



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, September 9, 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 8/12/26.

IV. PUBLIC COMMENTS

V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. 2026-89- Conditional use application, submitted by 133 Gallery Lane LLC, to add a childcare use to the property located at 105 Gallery Lane. The Applicants are looking to add 55 childcare spaces serving children 6 months to 6 years old. The project consists of 4400 square feet of indoor space with a 5000 square foot outdoor play area and 18 parking spaces. The project is located in the Industrial Zoning District (IND). The project will be reviewed under the 2026 Morristown Zoning and Subdivision Regulations with emphasis on the following sections: 204.E-F, 480.E, Article V, and Section 630.
2. Continuation of the public hearing of Conditional Use application 2026-48 - 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. The Applicant is also proposing to add a new gravel pit to the site via a Special Industrial Use. During the course of reviewing this application the Applicant requested the addition of a variance request to allow for extraction within the 200-foot property line setback required for Special Industrial Uses. This project will be reviewed under the 2023 Zoning Bylaws with emphasis on the following Sections: Section 204.3, 204.5a-b, 485, 500, 630, and 660.
3. Continuation of the public hearing for application 2026 -59 - Major Subdivision, and Conditional Use Review application submitted by Nick Manosh. During the course of reviewing this application, the Applicant, Nick Manosh, decided to modify the original application for a property located at 400 Ferland Pit Road. The Applicant requested the following changes be made to the original application: removal of the major subdivision component of the project, removal of the residential use from the lot containing Special Industrial Use, the removal of the bottling component to the bulk water extraction operation, and the addition of a variance request to allow for extraction within the 200 foot property line setback required for Special Industrial Uses. This project will be reviewed under the 2023 Zoning Bylaws with emphasis on the following Sections: Section 204.3, 204.5a-b, 485, 630. and Article V.

VI. ACTION ITEMS TO BE CONSIDERED

VII. OTHER BUSINESS

VIII. ADJOURN