

**TOWN OF MONTGOMERY, VERMONT**  
**MONTGOMERY DEVELOPMENT REVIEW BOARD**  
**UNAPPROVED MINUTES**

**Thursday August 22, 2024 @ 5:30 pm**

**Board Members:** *Parma Jewett, Chair; Suzanne Wilson; John Kuryloski; and Mary Garceau , board members. Barry Kade was absent.*

**Applicant:** *John Barnes*

**Interested Parties:** *None*

**Visitors:** *Carrie Roberts and Lynn Locker*

Meeting was called to order at 5:30 pm.

Parma explained the process of how the meeting will be conducted. The hearing is recorded and all who speak must first state their name and be recognized by the Chair. No interested parties in attendance. The hearing is conducted at the Public Safety Building in the Conference room located at 86 Mountain Rd in Montgomery Ctr.

Hearing began at 5:35 pm

- 1. DRB Hearing – John Barnes has submitted an application for Hazard Area Review to make substantial changes to an accessory structure. Application is to remove an existing garage and rebuild in same location. Parcel ID#26.003X at 46 Begnoche Farm Road.**

Parma gave the oath to all the applicants and guests. She asked if any board member felt they had a conflict of interest. All board members stated no conflict.

**Evidence submitted by the Zoning Administrator noted as A1 includes:** Application to DRB dated **05/27/2024**; notice of hearing which includes a list of abutting property owners; posted in 3 places on **08/01/2024** and published in the St. Albans Messenger on August 1st and 2<sup>nd</sup>, 2024; lister's card; application for building permit dated **05/01/2024**; colored map of river corridor; colored map of flood hazard; Elevation Certificate dated **07/11/2024** and 5 pages of e-mail correspondences between Carrie Roberts and zoning administrator Ellen Fox.

Parma then asked Mr. Barnes to state his case to the board. He stated he would like to remove the existing two story garage which is 36'x 30' and replace it with a new two story 36'x 28' garage.

Board member Sue Wilson asked if the existing garage is detached or attached and will the proposed garage be attached or detached. Mr. Barnes stated the garage is considered detached and access to the house by a deck. Proposed garage will be the same.

The board then discussed with Mr. Barnes the elevation certificate (dated **07/11/2024**) and the letter which stated: **Based on a graphical overlay of the FEMA Mapping, the northerly 4-5" of the existing garage/barn is located in the Regulatory Floodway.**

There was discussion between the board and Carrie Roberts (who has permission to speak on behalf of

the applicant John Barnes) about possibly finishing off the second story of the garage into living area. Board member John Kuryloski pointed out that the DRB application and building permit are only for replacing the current garage and rebuilding. Carrie pointed out that the DRB application does state: Proposed Use: Garage/ household use. Board member Mary Garceau asked to define household use. Carrie said the finished area may be an office, family room and bathroom. The board felt it could only act on the garage and not the finished area. Chairman Parma Jewett asked Mr. Barnes if he would like to recess this hearing and reconvene next month on September 26, 2024 at 5:30 pm. This would give him time to revise the permit application. He agreed.

Guest Lynn Locher then spoke to the board about how long this application has taken. The application was signed on 05/01/2024.

Board Recessed at 6:15

Parma Jewett (acting secretary for Lynda Cluba)