

Certificate of Mailing:

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday June 27, 2024** at 5:30 pm at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Karen Soule has submitted an application for Conditional Use Approval for a change of use, from a single family dwelling to a salon, offering personal services. The application is for improvement to an existing structure on parcel ID#00007.006A of 21.6 acres at 37 Black Falls Road. This is in the Village 2 Zoning District. A personal service establishment in the Village 2 Zoning District requires Conditional Use Approval. The structure is within the river corridor and the special flood hazard area. Improvement to an existing structure in the river corridor or the special flood hazard area requires Hazard Area Review. The public hearing will be a combined review for Conditional Use and Hazard Area Review.

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.

Notice of Hearing and copy of the application to the applicant:

Parcel ID	Owner Name 1	Owner Name 2	Address 1	City	State	Zip
00001.009A.	ST ONGE LORRAINE LLC	C/O STACEY ST ONGE	PO BOX 175	MONTGOMERY	VT	05470
00001.009B.	ST ONGE REAL ESTATE HOLDING LLC	C/O STACEY ST ONGE	PO BOX 175	MONTGOMERY	VT	05470
00001.005X.	SCHLEY JAMES T		PO BOX 181	MONTGOMERY	VT	05470
00007.003X.	ST ONGE REAL ESTATE HOLDING LLC	C/O STACEY ST ONGE	PO BOX 175	MONTGOMERY	VT	05470
00007.021X.	CORDELIA VON CONTA REVOCABLE TRUST	VON CONTA CORDELIA TRUSTEE	PO BOX 347	MONTGOMERY CTR	VT	05471
00005.011X.	CREIGHTON DAVID	BRUNS MARY	460 ELM AVE	WESTMOUNT QC	CANADA	H3Y 3J1
00005.007X.	MURPHY TIMOTHY L	MURPHY LAURIE L	PO BOX 176	MONTGOMERY	VT	05470
00037.018X.	KENNISON DANA	KENNISON JENNIFER	PO BOX 106	MONTGOMERY	VT	05470
00037.015X.	ST CYR SHEILA		PO BOX 53	MONTGOMERY	VT	05470
00037.014X.	BAKER MARILYN		PO BOX 95	MONTGOMERY	VT	05470
00037.010X.	GERSTEIN WILLIAM	GERSTEIN ELIANE ORLEANS-	3577 ATWATER AVE	MONTREAL QUE	CANADA	H3H 2R2
00037.008X.	ELBE VIVIAN LIFE ESTATE	HOULE ROBIN	5065 VT ROUTE 12	BERLIN	VT	05602
00037.006X.	HARROCKS JOHN M	HARROCKS MARJORIE A	PO BOX 186	MONTGOMERY	VT	05470
00037.002X.	YOUNG MAKENNA C		13 KEELER BAY RD	SOUTH HERO	VT	05486
00001.009C.	ST ONGE REAL ESTATE HOLDINGS LLC	C/O STACEY ST ONGE	PO BOX 175	MONTGOMERY	VT	05470

Notice of Hearing to all abutters:

00007.006A.	SOULE JESSE		PO BOX 35	MONTGOMERY	VT	05470
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I attest that these documents were mailed by me by first class mail this 6th day of June 2024.



Ellen Fox, Zoning Administrator

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) Karen Soule Phone: 802 582 0663
Address po Box 8 Montgomery, VT 05470

PROPERTY: Parcel I.D. No. 7.006A Zoning District VILLAGE 2
Location 37 Blackfalls Rd Montgomery, VT 05470
Date Acquired N/A Town Land Records - Book Page
Present Use residential Proposed Use nail shop/salon
Lot Size 40116" Depth 49'6" Frontage on Public Road or R.O.W. 50'

21.6 acres - entire lot

Depth + frontage are of spot (wish to occupy but not entire lot. we do not wish to subdivide)

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: Flood zone

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: [Signature] Date: 4/25/24
Applicant (s) or Authorized Agent

Submit to Town Clerk with required fee: \$215- (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

RECEIVED/PAID

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

APR 26 2024

APPLICATION FOR BUILDING/ZONING PERMIT

Applicant: Name(s) Karen Soule Phone 802-582-0663
Mailing Address PO Box 8 Montgomery, VT 05470 Email karen-soule@yahoo.com
Physical Property Address: 37 Blackfalls Rd, Montgomery, VT 05470

Project: New Building Improvement/Addition Subdivision Other (explain below)

Description: would like to use of trailer as a nail salon, would require no additions
use existing building

New Building/Addition: Length (ft) _____ Width (ft) _____ Height (ft) _____ Total Sq. Footage _____

Setbacks: Edge of Road right-of-way (ft) 22'10" Rear line (ft) 16'8" Left line (ft) 0 Right line (ft) 223

New Subdivision: Lot # _____ Frontage _____ Depth _____ | Lot # _____ Frontage 120' Depth 40'

I hereby certify that the information in this application (including attachments) is true and correct. *All owners must sign*
IMPORTANT: Attach a map or sketch to show property boundaries, easements and right of way, locations of existing and proposed structures and land alterations, water supply, sewage systems, roads, and driveways. Indicate scale and North.

