

TOWN OF MONTGOMERY  
DEVELOPMENT REVIEW BOARD  
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday May 26, 2022** at 5:30 at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Roger Chauvin Sr has submitted an application for a conditional use permit to build an addition to an existing camp. The existing camp is on parcel ID#S118.002X which is 402 acres owned by Theresa Begnoche. The existing camp is in the Conservation 1 Zoning District. A camp in this Zoning District requires Conditional Use Approval.

Leanne Leach has submitted an application for a two-lot subdivision. The parcel to be divided is parcel ID#00012.048X on the easterly side of Hill West Road and lies in the Rural/Residential and Conservation 1 Zoning Districts. The resulting lots would include Lot 1 of 10 acres with 470 feet of road frontage and a proposed single family home, and Lot 2 of 149.7 acres accessed by right of way. Access by right of way requires Conditional Use Approval.

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.**

**\*published May 3, 2022 in St Albans Messenger**

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) Roger A. C. Hurry SR Phone: 802-326-4758
Address 182 Beaulieu Rd 05471

PROPERTY: Parcel I.D. No. S118.002 X Zoning District Conservation I
Location Beaulieu Property
Date Acquired Camp built 2000 Town Land Records - Book 76 Page 479
Present Use Land & Camp Proposed Use same
Lot Size 402 ac Depth 2800 Frontage on Public Road or R.O.W. 3800

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: Build addition; approve existing camp

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: Roger A. C. Hurry SR Date: 4-7-22
Applicant (s) or Authorized Agent

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

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FOR USE BY DEVELOPMENT REVIEW BOARD

DRB Application No. DRB-2022-2 Zoning Permit Application No.: Fee Paid:

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

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

Conditions:

RECEIVED/PAID

APR 07 2022

TOWN OF MONTGOMERY

Secretary, Development Review Board

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



**Natural Resources Atlas**  
Vermont Agency of Natural Resources

**vermont.gov**



1: 5,142  
April 7, 2022



**LEGEND**

Parcels (standardized)

Roads

- Interstate
- US Highway (1)
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

Stream/River

- Stream
- Intermittent Stream

□ Town Boundary

**NOTES**

Map created using ANR's Natural Resources Atlas

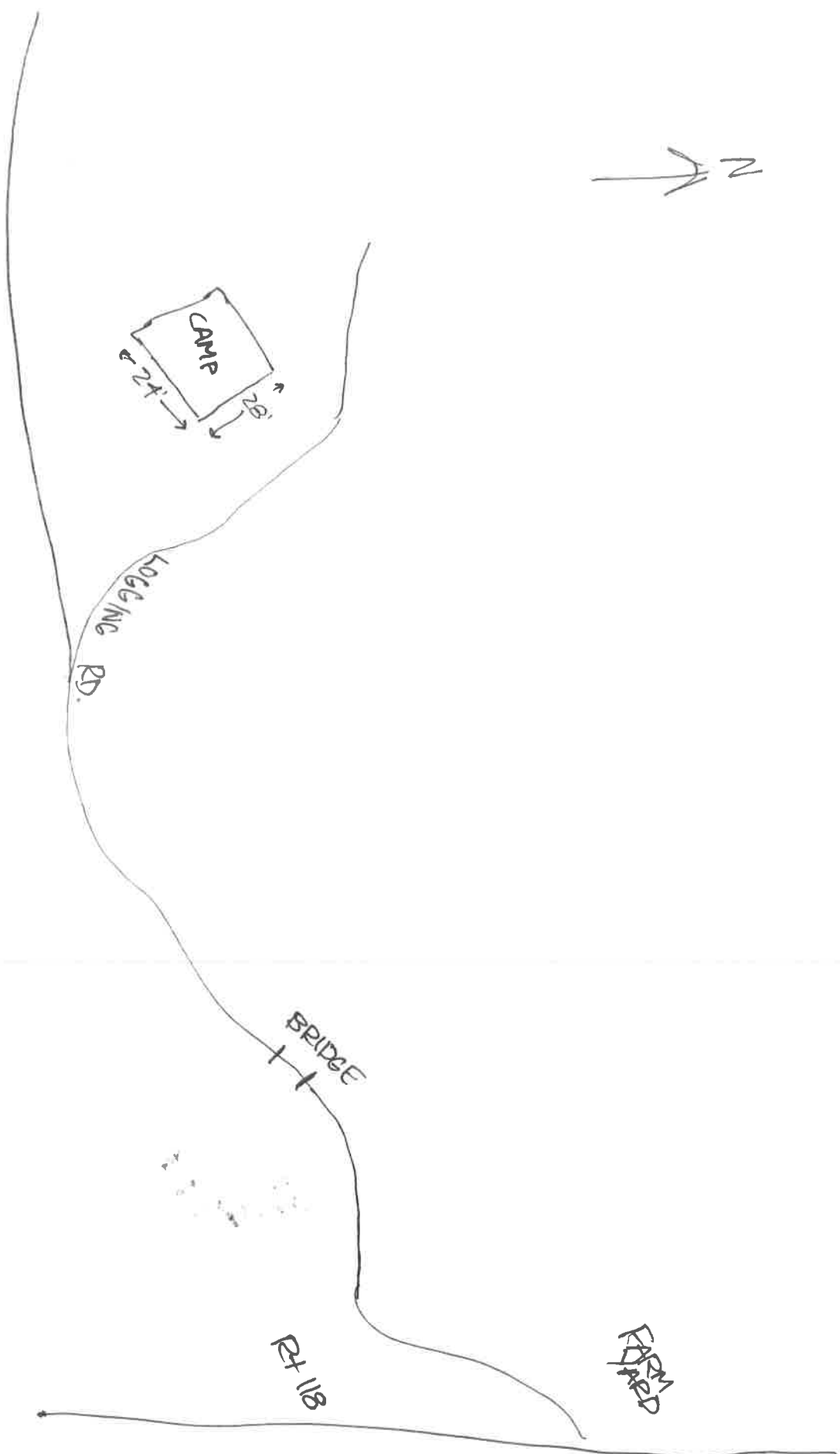
261.0 0 130.00 261.0 Meters

1" = 428 Ft. 1cm = 51 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



APR 28 2022

TOWN OF MONTGOMERY

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) Leanne Leach Phone: 802-782-1116
Address PO Box 30, Montgomery VT 05470

