

*TOWN OF MONTGOMERY, VERMONT*

*ZONING OFFICE*

**MONTGOMERY DEVELOPMENT REVIEW BOARD  
UNAPPROVED MINUTES**

**Thursday, July 28, 2016**

*Members present: Parma Jewett, Merle VanGieson, Mark Brouillette, Lynda Cluba*

*Also present: Ann Lavery, Zoning Administrator*

*Appellant: Jason Day and Susan Hill*

Meeting was called to order at 6:05pm

DEVELOPMENT REVIEW BOARD HEARING

Jason Day/Susan Hill - DRB Application 16-14

Application for Variance

Parma explained the purpose of the hearing. An Application for Variance to build a 10X16 storage shed on concrete blocks at 3052 Mountain Rd Montgomery Ct. A .77 acre parcel in the Rural Residential District, ID# 242.097X.

Parma explained the purpose of the hearing and gave oaths to the applicants. They affirmed.

Jason explained the property is restricted due to steep topography on some parts of the property and there is a stream running through 2 places on the property. He cannot meet the side setbacks due to their bridge over the stream. He could meet all 3 other setbacks and felt this was the only place on the property where he could build on level ground. He felt there were unique physical characteristics such as lot size and topography which would restrict the permitting for construction of this shed.

Parma asked the Board if they had any questions. Lynda asked him to explain his drawing and provide information as to where exactly the shed would be constructed and how far it would be from the road. The Board asked if they could visit the property to get a better idea exactly where he wanted to construct his shed. The Board will visit the property on Monday, August 1<sup>st</sup> at 5:30pm. Parma asked him to check with The Agency of Natural Resources and make sure he was in compliance with state stream regulations before the Board's visit. Jason said he would.

Lynda made a motion and was seconded to adjourn the hearing at 6:25pm and reconvene after the site visit on Monday. So moved 4-0.

A site visit was conducted on Monday, August 1 at 5:35 pm. Present were Mark Brouillette, Parma Jewett, Merle Van Gieson and Lynda Cluba. Both applicants were present.

It was noted the stream was small and not depicted on tax maps; there was no issue of a flood hazard. There were 4 other structures on the property besides the dwelling. One was a removable metal covering with dirt floor which is not assessed. Also was a small privy,(not assessed) and an old wooden shed like structure

assessed on this property as a 154 sq ft animal shelter. They informed us this shelter was on the O'Shea's property. Also a 272 sq ft shed which is used for storage. The inspection committee concluded their visit and returned to the office. Parma called the Board to reconvene at 6:05pm. Mark made a motion and was seconded to enter deliberative session at 6:07pm. So moved 4-0.

After discussion, Mark made a motion and was seconded to leave deliberative session at 6:13pm. So moved 4-0.

Lynda made a motion and was seconded to approve the request for variance. Motion was denied 4-0. Roll call vote: Lynda - no, Merle - no, Mark - no, Parma - no.

Lynda made a motion and was seconded to adjourn at 6:17pm. So moved 4-0.

Respectfully submitted: Lynda Cluba