

*TOWN OF MONTGOMERY, VERMONT*

**MONTGOMERY DEVELOPMENT REVIEW BOARD  
UNAPPROVED MINUTES**

**Thursday, March 25, 2021**

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

*Applicants: Linda and Andre Gagne and Joseph Starr*

*Visitors: Ellen Fox, Zoning Administrator*

Meeting was called to order at 5:03 pm.

Parma explained the process of how the meeting will be conducted. The hearing is recorded and all who speak must first state their name and be recognized by the Chair.

- 1. Reorganization of Board** – Sue nominated Parma as Chair of the Board. Lynda – yes, Sue – yes, Mark – yes, Parma – abstained. So moved 3-0. Wendy not present .  
Sue nominated Mark as Vice Chair. Lynda – yes, Sue – yes, Parma – yes, Mark – yes.  
So moved 4-0. Wendy not present.  
Sue nominated Lynda as Clerk. Lynda – yes, Parma – yes, Mark – yes, Sue – yes. So moved 4-0.  
Wendy was not present.

- 2. DRB Hearing** - The hearing is conducted by Zoom conference Meeting ID: 890 9510 8590, Passcode: 778320.

**Linda and Andre Gagne have submitted an Application for Conditional Use Permit to change the use of their camp to a single family residence. The property is a 45.3 acre piece described as parcel #12.140X located in the Conservation 1 Zoning district as written in the Town of Montgomery Zoning Regulations; Amended and updated November 2018.** There is currently a camp located on the property which the applicants plan to use as their permanent residence.

Parma gave the oath to the applicants. She asked if any board member felt they had a conflict of interest. No response.

**Evidence submitted by the Zoning Administrator noted as A1 includes:** Application to DRB dated 2/22/21, a sketch drawn by the applicants which includes location of the camp and adjoining property owners. Notice of hearing, which includes a list of abutting property owners, posted in 3 places and printed in the St. Albans Messenger on March 9, 2021.

Andre and Linda explained they wish to live in their camp full time and have applied to change the status of the property from a camp to a single family residence. They wish to live there full time and travel South for part of the winter season.

Parma asked if any Board members had questions for the applicant. Mark asked if they plan on putting a house where the camp currently sits. Applicants explained they will use the existing camp as their residence. Lynda asked if they have a well and septic on the property now. They responded they do have both on the property. Parma explained that the Board will go into deliberations and mail a decision within 45 days.

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- 3. DRB Hearing – Joseph and Amanda Starr have submitted and Application for Conditional Use Permit to build a single family residence. The property is a 40.05 acre piece described as parcel #58.077X located in the Conservation 1 Zoning district as written in the Town of Montgomery Zoning Regulations; Amended and updated November 2018.**

Parma gave the oath to the applicant. She asked if any board member felt they had a conflict of interest. No response. **Evidence submitted by the Zoning Administrator as A2 includes:** Application to the DRB dated 2/18/2021, A map from the Natural Resources Atlas showing the property lines and the approximate location of the proposed dwelling, Notice of hearing, which includes a list of abutting property owners, posted in 3 places and printed in the St. Albans Messenger on March 9, 2021 and an Application for Building/Zoning Permit to build a single family dwelling with 3 bedrooms and 2.5 baths; approved on 2/23/2021 and expiring on 2/23/2022.

Joseph explained he wishes to build a primary residence on the property. He is currently in the process of selling the property he lives in now.

Parma asks if any Board members had questions. Mark asks why the applicant has not installed a culvert in the driveway as that is a requirement of the driveway permit he filled out. Mark explained that this needs to be done as soon as possible as lack of the culvert could cause water damage to the road. Joseph explained he had a culvert but the ground was too frozen for him to install in the past. He plans on putting it in this weekend. Sue asked if he has a waste water permit? He answered that he does and plans on bringing in the original for recording next week. Wendy asked if his plan is to only build a dwelling and the garage? He answered in the affirmative.

Parma explains the board will go into deliberations and mail a decision within 45 days. Sue then made a motion and was seconded to go into deliberation at 5:27 pm. So moved 5-0. A motion was made by Lynda and seconded to exit deliberations at 5:30 pm. So moved 5-0.

Mark made a motion and was seconded to approve a Conditional Use Permit submitted by Andre and Linda Gagne to change the use in Conservation I district from a camp to single family residence. Mark – yes, Wendy – yes, Parma – yes, Lynda – yes, Sue – yes. Motion passed 5-0.

Mark made a motion and was seconded to approve a Conditional Use Permit submitted by Joseph and Amanda Starr to build a single family dwelling in Conservation I district with a condition to install a driveway culvert to town specifications by April 25, 2021. Mark – yes, Lynda – yes, Sue – yes, Wendy – yes, Parma – yes. Motion passed 5-0.

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4. **Approve minutes:** 11/14/2019 – Suzanne made a motion and was seconded to approve the minutes as written. So moved 5-0.

2/11/2020 – Wendy made a motion and was seconded to approve the minutes as written. So moved 3-0. Sue and Lynda abstained as they were not present at this meeting.

3/12/2020 – Lynda made a motion and was seconded to approve the minutes as written. So moved 4-0. Mark abstained as he was not present at this meeting.

12/10/2020 – Suzanne made a motion and was seconded to approve the minutes as written. So moved 4-0. - Lynda abstained as she was not present at this meeting.

1/28/2021 – Wendy made a motion and was seconded to approve the minutes as written. So moved 4-0. – Mark abstained as he was not present at this meeting.

5. **Other Business:** Parma explained to the Board that she has requested from the Selectboard to pay the Clerk of the DRB for their time typing minutes and decisions @ \$15.00/hour. She also has a request from John Kurylowski to be appointed to the DRB as an alternate.

Lynda made a motion and was seconded to adjourn at 5:45 pm. So moved 5-0

Respectfully submitted: Lynda Cluba, Clerk