

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday January 23rd** at 5:30 pm at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

The Montgomery Historical Society has submitted an application for Site Plan Review and Approval to replace a nonconforming structure and add a parking area on parcel ID#ON118.137X of .71 acres 2044 North Main Street. This is in the Village 1 Zoning District. The current structure is within the river corridor and the special flood hazard area. Improvement or replacement of an existing structure in the river corridor or the special flood hazard area requires Hazard Area Review. The public hearing will be a combined Site Plan Review 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.

1/7/25 ST A MESSENGER
1/6/25 POSTED TOWN OFFICE
POST OFFICE
SYLVESTER'S
WEBSITE
1/6/25 MAILED TO ABUTTERS

Certificate of Mailing:

TOWN OF MONTGOMERY
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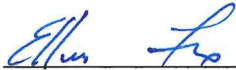
Notice of Hearing and copy of the application to the applicant:

Montgomery Historical Society
PO Box 47
Montgomery, VT 05470

Notice of Hearing to all abutters:

Parcel ID	Owner Name 1	Owner Name 2	Address	City	State	Zip
00049.004X.	SHERMAN GEORGE D JR		PO BOX 102	MONTGOMERY	VT	05470
00049.003X.	Provost Keith	Provost Jessica Robin	PO BOX 123	MONTGOMERY	VT	05470
00039.002X.	CARPENTER PATRICIA P	CARPENTER CHARLES H	PO BOX 62	MONTGOMERY	VT	05470
ON118.132X.	MCCARTNEY MISTY		PO BOX 71	MONTGOMERY	VT	05470
ON118.134X.	CORIELL JAREK R	CORIELL ISABELLE R	2035 NORTH MAIN ST	MONTGOMERY	VT	05470
ON118.136X.	CARPENTER MICHAEL	CARPENTER LINDA	PO BOX 205	MONTGOMERY	VT	05470
ON118.138X.	LANTERN KEEPERS LLC		PO BOX 58	MONTGOMERY	VT	05470
ON118.139X.	PRESLER TITUS	SCHAAP MICHELLE	PO BOX 171	MONTGOMERY	VT	05470

I attest that these documents were mailed by me by first class mail this 6th day of January 2025.



Ellen Fox, Zoning Administrator

**TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD**

APPLICANT (s): Name (s) MONTGOMERY HISTORICAL SOC. CHAIRMAN ^{SCOTT PERAZZ} Phone: 802-326-3135
Address PO BOX 417 05470 / 2044 N. MAIN ST MONTGOMERY VT 05470

PROPERTY: Parcel I.D. No. DN118.137X Zoning District VILLAGE 1
Location 2044 N. MAIN ST MONTGOMERY VT 05471
Date Acquired DEC 21, 1973 Town Land Records - Book 32 Page 90
Present Use HISTORICAL ARCHIVES STORAGE Proposed Use SAME
Lot Size .71 ACRES Depth 235' (129' NBT PRESSLER) ROUTE 118 = 156' Frontage on Public Road or R.O.W. DELSO RD. = 235'

TYPE OF APPLICATION:

- () Appeal from a decision of the Administrative Officer
() 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

RECEIVED/PAID

NOV 14 2024

State reason for Application: SITE PLAN APPROVAL FOR REPLACEMENT
OF NON CONFORMING STRUCTURE & PARKING AREA

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]
Applicant (s) or Authorized Agent

Date: NOV 14, 2024

Submit to Town Clerk with required fee: \$ 215.00 (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

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

Town of Montgomery

PO Box 356 Montgomery CTR Vermont 05471

www.montgomeryvt.us

montgomeryzoning@gmail.com

Fee Schedule: <https://montgomeryvt.us/wp-content/uploads/2023/01/Zoning-Fee-Schedule.-rev-2019.pdf>

