

TOWN OF MONTGOMERY, VERMONT

ZONING OFFICE

**MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES**

February 15, 2017

Members present: Parma Jewett, Howard Tatro, Merle VanGieson, Mark Brouillette, Lynda Cluba
Also present: Ann Lavery, Zoning Administrator
Interested parties: Valerie and Winton Goodrich, Atty. Joseph Cahill

Meeting was called to order at 6:05pm .

DEVELOPMENT REVIEW BOARD HEARING

Parma explained the purpose of this hearing. Property Id 30.011X at 753 Deep Gibou Rd in Montgomery Ctr. Application to the DRB is for a Conditional Use Permit to build a Single Family Dwelling on a 2 acre parcel in the Rural Residential Zoning District.

Documents submitted by the Administrative Officer included an Application to the DRB dated 12/30/16 for Conditional Use Permit referenced as A1, an Application for Building Permit dated 12/30/16 for a Single Family Dwelling referenced as A2, a copy of the tax map identifying the property on the Gibou Rd referenced as A3.

Documents submitted by the Attorney (Joseph Cahill) for the Appellant was a letter to the ZA from Michael Gawne, dated 1/1/17 explaining the Appellants position, referenced as A4. Attorney Kahill spoke for the appellant.

Parma asked if they would upgrade the septic regarding the number of bedrooms. Mr Kahill replied they would not as there was previously a 3 bdrm house on this property. Merle asked if they had read the Review Standards on pg 29 of the Zoning Regulations. They answered they had read them. They were also asked why they had not put the size of the new dwelling on the Building permit. Valerie responded, that they were waiting to see if the Conditional Use was approved and then they would sell the property. They do not know where the house would sit but may not use the existing foot print.

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. All parties will be notified within the forty-five (45) day time limit of the actions of the DRB. The Board entered into deliberations at 6:34 pm and left the deliberative session at 6:45 pm. Howard made a motion and was seconded by Merle to approve a Conditional Use for the 2 acre property at 753 Deep Gibou Rd. The motion carried 5-0. Lynda made a motion and was seconded to adjourn at 6:50 pm. So moved

Respectfully submitted: Lynda Cluba, Clerk