PROPERTY: Parcel I.D. No. 00012.048X Zoning District Rural/Residential & Conservation 1
Location Easterly side of Hill West Rd
Date Acquired 1/15/2020 Town Land Records - Book 138 and 52 Page 106 and 568
Present Use Foresry/Woodland Proposed Use Residential, Forestry
Lot Size 159.7 acres Depth roughly 3,693ft Frontage on Public Road or R.O.W. 530.40 ft

LOT 1 = 470'
LOT 2 = 60' ROW OPENING

TYPE OF APPLICATION:

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

State reason for Application: Proposed is a 2-Lot Subdivision. Lot 1 will be 10 acres with a proposed house, well, and septic. Lot 2 will be 149.7 acres of remaining lands. Lot 2 will be accessed by a right of way.

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: Leanne Leach Applicant (s) or Authorized Agent Date: 3/11/22

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

FOR USE BY DEVELOPMENT REVIEW BOARD

DRB Application No. DRB 2022-01 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



LOCATION PLAN

1. ALL AREA CALCULATIONS ARE BASED ON THE TOP OF THE PROPOSED WAY OF LAND ROAD AND NOT THE CENTERLINE THEREOF.  
 2. ALL ITEMS SET HEREIN WITH CORNER STAKE OR WITH THE ADJACENT PROPERTY OWNER'S RECORD PLAT.  
 3. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS TO THE CENTERLINE SHALL BE INDICATED BY THE DIMENSION LINE.  
 4. ALL DIMENSIONS TO THE CENTERLINE SHALL BE INDICATED BY THE DIMENSION LINE.  
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 10. ALL DIMENSIONS TO THE CENTERLINE SHALL BE INDICATED BY THE DIMENSION LINE.

- PROJECT BOUNDARY LINES
- PROPOSED BOUNDARY LINES
- ABUTTING BOUNDARY LINES
- EASEMENT
- REFER FOUND
- IRON PIPE FOUND
- REBAR SET
- CALCULATED CORNER
- ADJUT JOINT
- BELONG GUIDE
- NOT ON CORNER
- UTILITY POLE & OVERHEAD CABLES
- BARBED WIRE FENCE
- STONE WALL

RECORDED FOR RECORD IN THE TOWN OF MONTGOMERY  
 THIS MAP IS PAGE 1 OF 1  
 AND RECORDED IN MONTGOMERY, VERMONT  
 ATTEST: [Signature] CLERK

**BARNARD & GERVAIS, LLC**  
 Land Surveyors  
 100 W. PO BOX 100  
 VERMONT, VT 05490

**LEANNE, MATTHEW,  
 ALYSON & JACOB LEACH**  
 HILL WEST ROAD, MONTGOMERY, VERMONT

**TWO LOT SUBDIVISION  
 SURVEY PLAT**

DATE: 11/15/2023  
 SCALE: 1" = 100'  
 MARKET: 11/15/23  
 COUNTY: VERMONT  
 TOWN: MONTGOMERY  
 MAP NO: 100-100-100

THESE PLATS ARE SUBJECT TO THE RECORDS OF THE TOWN OF MONTGOMERY, VERMONT. THE RECORDS OF THE TOWN OF MONTGOMERY, VERMONT, SHALL BE OPEN TO THE PUBLIC FOR INSPECTION AT ALL TIMES. THE RECORDS OF THE TOWN OF MONTGOMERY, VERMONT, SHALL BE OPEN TO THE PUBLIC FOR INSPECTION AT ALL TIMES. THE RECORDS OF THE TOWN OF MONTGOMERY, VERMONT, SHALL BE OPEN TO THE PUBLIC FOR INSPECTION AT ALL TIMES.

**ZONING DATA**  
 DISTRICT: RURAL RESIDENTIAL  
 MINIMUM DISTRICT REQUIREMENTS:  
 LOT SIZE: 1.0 ACRES  
 FRONTAGE: 100 FEET  
 SETBACKS:  
 FRONT: 10 FEET  
 SIDE: 10 FEET  
 REAR: 10 FEET

**ZONING DATA**  
 DISTRICT: CONSERVATION I  
 MINIMUM DISTRICT REQUIREMENTS:  
 LOT SIZE: 1.0 ACRES  
 FRONTAGE: 100 FEET  
 SETBACKS:  
 FRONT: 10 FEET  
 SIDE: 10 FEET  
 REAR: 10 FEET

SURVEY REFERENCES:  
 1. THE 2023 FIELD SURVEY FOR HOWARD FACH JR. & FAMILY, 100-100-100, DATED OCTOBER 7, 1998 BY MONTGOMERY MAP RECORDS WAS SURVEY # 100-100-100-100.  
 2. THE 2023 FIELD SURVEY FOR HOWARD FACH JR. & FAMILY, 100-100-100, DATED OCTOBER 7, 1998 BY MONTGOMERY MAP RECORDS WAS SURVEY # 100-100-100-100.