

TOWN OF MONTGOMERY, VERMONT
MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES

Thursday, May 26, 2022

Members present: Parma Jewett: Chair, Suzanne Wilson, Mary Garceau, members absent Lynda Club, John Kuryloski

& Mark Brouillette

Applicant: Leanne Leach

Zoning Administrator: Ellen Fox

Visitors: Alex Smith, Leanne Leach, Charles Fitchman and Marijki Dollois

Hearing started at 5:46 pm

Leanne Leach has submitted an **application for a two-lot subdivision. The parcel to be divided is parcel #00012.048X on the easterly side of Hill West Road and lies in the Rural/Residential and Conservation Zoning District. 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 149.70 acres accessed by right of way. Access by right of way requires Conditional Use Approval.**

Parma explained the procedure and asked if any board members felt they had a conflict of interest. No response. **Evidence submitted by the Zoning Administrator noted as A1 includes:** Application to DRB received on 03/11/2022, map of proposed lots showing proposed right of way and location of house and septic. Notice of hearing posted in 4 places, including the town website, town office, post office and printed in the St. Albans Messenger on May 3, 2022.

Parma administered the oath to applicants and visitors.

Alex Smith (representing Leanne Leach) explained to the board that Leanne wants to build a house on proposed Lot #1 which is in Rural/Residential Zoning District. The lot has 470 feet of road frontage with an additional 60' of road frontage which will be used as the right of way. The proposed right of way will be for both Lots #1 & #2.

Parma then asked board member Sue Wilson if she had any questions as well as Mary Garecau. Both members had no questions.

Parma then asked both Marijki Dollois and Chares Fitchman as interested parties if they had any questions. Marijki expressed she was just interested as to plans with Lot #2 which consists of 149.70 acres. Leanne expressed she only wants to build a home for herself and her 2 children on Lot #1. Lot #2 is owned by Leanne and her siblings and at this time there are no definite plans for Lot#2.

Parma explains the Board will now go into deliberations and are allowed 45 days to mail the decision. A motion was made by Sue and seconded by Mary to go into deliberation at 5.53 pm. So moved. 3-0

The Board exited deliberation at 5:58 pm. Based upon the finding, the Montgomery Development Review Board APPROVED a permit for a right of way serving both Lot#1 and Lot #2.

Roll Call Vote: Sue Wilson: YES, Parma Jewett: YES, Mary Garceau YES.

Sue Wilson made a motion to adjourn the meeting, seconded by Mary at 6:02 pm.

Respectfully Submitted By: Parma Jewett (substituting for Lynda Cluba, DRB Secretary)