APPLICATION FOR BUILDING/ZONING PERMIT

Applicant: Name(s) SCOTT PERRY
MONTGOMERY HISTORICAL SOCIETY CHAIRMAN Phone 802-326-3135
Mailing Address PO BOX 42 05470 Email pratt/hall@gmail.com
Physical Property Address: 2044 N. MAIN ST MONTGOMERY, VT 05470
Project: ☒ New Building ☐ Improvement/Addition ☐ Subdivision ☐ Other (explain below)
Description: REPLACEMENT BUILDING FOR STORING ARCHIVES
New Building/Addition: Length (ft) 48' Width (ft) 36' Height (ft) 21' ROOF 27'9" Cupola Total Sq. Footage 1,700
Setbacks: Edge of Road right-of-way (ft) 10+' Rear line (ft) 20+' Left line (ft) 10+' Right line (ft) 10+'
SEE ATTACHED DRAWINGS + LARGE FORMAT DRAWINGS (C1, C2, C3)
New Subdivision: Lot # _____ Frontage _____ Depth _____ | Lot # _____ Frontage _____ Depth _____

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

signature(s)

date

Submit this application with a zoning fee of \$ 65.00 + \$15.00 (recording fee). Payable to Town of Montgomery.

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

Zone Class

Parcel ID #

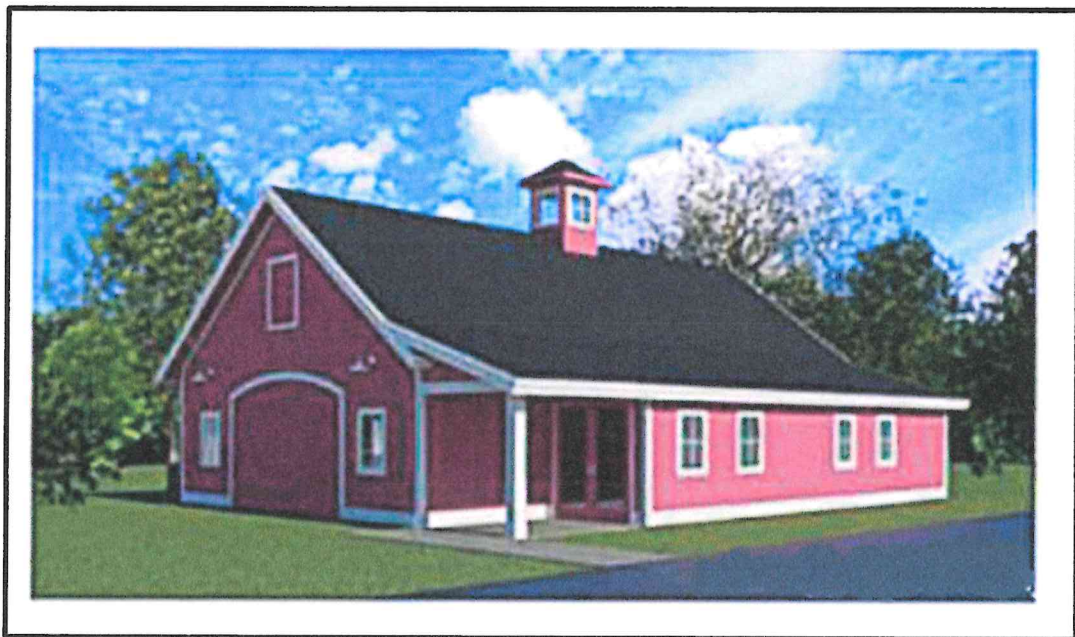
Town Bk/Pg

We want to replace this



Existing building on Deuso Road

With this



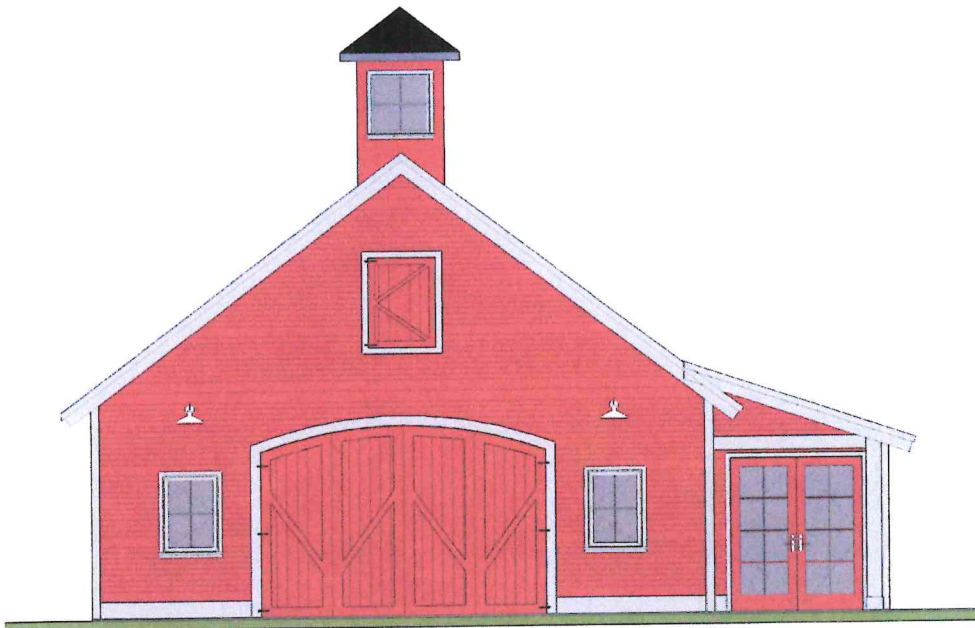
Proposed building on Deuso Road

PROPOSED



North Elevation

Scale: 1/4" = 1'-0"



East Elevation

Scale: 1/4" = 1'-0"

Conceptual 06/24/2024

PROJECT: 24037
DATE: 06/24/2024
DESIGNED BY: VAE
DRAWN: VAE
CHECKED: PJG
APPROVED: PJG

Tel: 802-524-2113
Fax: 802-524-2861

CONSULTING ENGINEERS, P.C.
103 Fairfax Rd.
St. Albans, Vermont 05478
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Cross Consulting Engineers, P.C.

CCE CROSS

Plan, Elevations &
3d View

Rev. No.	Date	Description

Montgomery Historical Society
Montgomery, VT

Historical Society Center

North Main Street
Montgomery, VT

ARCHITECTURAL

A-1.0

Montgomery, VT: TownView Online

Property Card

Parcel ID: N118.137X

Owner Name 1: MONTGOMERY HISTORICAL SOCIETY

Owner Name 2:

Owner Address A: PO BOX 47

Owner Address B:

