

TOWN OF MONTGOMERY, VERMONT

ZONING OFFICE

**MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES**

July 17, 2017

Members present: Parma Jewett, Merle VanGieson, Lynda Cluba, Suzanne Wilson

Interested parties: Susan and Gary McAllister, Danielle Fleming

Also present: James and Deb Esty, not requesting interested party status.

Meeting was called to order at 6:30 pm .

DEVELOPMENT REVIEW BOARD HEARING

Parma explained the application and procedure of the hearing. She asked if any Board members had a conflict of interest, there was none. She gave the Oath to the Gary and Susan McAllister and Danielle Fleming.

The property is 4.75 acres located at 3948 Hill West Ext. in Montgomery. Property ID# is 12.137X.

An Application was submitted to the DRB for a Conditional Use Permit, under Section 4.2 of the Montgomery Zoning regulations to change present use from a camp to a single family dwelling in the Conservation I Zoning district. The applicants plan to make the property their full time residence and put an addition on the current dwelling. Parma explained that this is not an application for their Building permit but a request for Conditional Use to change the building from a camp to single family dwelling. They explained that Danielle Fleming watches over their property during their absence.

Parma asked if any board members had questions of the applicants. Lynda asked if the lot was grandfathered as Conservation I district requires a 10 acre a parcel and their property is only 4.75 acre. Parma confirmed that the lot is grandfathered. Merle asked why there is no map submitted showing where camp is located showing setbacks. Parma explained that information is not relevant to the hearing, but would be required for the building permit if the board approved the request for conditional use.

Documents submitted included an Application to the DRB dated 6/28/17 for Conditional Use Permit, a copy of the town tax map showing the property and some adjoining property owners as well as the notice posted in the newspaper. This document is referenced as A1.

Parma asked the Board if they felt a need to visit the property. All members declined. Parma offered the opportunity for anyone to provide additional testimony. There was none. She explained that this concluded the hearing. She explained the Board would enter into deliberative session.

The Board entered deliberative session at 6:50 pm and exited deliberative session at 7:00 pm. All parties will be notified within the forty-five (45) day time limit of the actions of the DRB.

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Parma made a motion and was seconded to approve a Conditional Use for the 4.75 acre property located at 3948 Hill West Ext. without conditions. The motion carried 4-0. Lynda made a motion and was seconded to adjourn at 6:50 pm. So moved. 4-0

Respectfully submitted: Lynda Cluba, Clerk