

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

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

Mark Beaulieu has submitted an application to construct a shed on a seasonal camp site. The existing camp site is on parcel ID#S118.145X which is 1.43 acres in the Rural/Residential Zoning District, owned by applicant. The parcel is in the River Corridor of the South Branch of the Trout River, and Pacific Brook. An accessory structure in the River Corridor requires Hazard Area Review including a public hearing, and approval by the Development Review Board prior to issuance of a Zoning Permit.

Chris Poulos has submitted an application for Conditional Use Approval to change the use of a single family home to a lodging establishment offering short term rental. The structure is on parcel ID#00026.001X of .27 ac in the Village 1 Zoning District. A Lodging establishment in Village 1 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 , June 14, 2022 in St Albans Messenger**

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) MARK BEAULIEU Phone: 527-1572
Address 17 Mtn. View Dr. Swanton VT. 05488

PROPERTY: Parcel I.D. No. 05118. 145 X Zoning District RURAL/RESIDENTIAL
Location 3400 South Main St.
Date Acquired JAN 2020 Town Land Records - Book 103 Page 314
Present Use CAMP Proposed Use CAMP
Lot Size 1.43 ac Depth 258 ft. Frontage on Public Road or R.O.W. 415 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: HAZARD AREA REVIEW to build a shed on seasonal camp site.

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: M.A. B... Applicant (s) or Authorized Agent

Date: 5/26/2022

Submit to Town Clerk with required fee: \$100- (Checks payable to Town of Montgomery). C.C. Payment checked

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:

RECEIVED/PAID
MAY 25 2022
TOWN OF MONTGOMERY

Secretary, Development Review Board

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



LEGEND

- Contours - LIDAR 1ft.
 - Contour Line, Index Major
 - Contour Line, Index Minor
 - Contour Line, Intermediate Even
 - Contour Line, Intermediate Odd
- 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
- Stream/River
 - Proposed Roads
 - Private Road/Driveway
 - Stream
 - Intermittent Stream
- Town Boundary

NOTES

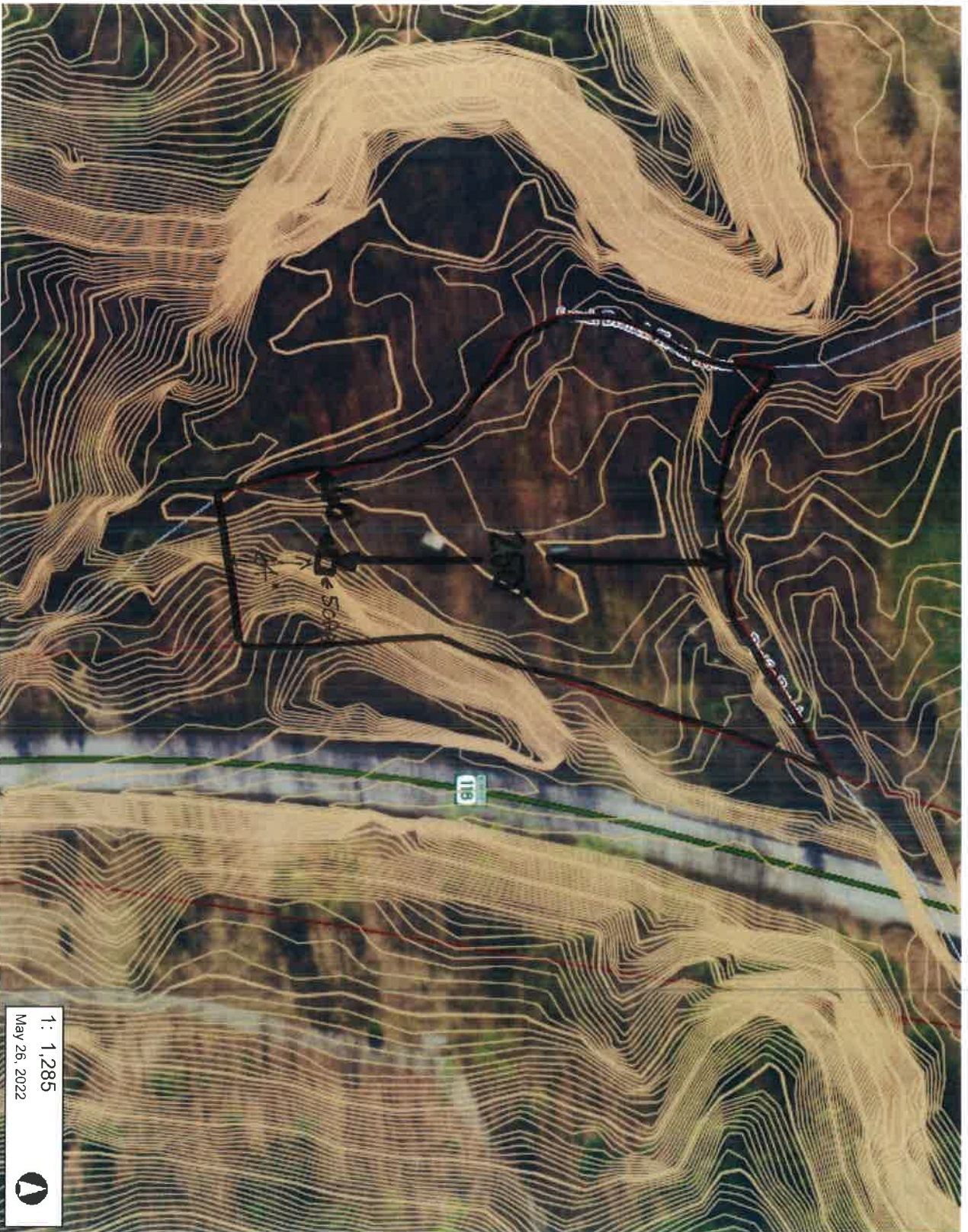
Map created using ANR's Natural Resources Atlas