MONTGOMERY VT 05470

Property Address: 2044 NORTH MAIN ST

Total Assessed Value: \$1,900,200

Land Value: \$530,000

Building(s) Value: \$1,870,200

Grand List Acres: 0.71

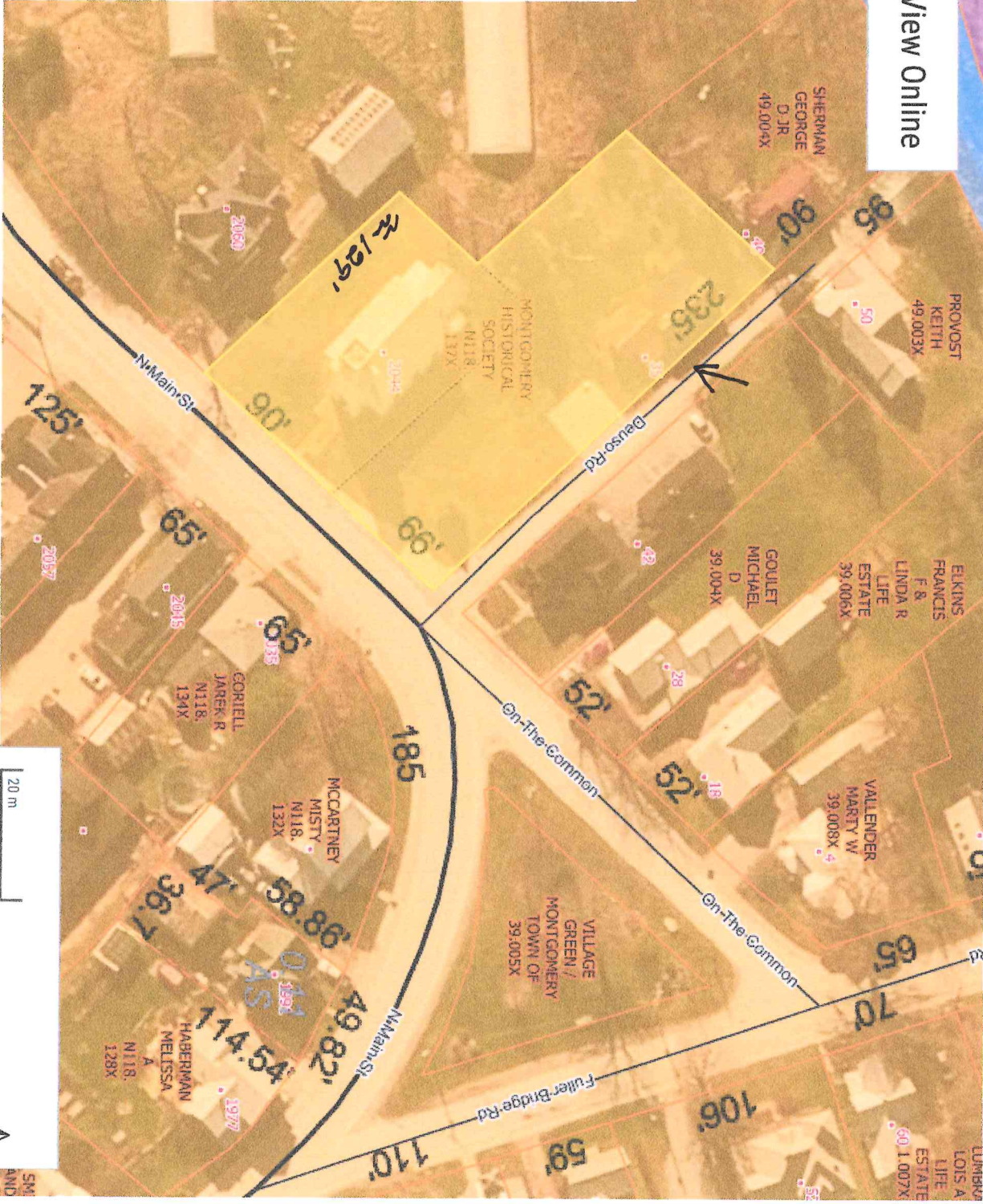
SPAN#: 402-125-10623

Deed (Book/Page): /

Mapping Source:

