

TOWN OF MONTGOMERY, VERMONT
MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES

Thursday June 30, 2022 5:30pm

Members present: *Parma Jewett, Lynda Cluba , Suzanne Wilson, John Kuryloski, Mary Garceau (Alternate), Mark Brouillette*
(absent) Applicants: *Mark Beaulieu and Chris Poulos*

Visitors: *Dan Sweeney, Lynn Locher*

Meeting was called to order at 5:29 pm .

- 1. DRB Hearing - Mark Beaulieu filed an application to construct a shed on a seasonal camp site. Requires Conditional Use. Reason for the application is a HAZARD AREA REVIEW as property is within the river corridor at 3400 South Main St, and includes 1.43 acres known as Parcel # S118.145X. Property is located in the Rural/Residential Zoning District, as written in the Town of Montgomery Zoning Regulations. There is currently several campers on the property per the Listers property card updated in 2014.**

Parma explained the hearing process, she gave the Oath to all wishing to submit evidence. She asks if any Board members felt they had a conflict of interest. No response. She asked if any person wished to have interested party status as defined in 24 V.S.A. Sect. 4465 (b). No response.

Applicant would like to construct a 10X12 storage shed on the property. It will not include water or a septic. It will be built on piers. **Evidence submitted as A1 by the Zoning Administrator includes:** Notice of public hearing, posted on June 14, 2022 in 3 places including the town website. Published in the St. Albans Messenger on June 14, 2022, Application for Conditional Use Permit submitted on 5/26/2022, 2 maps from Vt. Natural Resources Atlas showing location and elevations.

Questions from the Board. Is property in the flood plain? Applicant response was any area around the river is probably in the flood plain. The property is located in the 500 year flood plain per FEMA.

Parma explains the Board will go into deliberations and a decision would be mailed within 45 days.

Hearing was adjourned at 5:42 pm.

Hearing reconvened at 5:45 pm

- 2.DRB Hearing – Chris Poulos filed an application for Conditional Use to change use of a single family home to a lodging establishment, offering short term rental. Property is .27 acre, located at 22 Begnoche Farm Rd in the Village 1 Zoning District , as written in the Town of Montgomery Zoning Regulations. Known as Parcel #26.001X.**

Evidence submitted by the Zoning Administrator noted as A2 includes: Notice of public hearing, posted on June 14., 2022 in 3 places including the town website. Published in the St. Albans Messenger on June 14, 2022, Application for Conditional Use Permit submitted on 5/19/2022, a statement from the applicant, a copy of the property location from the Tax maps and a VCGI map of the property.

TOWN OF MONTGOMERY, VERMONT

ZONING OFFICE

**MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES**

Thursday, June 30, 2022 5:30 pm

Page 2, cont.

Applicant explains the property was purchased in 2005 and he has been renting for short term. He was not aware of the Zoning regulations and would like to come into compliance. Dwelling has 3 bedrooms and 1 bath. The company they work with their rental is Vacasa.

Parma asked if any board members had questions of the applicants. Questions included how many renters would be there at a time. Applicant answered maybe up to 10. Also how many can sleep in each bedroom. Applicant explained 1 bdrm has 2 queen beds, another has 1 queen and 1 twin and the 3rd has 1 queen. Who will be the contact person when they are not in town? Applicant said Marijke would be the contact. Is the property used for personal as well? Applicant explains they are usually her from January to mid April. Does Vacasa collect room and meals tax? Yes. Do they have fire insurance? Vacasa will require the insurance. How many cars can be parked on the property off the traveled part of the road. Applicant responds maybe 5-10 cars. Also only 1 group of renters are there at a time. They do post rules of rental. Applicant also explained the parking area he used was in front of the dwelling and was just grass as they do not have a paved driveway. Board asked if they would be willing to designate a parking area. Applicant agrees to have a map showing the legal parking area.

Parma asks if any Board members wanted to visit the property. Board felt a visit was not necessary. Also explained Board would go into deliberations and a result would be mailed within 45 days.

Motion to go into deliberations and was seconded at 6:06 pm. 5-0 So moved. The Board exits deliberations at 6:35 pm.

DRB Hearing 1 – Mark Beaulieu

Sue made a motion and was seconded to approve a 10X12 shed 13.5 ft tall, constructed as per plot plan at 3400 S Main St. Roll Call vote Lynda – yes, Sue – yes, Parma – yes, John – yes, Mary – yes. Motion passed 5-0

DRB Hearing 2 – Chris Poulos

Parma made a motion and was seconded to approve Conditional Use for a short term rental with the following conditions:

- No parking on the paved portion of Begnoche Farm Rd
- A maximum of 5 vehicles allowed on property when rented
- No overnight camping
- Quiet hours are from 10 pm to 6 am.
- Written house rules must be posted in rental house

**TOWN OF MONTGOMERY, VERMONT
ZONING OFFICE**

**MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES**

Thursday, June 30, 2022 5:30 pm

Page 3, cont.

- Contact person information must be posted in rental house
- A maximum of 10 overnight guests per day
- Parking area must be physically designated

Roll call Vote Mary – yes, Parma – yes, John – yes, Sue – yes, Lynda – yes Motion passed 5-0

3. **Approve minutes – 6/17/2021** Motion was made and seconded to approve minutes with the following correction. John Kuryloski served as an alternate. Motion passed 4-0, Mary abstained as she was not present. **7/15/2021** Motion was made and was seconded to approve the minutes as written. Motion passed 3-0, Lynda and Mary abstained as they were not present. **9/16/2021** Motion was made and seconded to approve the minutes as written. Motion passed 3-0, Lynda and Mary abstained as they were not present. **11/16/2021** Motion was made and seconded to pass the minutes as written. Motion passed 5-0. **5/26/2022** Motion was made and seconded to approve minutes with the following corrections. Marijki spelled Marijke, Fitchman spelled Fichman Motion passed 3-0 Lynda and John abstained as they were not present.
4. **Other Business** – Agenda for next hearing will include Reorganization of the Board members. Parma would like minutes for the DRB be recorded on a separate drive and kept in the Town office.

Mary made a motion and was seconded to adjourn the meeting at 7:16 pm. So moved 5-0

Respectfully submitted: Lynda Cluba, Clerk