1: 1,286
May 26, 2022



65.0 0 32.00 65.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
1" = 107 Ft. 1cm = 13 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.



1: 1,285
May 26, 2022



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- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) Chris Poulos Phone: 617-947-8060
Address 51 Sumner st #3 Dorchester, MA 02125

PROPERTY: Parcel I.D. No. 00026.001X Zoning District Village 1
Location 22 Begnoche Farm rd Montgomery Center, VT 05471
Date Acquired 1/25/2005 Town Land Records - Book 88 Page 606
Present Use Second home Proposed Use Short term rental
Lot Size .27 AC Depth 156.00' Frontage on Public Road or R.O.W. 90.00'

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: Compliance with zoning board regulations

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: Chris Poulos Chris Poulos Date: 5/19/2022
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:

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Conditions:

Secretary, Development Review Board

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

Statement by Chris Poulos, Owner
22 Begnoche Farm Road, Montgomery Center, VT 05471

Thank you for your attention and permitting me to make a statement, regarding my application for a Conditional Use Permit at 22 Begnoche Farm Road.

A bit of background about myself as the owner. I grew up in Boston and the surrounding suburbs, and grew up learning to Sunday River in Maine. Along with that, I belonged to a ski club that took bus trips to larger mountains, and in 2004, I took a bus trip to Jay Peak. It was a magical awakening inside me, learning what great skiing in the east truly looked like, and I was absolutely hooked. I had to come back more often.

In 2005 I reached out to Karen at Montgomery Properties and we worked together for nearly 6 months until I finally purchased 22 Begnoche Farm Road from Abel. Since buying the property in January of 2005, I started to slowly renovate the property, and plan to start using it more for myself, friends, family and as a part time rental property.

I very much believe in the local economy lifecycle, and therefore have reached out to local tradespersons by personal reference for help when required during my renovation. I've shopped as local as possible for renovation supplies and continue to utilize regionally local companies and services for good as I need them. Through my renovations to date, I have invested nearly \$30,000 into the revitalization of the home.

Part of my efforts in turning the house in to a part time rental, includes ensuring that it is professionally and properly managed. To that extent, I have entered into an agreement with Vacasa, who handles over 250 part time rental homes in Vermont, including 6 at Jay Peak on resort. Their Vermont operations office is based in Stowe and they employ a team of regionally local professionals that ensure my home is being looked after in the best possible and responsible manner. The person who handles the housekeeping at my home is a local Montgomery resident, and also acts as an immediate response person for any situations at the house.