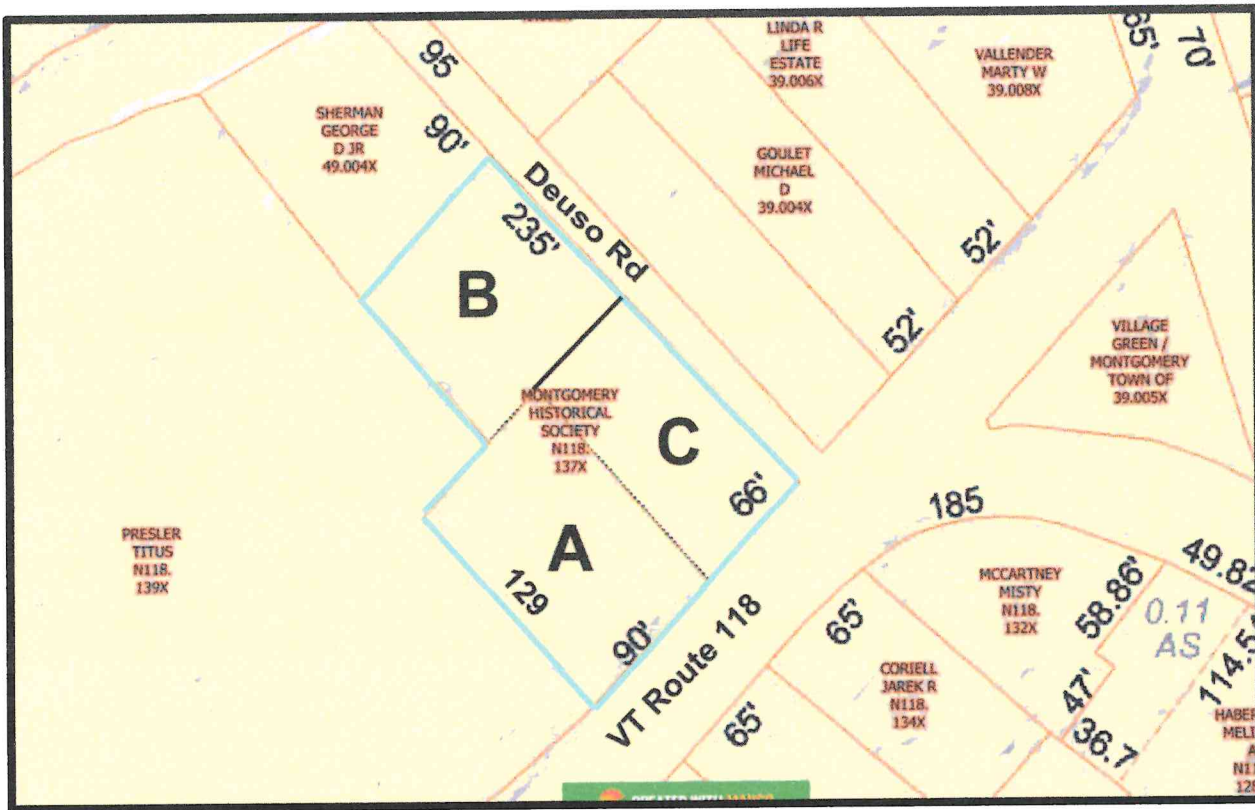
Mapping Source Date: UNKNOWN

Mapping Notes:



Montgomery Historical Society
2044 N. MAIN ST

Montgomery Historical Society Town Land Records Summary



MHS Property Montgomery Village

The Montgomery Historical Society formed in 1973 and purchased Lot A from the Episcopal Diocese of Vermont which included St. Bartholomew's church.

Lot A

Book 1, Page 189. April 11, 1829. Rufus Hamilton to Episcopal Church

Book 8, Page 425. April 19, 1870. L.W. Martin to Episcopal Church (Likely what became known as the "Episcopal Sheds"). L.W. Martin owned the property behind and to the west of the church property according to the 1871 Beers Atlas.

Book 17, Page 467. October 23, 1914. ?? *MONTGOMERY* → *STATE EPISCOPAL*

Book 2, Page 90. December 21, 1973. Episcopal Diocese of VT to MHS

A **BOOK 32 PAGE 90**

Lots B and C

Lots B and C were eventually owned by Jay Heaton and combined the properties of "Episcopal Sheds", the house / property on Deuso Rd, and the land formerly the site of the Village Store which burned down in 1984.

Book 31, Page 431. August 23, 1974. Titus to Horak/Turzer, Lot B.

Book 32, page 164. March 6, 1976. Turzer to Rosenberg (Horak) Lot B.

Book 36, Page 458. August 2 1985. Rosenberg (Horak) to Heaton Lot B.

Book 38, Page 24. Nov 17, 1986. Fred Soldati to Jay Heaton. Lot C.

Book 38, Page 25. January 9, 1987 Right of First Refusal from Heaton to MHS. Lot C.

Book 67, Page 271-274. November 11, 2003. Heaton to Heaton Rev.Trust. Combined Lots B & C.

Book 73, Page 613. Dec 21, 2005. Heaton Rev. Trust to MHS. Combined Lots B & C.

Q:\2024 Drawings\26017 Montgomery Historical Society, Montgomery\Current\C-2 Existing Conditions.dwg Plotted: 10/25/2024 9:41:35 AM



