

*TOWN OF MONTGOMERY, VERMONT*

**MONTGOMERY DEVELOPMENT REVIEW BOARD  
UNAPPROVED MINUTES**

**June 14, 2018**

*Members present: Parma Jewett, Mark Brouillette, Lynda Cluba, Suzanne Wilson*

*Interested parties: David and Debbie Byers, Jaye and Ken O'Connell and Wolfgang Schadinger*

*Also present: Barry Kade, not requesting interested party status.*

Meeting was called to order at 6:04 pm .

1. **Approve Minutes – 7/17/2018** Suzanne made a motion and was seconded by Parma to amend the minutes to include that Mark Brouillette had been absent at the hearing. So moved 3-0, Mark abstained.
2. **Reorganize Board** – Suzanne made a motion to elect Parma as Chair of the Board. So moved 4-0. Suzanne made a motion to elect Mark as Vice Chair of the Board. So moved 4-0. Parma made a motion to elect Lynda as Clerk of the Board. So moved 4-0.
3. **DRB Hearing – Ken O'Connell and David Byers; Application for Conditional Use Permit**

DEVELOPMENT REVIEW BOARD HEARING - commenced at 6:33 pm

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 all present and distributed packets of information submitted by the appellants noted as **A-1**.

The property is a .52 acre parcel, owned by David Byers and Ken O'Connell located at 3059 Mountain Rd. with parcel ID# 242.096X

An Application was submitted to the DRB for a Conditional Use Permit, under Section 4.3b and 5.1 of the Montgomery Zoning regulations to construct a deck on the west side of the dwelling, within the 50' setback of the property line.

Documents submitted included an Application to the DRB dated 5/11/2018 for Conditional Use Permit, a copy of Section 4.3 of the Montgomery Zoning Regulations (pg. 26), a copy of VT statutes, Section 4414 Zoning, a copy of the original Application for Building/Zoning Permit and 5 pages of drawings showing property lines and plans for the new deck. **A-1**

Parma asked if any board members had questions of the applicants. Lynda asked why they wanted to build the deck on the west side. Dave explained that this is the side the kitchen and living room is on which has the best view. The other side of the house has the bedroom. They plan on entering the house from the back side. Wolfgang had concerns if this could affect the value of his adjoining property. The Board felt it would not.

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*ZONING OFFICE*

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Parma asked Wolfgang if he planned on building on his property any time in the future and if he felt this could unreasonably interfere with his privacy. He responded that he did not believe so at this time.

Parma asked the Board if they felt a need to visit the property and would the owners give permission; they affirmed. Board members Mark, Suzanne and Parma along with Wolfgang would visit the property at 7p on the present date. Lynda had visited the property on June 13. Parma explained that this concluded the hearing. She explained the Board would enter into deliberative session upon return from the visit. Lynda made a motion and was seconded to recess at 6:53 pm. So moved 4-0

Members returned from the property visit, reconvened and entered deliberative session at 7:20 pm and exited deliberative session at 7:27pm. All parties will be notified within the forty-five (45) day time limit of the actions of the DRB.

Mark made a motion and was seconded by Parma to approve a Conditional Use for construction of a deck on the property located at 3059 Mountain Rd with the condition the driveway on the West side of the dwelling be removed and turned into green space. The motion carried with a roll call vote; 4-0. Parma - yes, Mark - yes, Suzanne - yes and Lynda - yes

4. **Other Business** - No other business was discussed.

Lynda made a motion and was seconded to adjourn at 7:35 pm. So moved 4-0.

Respectfully submitted: Lynda Cluba, Clerk June 20, 2018