of topsoil for sale or for use on other premises, except as may be incidental to a construction project, shall be prohibited.
22. The Applicants Operations Plan notes that the existing topsoil will be stored onsite for use for site reclamation. **(Lots 1 and 2s principal use is special industrial use the applicant cannot sell topsoil from either lot. The extraction is not incidental to construction but the main focus of the use. While the Applicants have indicated that this topsoil will be stored they have not indicated where. The Applicants should clarify the storage location for the topsoil for this project.)**
23. The project also calls for a mixed-use lot with a water extraction / bottling facility and a single-family residence on proposed Lot 3. The Applicants feel that this falls under the definition of Special Industrial Use. They are also calling for a residential use on this lot.
24. **Staff disagrees with the Applicants assessment that water extraction and bottling is allowed under the special industrial use for the following reasons:**
 - a. Section 485 notes that “The removal of rock, soil, sand, or gravel for sale (except when incidental to proposed development on the same parcel) shall be allowed via the Special Industry Use, and be permitted by the DRB, after a plan for the rehabilitation of the site approved at a public hearing.
 - b. This section talks about the extraction of solid material, not water.
 - c. Section 900 defines Special Industrial Use as the extraction or processing of earth resources such as rock, stone, sand, gravel, and minerals. These operations are generally incompatible with other uses and require large land areas. The Special Industry Use, specifically per §485 of the Bylaws, is only allowed east of Garfield Road between the river (south) and the town line (north).
 - d. The definition of Special Industrial Use makes no mention of water. While it does note minerals, it makes no mention of minerals in water. The intent clearly is to include solids with no mention of liquids.
 - e. Section 900 also notes that the Special Industrial Use is generally incompatible with other uses.
 - f. Therefore, a residential use and special industrial use are not compatible on the same lot.
25. Section 485.10 notes that the DRB may attach any additional conditions as it may find necessary for the safety and general welfare of the public. **(The Board should consider whether the Applicants have provided sufficient information to demonstrate that there will be no impact to the general safety and welfare of the public. The Board**



could also consider what restrictions need to be placed on the water extraction piece of the project should the board determine that it is an allowed use.)

26. The project shall be subject to the site plan regulations noted in Section 500 of The Bylaws.
27. The project complies with the site plan requirements in Section of 502.
28. Section 505 notes that landscaping shall be required for any non-residential uses.
29. The Applicants have not provided a landscaping plan for the project to screen the earth extraction area. **(The Board could consider requiring additional landscaping for this project.)**
30. The Project will be subject to any of the requirements noted in Section 630 of The Bylaws.
31. Section 632 notes that the proposed project cannot have an adverse impact on any of the following:
 - a. 632.1 Community Facilities
 - b. 632.2 The character of the effected area
 - c. 632.3 Reduction in the ability of an area to hold water
 - d. 632.4 Will not result in undue water waste, notice or air pollution
32. The Applicants are also proposing a major subdivision with this project.
33. The project is located in the Rural Residential Agriculture Zoning District (RRA).
34. The parent parcels are lots 09-027-01 and 09-027-02 which when combined is 102.3 acres.
35. Section 204.5b notes that the minimum lot size for the RRA district is 80,000 square feet or 1.8 acres.
36. The Applicants materials note that all the proposed lots meet the minimum lot size requirements for the RRA.
37. Section 710.2 of The Bylaws notes that any subdivision creating more than two lots is considered a major subdivision and are subject to the Planned Unit Development regulations noted in Section 510 of The Bylaws.
38. Section 510.5.b notes that the minimum lot size for a PUD is reduced by 50% provided that 50% of the developable property is conserved.
39. The Applicants lots all meet the current minimum lot Size for the RRA
40. Section 510.6a notes that a minimum of 50% of the lot area shall be permanently conserved as open space on its own lot which in this case is 51.15 acres.
41. **Staff notes that the applicant has not met the 50% conservation requirement noted in Section 510.6a for the following reasons:**
 - a. **The Applicants narrative and site plan notes that the total project acres is 102.3 acres.**



- b. As noted above lot 4 is 43.5 acres which is 7.65 acres short of the 50% requirement noted in Section 510.6a.
 - c. Section 510.6a notes the following:
 - i. A minimum of 50% of the proposed development area shall be permanently protected as open space and shown on the Final Plat and said open space shall be placed on a separate parcel from the building lots.
 - d. Section 900 of the bylaws notes that the definition of development includes "The division of a parcel into two or more parcels".
 - e. Therefor the development area noted in Section 510.6a would include all 102.3 acres of both lots combined the original lot.
 - f. To comply with the mandatory 50% conserved requirement noted in Section 510.6a, the Applicants would need to conserve a minimum of 51.15 acres.
 - g. The Board should consider whether to continue the application until the subdivision has been reconfigured to meet the 50% conserved requirement or require the applicant to submit an updated plat to the Zoning Administrator prior to recording the final plat.
- 42. Section 510.6.b notes that half of the lots need to abut the opens space lot.
 - 43. The Applicants site plan shows that half of the lots abut Lot 4 even though it is separated by Ferland Pit Road.
 - 44. Section 510.6.k notes that ownership of the open space has to be dedicated to the town, the towns conservation commission or a homeowner's association (HOA).
 - 45. The Applicants have not provided draft declaration of covenants and conservation easements that outline how the open space is to be maintained. **(The Applicants will have to provide a copy of these documents prior to approval.)**
 - 46. Section 510.6.l notes that the town shall be granted a maintenance easement to ensure perpetual maintenance of the open space.
 - 47. The Applicants have not supplied a draft conservation easement for the town.
 - 48. Section 510.6.m notes the dedicated open space needs to be clearly delineated on the ground with permanent markings.
 - 49. The Applicant narrative does not note how the open space will be delineated on the site plan(**The Applicants need to note how the open space will be delineated on the ground.)**
 - 50. Section 510.6.n notes that walk ways, bike paths and trails shall be provided where feasible to link the lots to the proposed open space.