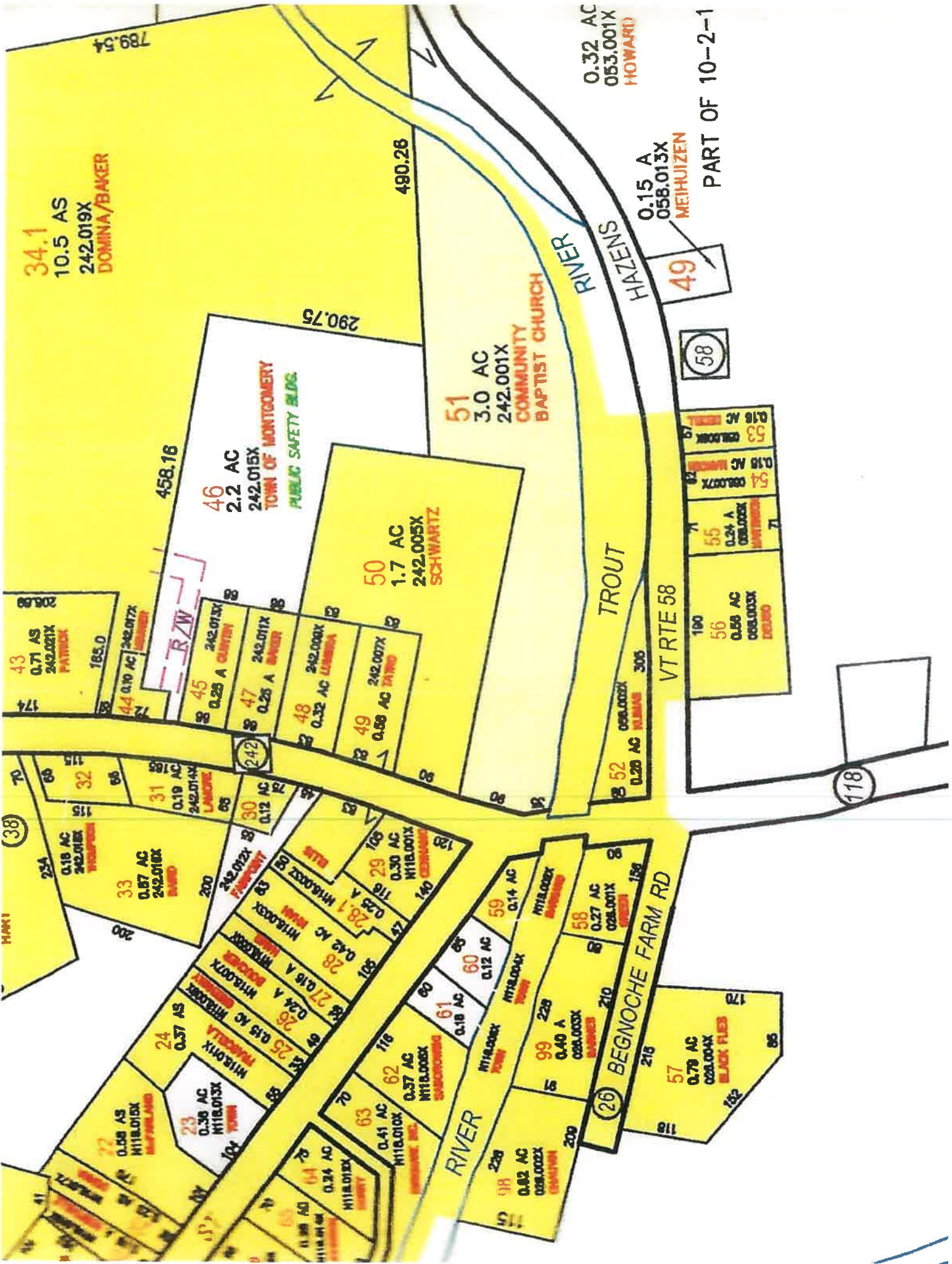
In addition to this, I very much want to spread the word about our great town. To this extent, the listing description of my home specifically mentions by name, some of our best local places to eat, drink and hear live music. It's my goal to create additional awareness and drive revenue into these local businesses from anyone who might be staying at my house. I want persons who stay at my home to fall in love with our town, the same way that I did these past 10+ years.

In closing, it's my goal as a homeowner to be a contributing member of our community. A responsible and accountable homeowner, who's putting Montgomery forward as a hidden gem and amazing town where you can find alternative off-mountain activities both day and night. A place where people are friendly, welcoming and believe that doing the right thing for their neighbors, is a way of life and how we treat our guests that patronize the local businesses. With my application for a Conditional Use Permit, I hope to exemplify this mantra and be respected as a contributing member of our wonderful town and community.

Thank you for your time and attention and I appreciate the opportunity to address the board.

Respectfully Submitted,

Chris Poulos



34.1
10.5 AS
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DOMINA/BAKER

789.54

490.26

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46
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242.015X
TOWN OF MONTGOMERY
PUBLIC SAFETY BLDG.

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242.001X
COMMUNITY
BAPTIST CHURCH

50
1.7 AC
242.005X
SCHWARTZ

0.32 AC
053.001X
HOWARD

0.15 A
058.013X
MEIHUIZEN

PART OF 10-2-1

49

58

53 0.16 AC
54 0.18 AC
55 0.24 A
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57 0.16 AC
58 0.18 AC

TROUT RIVER

VT RTE 58

52 0.28 AC
53 0.28 AC
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58 0.28 AC

118

BEGNOCHE FARM RD

RIVER

43 0.71 AS
44 0.10 AC
45 0.25 A
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47 0.25 A
48 0.32 AC
49 0.58 AC

32 0.18 AC
31 0.19 AC
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100 0.79 AC



22 begnoche farm road

Quick Tools...

Standardized Parcel: 402-1 1 of 2

☆ Standardized Parcel: 402-125-10004

MUNICIPALITY - 2021
 SPAN: 402-125-10004
 Map ID: 21A-026-001X
 Property Description: 2.0S DWL
 Category (Real Estate Only): Residential-1
 Resident Ownership Code: NS
 Grand List Acres: 0.27
 Listed Real Value (Full): 136500
 Current Use Reduction (Homestead): 0
 Current Use Reduction (Non Res.): 0

PLEASE NOTE: ANR does not manage the parcel boundary dataset. For ALL inquiries regarding parcel mapping, please contact the [Vermont Center for Geographic Information \(VCGI\)](#).

[View Additional Details](#) [Add to Results](#)