

**TOWN OF MONTGOMERY, VERMONT**

**MONTGOMERY DEVELOPMENT REVIEW BOARD  
UNAPPROVED MINUTES**

**Thursday, January 23, 2025 @ 5:30 pm**

**Board Members:** *Parma Jewett, Chair; Charlie Snedikor, (Alternate); Barry Kade*

*John Kuryloski, Suzanne Wilson and Mary Garceau, (all present and will recuse themselves due to conflict of interest.)*

**Applicants:** *Montgomery Historical Society, Scott Perry (chairperson)*

**Interested Parties:** *Joe Sherman, Jessica Provost*

**Visitors:** *Lynda Cluba, Clerk*

Meeting was called to order at 5:29 pm.

Parma explained the process of how the meeting will be conducted. The hearing is recorded. All must state their name before speaking. She introduced the Board members and gave the Oath to all witnesses. She asked if any board members felt they had a conflict of interest. She explained that John Kuryloski, Suzanne Wilson and Mary Garceau will recuse themselves as they serve on the Historical Society Board.

**DRB Hearing: 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# N118.137X of .71 acres located at 2044 North Main St. This is located 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 special flood hazard area requires Hazard area review. The public hearing will be a combined Site Plan Review and Hazard Area Review.**

**Evidence submitted by the Zoning Administrator, prior to the hearing, noted as A1 includes:** Notice of hearing, including a list of abutting property owners, posted in 3 places and on the Town website on 1/6/2025 and published in the St Albans Messenger on 1/7/2025; Application to the DRB dated 11/14/2024; Application for Building/Zoning permit dated 11/14/2024; 3 maps with proposed overlays; A Vt. Agency of a Natural Resources map showing the affected property, including roads and surrounding properties; drawings that includes current structure and proposed structure with elevations; an interactive web map of the affected area; a 2 page land record summary of the Historical Society property; an Existing Conditions and Demo Plan of the property and a photograph of the current property.

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Applicant gives some history of the Episcopal Church which is currently the Pratt Hall. He explains the Church and building they wish to replace were 2 separate properties in the past. The Board wishes to rebuild the former residence and use it as an archival structure in order to preserve items reflecting Montgomery's history. The current structures roof leaks, has no water and very little heat. They would like to raise money in order to reconstruct the building. An Archival Historian has informed the Board there is not many preservation funds to use for this project. Scott explains there is no current septic. The proposed building will have little usage so it will have 1 bathroom with a sink and toilet. They propose a holding tank with no drain field that will be pumped out routinely. They plan on moving the new building closer to North Main St and will meet setbacks according to town Zoning Regulations.

Parma asks if any Board members have questions. Charlie states the current structure is located in the Flood Zone AE. He suggests raising the proposed building higher depending on Architect plans. Scott explains they have not gotten that far and wanted to get approval from the Board in order to move ahead.

Parma asks visitors for questions from interested parties. Joe Sherman states he approves of what the Historical Society does though is bothered as to why it is not kept up. Why can it not be preserved at a much lower cost? He and Ms. Provost are adjoining property owners and are not clear what the Zoning is regarding flooding. Parts of their properties are in the flood zone though their houses are not. Scott stated that the Board will not put at risk anyone in the neighborhood. Based on what they know they have made considerations regarding what new construction could include, with the consultation firm, as to rules and standards for a public building. This is why the costs are higher.

Barry states that relevant to the purpose of this hearing Flood maps are not up to date and approval should be subject to confirmation from the State Agency that this is not in the flood zone. Parma explains they can get a Flood Certification for FEMA. Mary explains that is the reason the Board hired engineers to address these concerns.

Hearing ends at 5:59 pm. Parma explains the Board will go into deliberations and a decision will be mailed within 45 days.

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Motion was made and seconded to enter deliberations at 6:00 pm. So moved. The Board exited deliberations at 6:10 pm.

Based on the findings the Board **APPROVES** the application to replace a nonconforming structure and add a parking area on Parcel N118.137X.

Barry made a motion and was seconded to Approve the application with the condition to construct the building outside of the flood hazard area and river corridor with a suggestion, in consultation with the engineers, to raise the building 1 ft above ground level.

Roll Call Vote: Parma - YES; Barry - YES; Charlie - YES Motion passed 3-0

John, Suzanne and Mary have recused themselves from the vote.

Parma made a motion and was seconded to adjourn at 6:12 pm So moved

Respectfully submitted:

Lynda Cluba, Clerk