

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday June 17, at 6:00 pm** at the Montgomery Town Hall (the Grange), 57 Main Street Montgomery Center

Abram Barnard and Walter Knight have submitted an application to change the use of the property at 312 Main Street. They propose to rebuild the existing structure to use as an ice cream stand and a food truck area, and to construct an outdoor volleyball court, bocce courts, outdoor community film screening area, and parking area.

The proposed change of use is on parcel ID#ON118.041B which is 16.5 acres in both the Village 1 and Village 2 Zoning Districts. Outdoor recreation requires Conditional Use Approval in Village 1 and Village 2 Zoning Districts.

Further information may be obtained from the Zoning Administrator, Ellen Fox, or at the Montgomery Town Clerk's Office.

An interested person must participate in the local proceeding as a prerequisite to the right to any subsequent appeal.

***to be published June 1, 2021 in St Albans Messenger**

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) Trout River Developers - Abram Barnard and Walter Knight Phone: Walter 570-906-0005
Address Walter Knight PO Box 300, Montgomery Ctr / Abram Barnard 4904 Longley Bridge Rd, Enosburg Falls, 05450

PROPERTY: Parcel I.D. No. ON118.041B Zoning District Village 2
Location 312 North Main Street, Montgomery Center
Date Acquired April 15, 2020 Town Land Records - Book 99 Page 586
Present Use Landscaping and Nursery Business Proposed Use Outdoor Recreation, Ice Cream stand, food truck
Lot Size 16.5 acres Depth 840 ft Frontage on Public Road or R.O.W. 105 ft

TYPE OF APPLICATION:

- () Appeal from a decision of the Administrative Officer
(x) Application for a Conditional Use Permit
() Application for a Variance from the Town's Zoning Regulations
() Approval of lot(s) accessed via Right-of-Way of record
() Site Plan approval for Subdivision
() Request for interpretation of Zoning Regulation or Map

State reason for Application: Application for permit to build food service area on existing footprint; Construction of Volleyball Court, Bocce, and parking for outdoor recreation area. Community outdoor cinema showing films one evening every two weeks and possible 3 day film festival once per year

ADDITIONAL INFORMATION REQUIRED WITH APPLICATION: A plot plan must be submitted with this application to show; property boundary lines with dimensions, easement and right-of-way lines, all existing and proposed structures and alterations, proposed subdivision of land, scale and true north, location of sewage and water supplies, and other relevant information.

I hereby certify that the information in this application, (including attachments), is true and correct.

Signed: Signatures on file ZP-14-21 Date: May 28, 2021
Applicant (s) or Authorized Agent

Submit to Town Clerk with required fee: (Checks payable to Town of Montgomery).

FOR USE BY DEVELOPMENT REVIEW BOARD

DRB Application No. Zoning Permit Application No.: Fee Paid:

Date Received: Notice of Hearing Date: Date of Hearing:

Decision of Board: Approved () Denied () Date of Decision:

Conditions:

Secretary, Development Review Board

Original to DRB and copies for applicant, listers, town clerk



Parcel Viewer

Town, Address, SPAN, Local LC



Main St

-72.611 44.881 Degrees



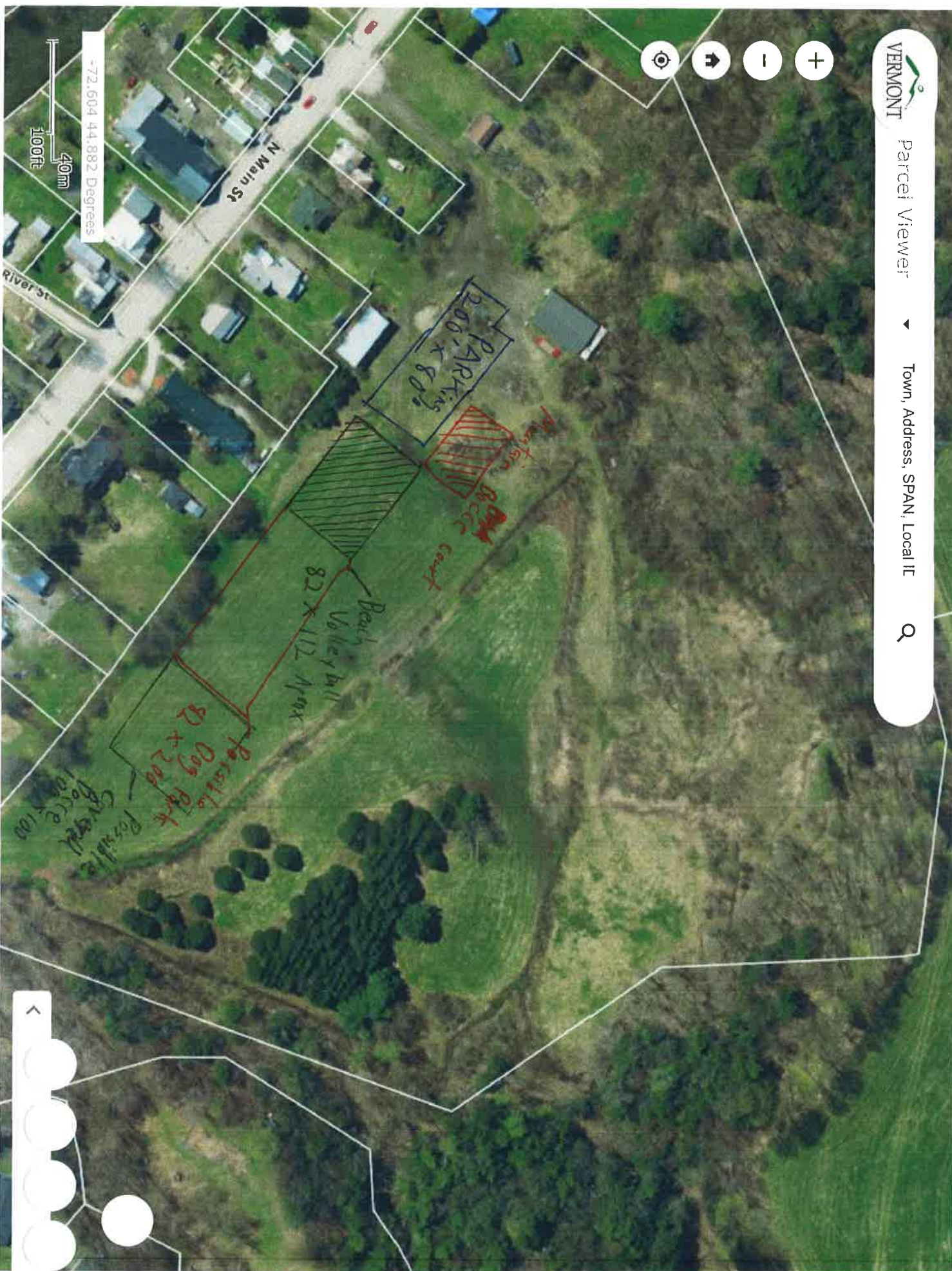
App State

Click to restore the map extent and layers visibility where you left off.



Parcel Viewer

Town, Address, SPAN, Local IT



-72.604 44.882 Degrees

40m
100ft