CIVIL

Montgomery, VT

Existing Conditions And Demo Plan



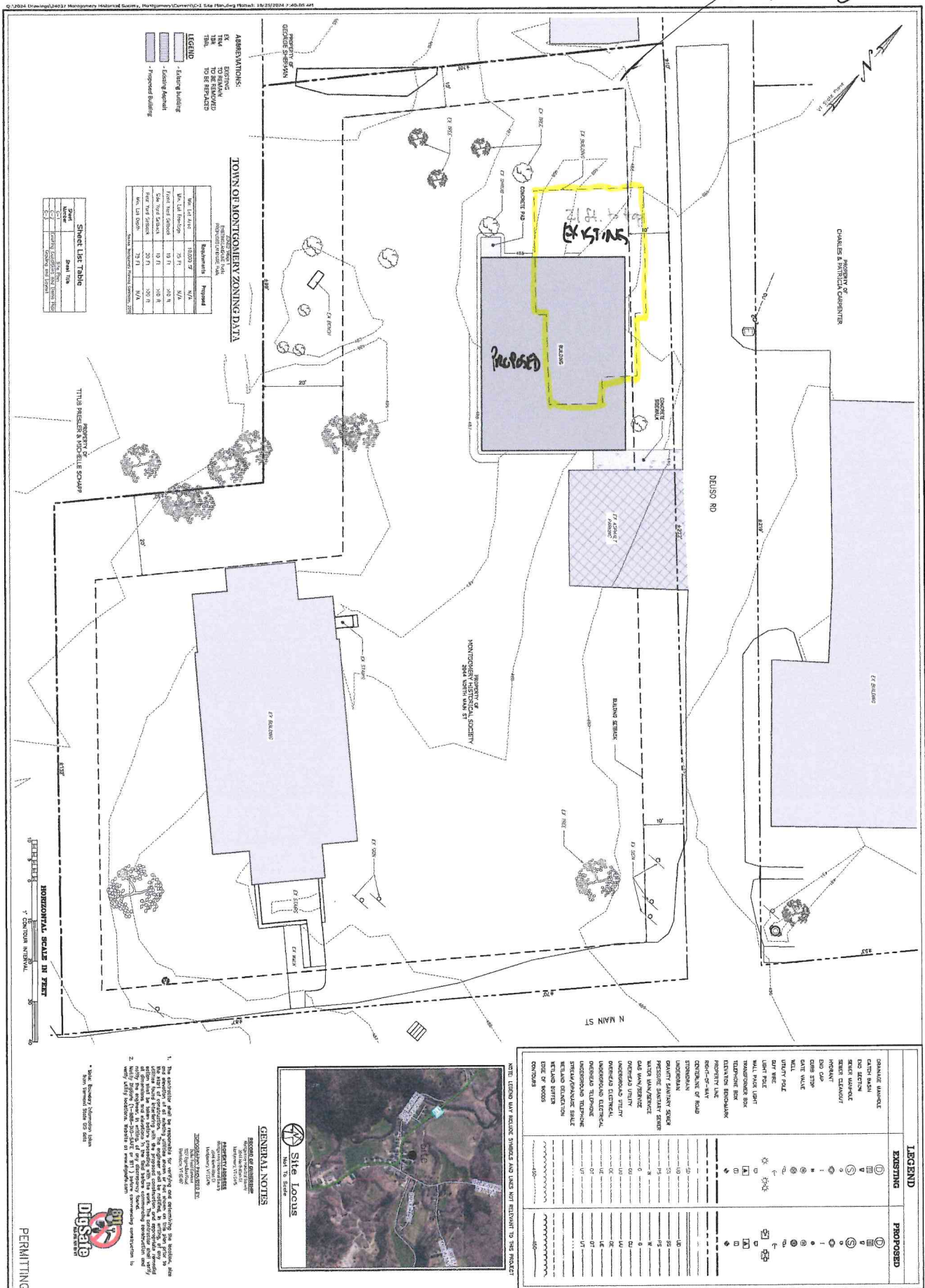
103 Fairfax Rd.
St. Albans, Vermont 05478

© COPYRIGHT 1984
James Consulting Engineers, P.C.

PROJECT: 24037
DATE: October 23, 2024
DESIGN: PJG
DRAWN: ASA
CHECKED: PJG
APPROVED: PJG

SETBACKS

Q:\2024 Drawings\24017 Montgomery Historical Society, Montgomery\Currier\C-1 Site Plan_dwg Plot.dwg: 10/25/2024 7:40:06 AM



INIL

Montgomery Historical Society
Montgomery, VT
Historical Society Center
North Main St
Montgomery, VT

