

TOWN OF MONTGOMERY, VERMONT

ZONING OFFICE

**MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES**

June 1, 2017

Members present: Parma Jewett, Merle VanGieson, Lynda Cluba

Also present: Ann Lavery, Zoning Administrator

Interested parties: Donna and Mark Kane

Meeting was called to order at 5:59pm .

The Board reorganized their members. Merle nominated Parma as Chair of the DRB. Motion passed 3-0. Parma nominated Lynda as Clerk of the DRB. Motion passed 3-0. Parma nominated Merle as Vice Chair of the DRB. Motion passed 3-0.

DEVELOPMENT REVIEW BOARD HEARING

Parma explained the application and procedure of the hearing. She asked if anyone had a conflict of interest, there was none. She gave the Oath to the Donna and Mark Kane. The property ID is 12.136X located at 4041 Hill West Ext. in Montgomery Ctr. An Application was submitted to the DRB is for a Conditional Use Permit, under Section 4.2 of the Montgomery Zoning regulations, to build a 26'X28' on a 12.7 acre parcel located in the Conservation I Zoning district. The applicants plan to use the camp for 7 months during the year. They also reduced the size of the camp stated on the Building permit form 32' X26' due to a side hill which would restrict construction. The applicants currently have a 355 sq ft camp on the property which they stated would be gutted and used only for storage. They also stated they would be disconnecting the existing septic system. They will possibly connect a 1000 gal holding tank which would not have a leach field and would need to be pumped out periodically, as necessary. They also informed the Board they had a spring on the property which is currently connected to the 355 sq ft camp. It will be disconnected from the present camp.

Documents submitted by the Administrative Officer included an Application to the DRB dated 5/08/17 for Conditional Use Permit referenced as A1, and an Application for Building Permit, with a plot plan, dated 5/08/17 for a new camp referenced as A2.

Parma asked if the Board members had any questions of the Applicants. Merle explained that their plot plan was incomplete as it did not show where the present camp and other storage sheds were on the property. He also informed them that as both of their sons names are on the property, they signatures should be on the permit and application forms. Mark and Donna stated they will comply.

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. All parties will be notified within

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the forty-five (45) day time limit of the actions of the DRB. The Board entered into deliberations at 6:40 pm and exited deliberative session at 6:47 pm.

Merle made a motion and was seconded to approve a Conditional Use for the 12.7 acre property located at 4041 Hill West Ext. with the following **conditions**.

- 1. Present camp will be gutted and used for storage only in the future. The toolshed and lean-to which are currently on the property will also only be used for storage.**
- 2. Sewer and water will be disconnected from the 355 sq ft camp.**

The motion carried 3-0. Lynda made a motion and was seconded to adjourn at 6:50 pm. So moved. 3-0

Respectfully submitted: Lynda Cluba, Clerk