



**TOWN OF MORRISTOWN
DEVELOPMENT REVIEW BOARD
WARNED PUBLIC HEARING
WEDNESDAY, AUGUST 12, 2026, 6:00 P.M.**

Community Meeting Room, 43 Portland Street in Morrisville, VT

Join Zoom meeting or by phone join via conference call:

1 (646) 558-8656 | Meeting ID: 810 342 4528 | Passcode 05661

Live stream: 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 July 22, 2026

IV. PUBLIC COMMENTS

V. HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

1. 2026-69 - The Applicant, Robert Clark, is seeking to re-subdivide lots 23-077, 23-077-1, 23-077-2 while also creating a 4th lot 23-077-3. The primary purpose of this subdivision is to adjust the boundaries of all three existing lots while creating a 4th lot that will be permanently conserved. The new lot sizes are as follows: 23-077 - .53 acres, 23-077-1 - .30 acres, 23-077-2 - .38 acres, and 23-077-3 - .63 acres. The project is located at 138 Congress Street. The Project will be reviewed under the 2023 Morristown Zoning and Subdivision bylaws as it was submitted before the 2026 bylaw took effect. The project is subject to the following sections: 204.5b, 405, Article VII and Article VIII.

VI. OTHER BUSINESS

1. Continuation of the public hearing for 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 Lot 1 and Lot 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. 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. 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.

VII. ACTION ITEMS TO BE CONSIDERED

VIII. ADJOURN