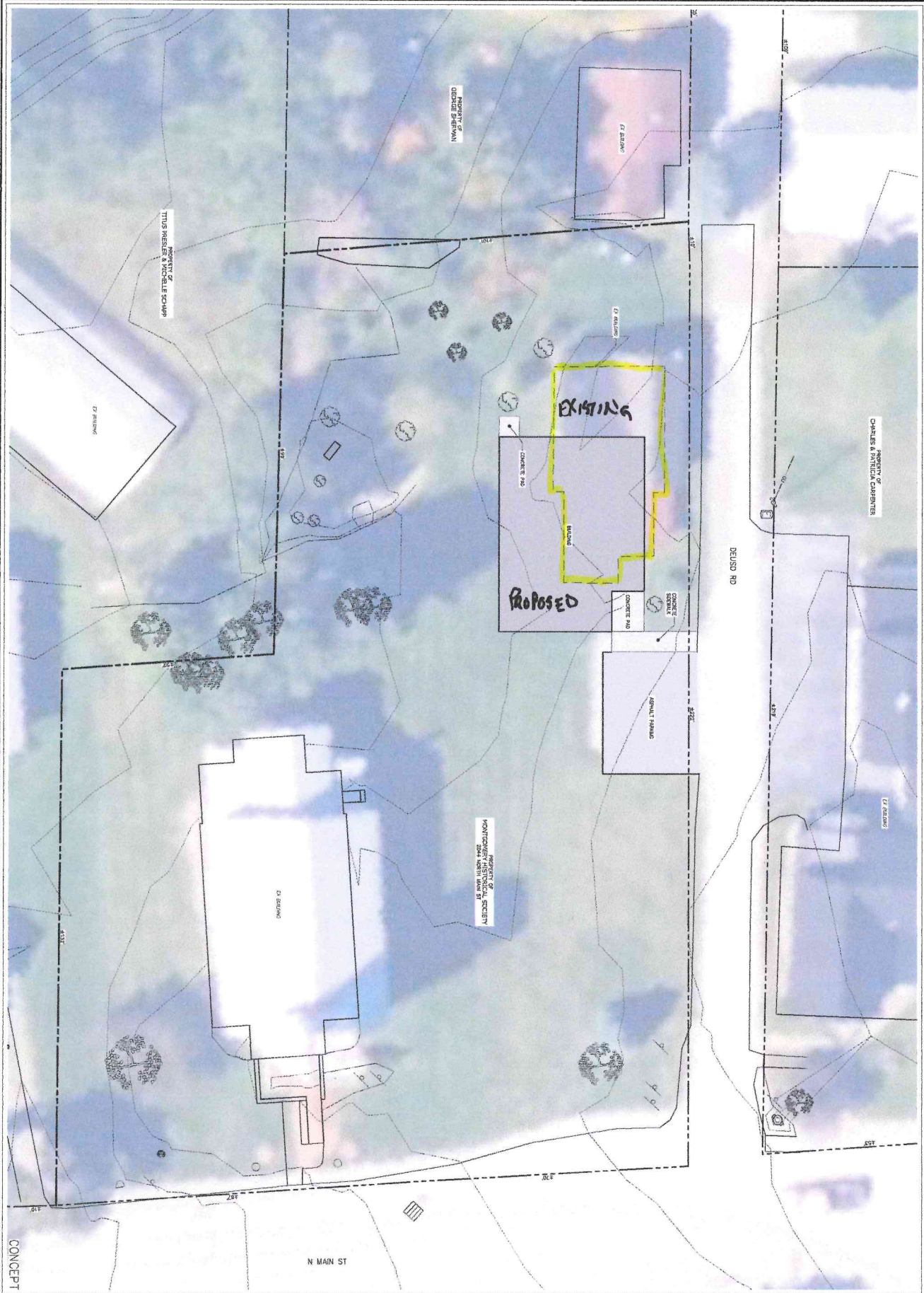
Site Plan

CROSS
CONSULTING ENGINEERS, P.C.
103 Fairfax Rd.

183 Fairfax Rd.
Norwalk, Vermont 05656

PROPOSED / OVERLAY

Q:\2024 Design\24037 Montgomery Historical Society, Montgomery\Current\Concepts\Concept 1.dwg (Plot) 10/23/2024 1:24:32 AM