51. The Applicants have not indicated how these proposed lots will be connected to the proposed open space. **(The Board will need to consider whether the applicant should provide additional trails to the open space other than the proposed roadway.)**
52. The Applicants plat will be subject to the plat requirements noted in Section 770 of The Bylaws.
53. The Applicants plan set complies with the following Section of 770: a-j
54. Section 770.k notes that the lots need listers parcel ids need to be shown on the plat.
55. The Applicants plat does not note lister parcel ids.
56. The Applicants have not provided a location of a water supply available for firefighting as noted in Section 770.t. **(The Applicants should provide additional documentation from the Morrisville Fire Department or provide a source onsite capable of servicing the subdivision.)**
57. This project is subject to the Subdivision General Requirements & Design Standards noted in Article VIII of The Bylaws.
58. Section 800 notes all roads shall be built according to the regulations found in the Morristown Road Policy.
59. The project is serviced by previously approved Ferland Pit Road
60. The project is subject to the Subdivision standards noted in Section 810 of the Bylaws.
61. Based on the Applicants submittals, the project complies with Section 810 of The Bylaws. **(The Project is being proposed in an area that is suitable for building and is outside of any wetland or wetland setback. It does contain a deer wintering area but it is located on Lot 4 which is designated for agriculture and silviculture. The town plan does allow special industrial uses in the area that this project is located in. The Board will need to determine whether the proposed water bottling facility complies with the town plan.)**
62. The project is subject to the street regulations noted in Section 820 of the Bylaws.
63. The project is serviced by a preexisting road which complies with Section 820 of The Bylaws.
64. The project is subject to the water and wastewater regulations noted in Section 830 of the bylaws.
65. The Applicants have not provided wastewater permits for all the lots. **(Staff recommends that the DRB imposes a condition on an approval that wastewater permits are required prior to the issuance of a zoning permit as allowed by Section 830.**
66. The project is not subject to the sidewalk regulations noted in Section 835 as it is located in the RRA zoning district which does not require sidewalks as noted in the Morristown Sidewalk Policy.
67. The project is subject to the Utility regulations noted in Section 840 of the Bylaws.



68. Section 840.1 notes that utility easements are required to be shown (**The Applicants site plan does not show utility easements.**)
69. Section 840.2 notes that all subdivisions require provisions for firefighting, stormwater management and electrical power.
70. Section 840.7 notes that the applicant shall coordinate the design of the electrical utilities with Morrisville Water in Light.
71. The Applicants have not indicated that they are coordinated the design of the electrical utilities with Morrisville Water and Light.
72. The Applicants project is subject to the drainage improvements for major subdivision noted in Section 850 of The Bylaws.
73. The Applicants have not submitted an erosion and sedimentation control plan for this project.
74. The Applicants project is subject to the site preservation standards noted in Section 860 of The Bylaws.
75. The Applicants have not submitted an erosion and sedimentation control plan with this project as required by Sections 860.1 and 860.2.
76. The Applicants have not provided additional screening as noted in Section 860.3.
77. The Applicants are required to provide copies of any community agreements required to maintain shared infrastructure and open space.
78. The Applicants have not provided draft copies of these agreements.

OUTSTANDING ITEMS:

1. Performance Bond as required by Section 485.1.
2. Location of topsoil storage Section 485.9.
3. Listers parcel ids Section 770.k.
4. Plat showing compliance with the 50% conserved land requirement in Section 510.a.

ITEMS FOR DRB CONSIDERATION:

1. Is water extraction covered as a Special Industrial Use as Defined in Section 900 and Section 485?
2. Are the Applicants site restoration plans sufficient to comply with Section 485.2 & Section 485.3?
3. Are the Applicants Erosion and sedimentation control plans sufficient to comply with Section 485.4?
4. Are the Applicants stormwater plans sufficient to comply with Section 485.4?
1. Have the Applicants provided enough information to ensure that abutting residential properties will not be impacted?
 - a. What additional information should the Applicants provide to confirm this?



2. What additional conditions if any would the board like to put on this project as allowed under Section 636 of the Bylaws?

RECOMMENDATIONS TO THE DRB

1. Continue with the application until the outstanding items have been addressed:
 - a. Performance Bond as required by Section 485.1.
 - b. Storage area for topsoil as noted in Section 485.9
 - c. Landscaping plan noted in Section 505.
 - d. Redesigned subdivision showing 50% of the land as permanently conserved. Section 510.6a.
 - e. HOA agreements and covenants to conserve land as noted in Section 510.6k.
 - f. Listers Parcel ids as noted in Section 770.
 - g. Letter From Morrisville Fire department as noted in Section 770.t.
 - h. Utility easements as notes in Section 840.1.