Signed Karen Soule measured area to be used for salon but we actually own entire lot including rental
signature(s) _____ date 4/25/24

Submit this application with a zoning fee of \$ 50 + \$15.00 (recording fee). Payable to Town of Montgomery.

next door but dont wish to sub. divi

For use by Administrative Officer Only

Decision: Denied Approved Permit # _____

Permit approved subject to conditions specified below and is valid (except if appealed) beginning on _____ and expiring on _____

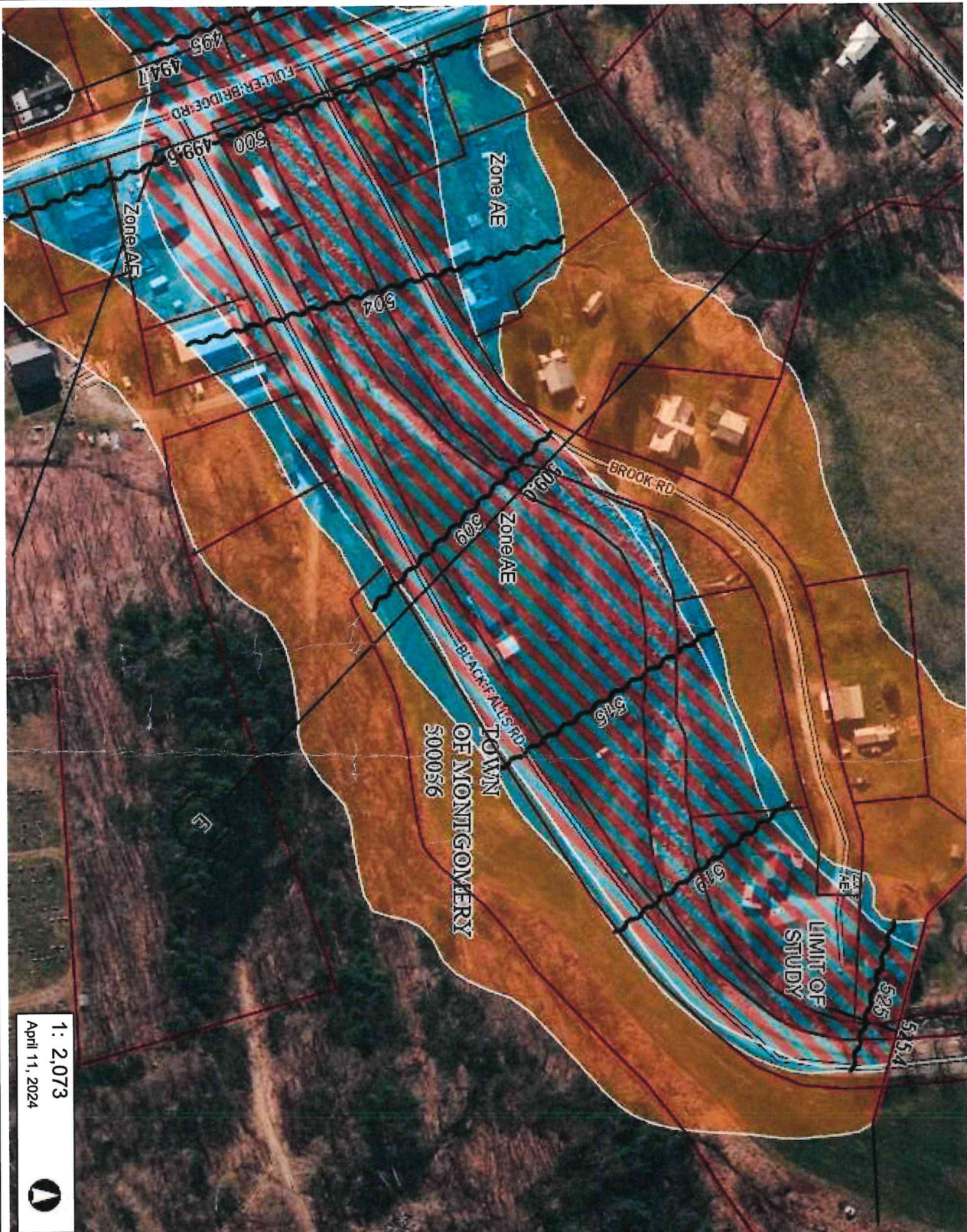
Conditions: All land development must comply with State & Federal Regulations. All additions/renovations to dwellings, new Single Family, and new multi-family dwellings (in buildings up to 3 stories) must meet the Vermont Residential Building Energy Standards. _____

Signed _____
Administrative Officer _____ Date of decision _____

An interested person may appeal a decision by the Administrative Officer, within 15 days of the date of such decision, to the Development Review Board.

{Blank Area Below for Recording Stamp}

Date Received RECEIVED/PAID APR 26 2024	
Zone Class TOWN OF MONTGOMERY VILLAGE 2	
Parcel ID # 7.006A	Town Bk/Pg



1: 2,073
April 11, 2024



105.0 0 52.00 105.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 173 Ft. 1cm = 21 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION
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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.



LEGEND

- LOMRs
- Political Jurisdictions
- Profile Baselines
- Cross-Sections
- Base Flood Elevations
- Levees
- Coastal Transects
- Transect Baselines
- General Structures
- Flood Structure
- Bridge
- Dam, Weir, Jetty
- Other Structures
- River Mile Markers
- Limit of Moderate Wave Action
- Flood Hazard Boundaries
- Limit Lines
- SFHA / Flood Zone Boundary
- Flowage Easement Boundary
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chan
 - Area with Reduced Risk Due to Lev

NOTES

Map created using ANR's Natural Resources Atlas