CONCEPT

C-1

CIVIL

Montgomery Historical Society
Montgomery, VT
Historical Society Center

North Main St

Montgomery, VT

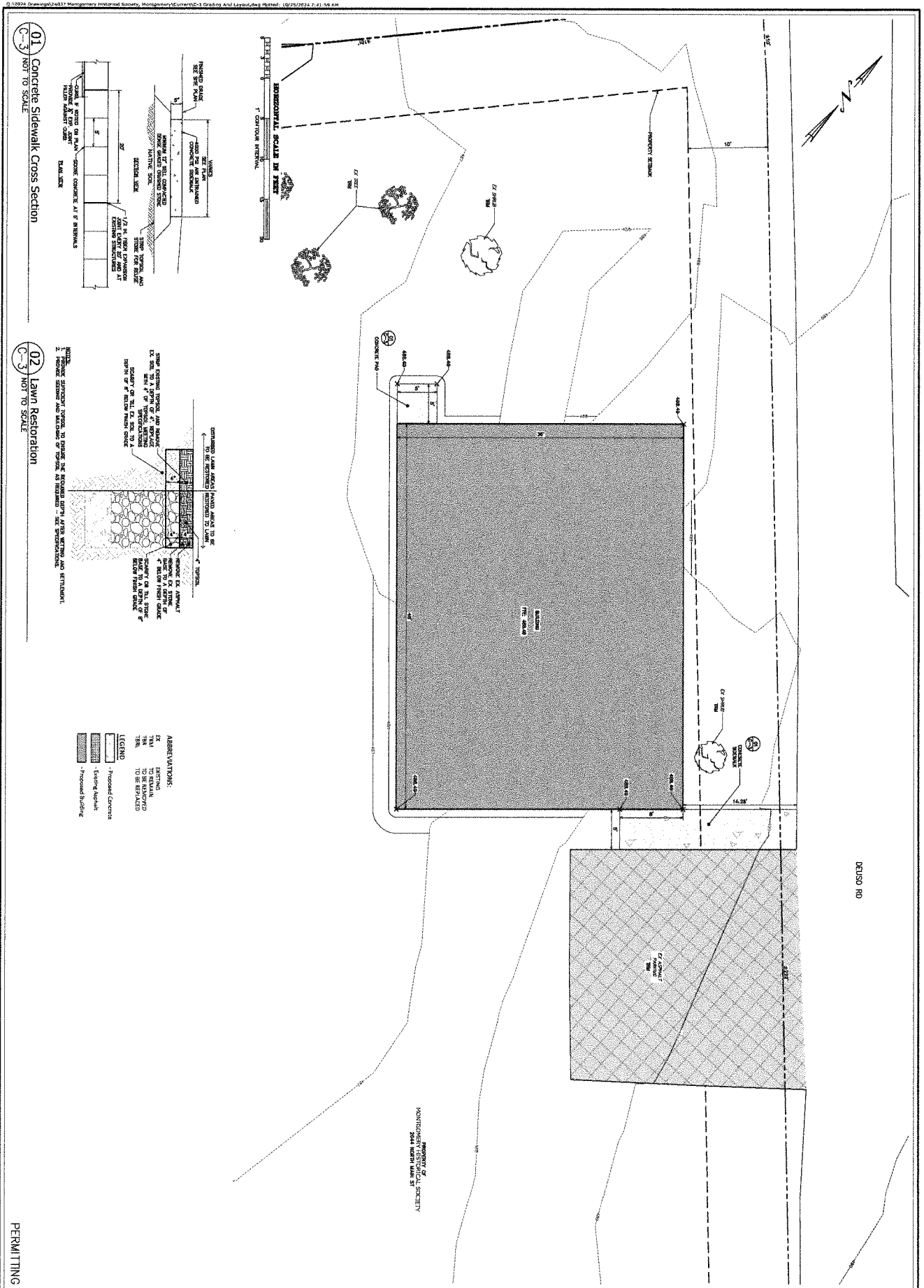
Concept 1

CROSS
CONSULTING ENGINEERS, P.C.

Tel: 802-524-2133
Fax: 802-524-9882
833 North St.
St. Albans, Vermont 05478
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Cross Consulting Engineers, P.C.

PROJECT: 24037
DATE: October 2nd, 2024
DESIGN: ASA
DRAWN: ASA
CHECKED: PJG
APPROVED: PJG

PROPOSED





1: 1,285
November 14, 2024

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.



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

Parcel ID	Owner Name 1	Owner Name 2	Mailing Address 1	Mailing Address C	Mailir	Mailing Address:
00049.004	SHERMAN GEORGE D JR		PO BOX 102	MONTGOMERY	VT	05470
00049.003	Provost Keith	Provost Jessica Robin	PO BOX 123	MONTGOMERY	VT	05470
00039.002	CARPENTER PATRICIA P	CARPENTER CHARLES H	PO BOX 62	MONTGOMERY	VT	05470
0N118.132	MCCARTNEY MISTY		PO BOX 71	MONTGOMERY	VT	05470
0N118.134	CORIELL JAREK R	CORIELL ISABELLE R	2035 NORTH MAIN ST	MONTGOMERY	VT	05470
0N118.136	CARPENTER MICHAEL	CARPENTER LINDA	PO BOX 205	MONTGOMERY	VT	05470
0N118.138	LANTERN KEEPERS LLC		PO BOX 58	MONTGOMERY	VT	05470
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