

TOWN OF MONTGOMERY, VERMONT

**MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES**

April 25, 2019

Members present: Parma Jewett, Lynda Cluba , Suzanne Wilson

Interested parties: Marty Lumbra, Faith Johnson, Lois Babbit and Robert Bonnell representatives for Bill Lynam, requesting interested party status.

Meeting was called to order at 5:45 pm .

1. **Reorganize Board** - Sue Wilson made a motion to elect Parma as Chair of the Board. So moved 3-0
Parma made a motion to nominate Mark Brouillette as Vice Chair of the Board. So moved 3-0
Parma made a motion to nominate Lynda as Clerk of the Board. So moved 3-0
Approve minutes - Sue made a motion and was seconded by Parma to approve the minutes of June 14, 2018 as amended. So moved 3-0. No quorum was present to approve the minutes of January 24, 2019.
2. **Other Business** - The Board had discussion on the letter from Zoning Administrator, Ellen Fox with thoughts on amending the Application to Development Review Board. Reasons for the DRB to hear an application including the following:
 - Appeal from a decision of the Zoning Administrator
 - Application for a Conditional Use permit (as defined for each district and by Section 5.1 of the Zoning regulations and also 4.3B and E, which are not listed in 5.1)
 - Application for a Variance from the Town's Zoning Regulation
 - Approval of lot(s) accessed via Right-of-Way
 - Site Plan Approval for a Planned Unit Development (this is a change in language to clarify that site plan approval by DRB is not required for every subdivision)
 - Request for interpretation of Zoning Regulation or Map
 - Application for development in the River Corridor
 - Application for development in the Special Flood Hazard Area
 - Other

Hearing - Marty Lumbra, Parcel ID# 19.001X. Application for approval of lot accessed by right-of-way under Section 6.10(D). Lot is 9.78 acres located in the Rural Residential zoning district with 185.87' of frontage on a public road. Parcel includes a 1sty dwelling located at 58 Chantally Lane.

Parma explained the application and procedure of the hearing. She asked if anyone had a conflict of interest in this case. No response. She then gave the Oath to all interested parties, all confirmed. Robert Bonnell submitted 2 letters from Bill Lynam authorizing Robert Bonnell and Lois Babbitt to represent him as an interested party in the hearing. Marty Lumbra submits a Boundry Line Adjustment Plat prepared by Barnard & Gervais, LLC, noted as Evidence **A1**.

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ZONING OFFICE

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The reason Marty requests Access by R.O.W is because his 9.78 acre lot does not have the required road frontage to meet current Zoning Regulations. He has subdivided his 14.78 acre lot in 2 parts. Lot 1, which includes the Belfry Restaurant, is 4.8 acres and Lot 2, which includes his residence, is 9.78 acres. He is currently in the process of selling the restaurant.

Parma asked if any board members had questions of the applicants. She asks how wide the ROW is. Marty showed his plat with the 50' ROW. Parma also explains that the ROW must be recorded in the land records of Montgomery. The Board did not feel a visit to the property was necessary. Parma then made a motion and was seconded to go into deliberation at 6:40pm. So moved 3-0. A motion was made by Lynda and seconded to exit deliberations at 6:43pm. So moved 3-0. Sue made a motion and was seconded to grant approval of the 9.78 acre lot accessed by ROW. So moved. 3-0.

Lynda made a motion and was seconded to adjourn at 6:46 pm. So moved 3-0

Respectfully submitted: Lynda Cluba, Clerk

April 30, 2019