

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday, March 20** at 5:30 pm at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Nafis and Sarita Khan have submitted an application for subdivision at 561 Highland Drive, parcel ID #00303.027. The parcel lies in both the Village 2 and Conservation 2 Zoning Districts and consists of 33.09 acres with an existing chalet. The application is to create three new parcels of 10.43 acres, 10.74 acres, and 10.82 acres, and reduce the existing parcel with the chalet to 1.09 acres. The Development Review Board will conduct a Site Plan Review for the proposed subdivision.

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.

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) NAFIS + Sarita Khan Phone: 902-578-7103
Address PO Box 486 Montgomery Center VT 05471

PROPERTY: Parcel I.D. No. Sec. attached Zoning District Village 2 and CONS 2
Location Across from 561 Highland Dr
Date Acquired 2008 Town Land Records - Book 79 Page 405
Present Use Underdeveloped Proposed Use 1 House lots
Lot Size 32 acres Depth Frontage on Public Road or R.O.W.

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
(x) Site Plan approval for Subdivision
() Request for interpretation of Zoning Regulation or Map
State reason for Application:

RECEIVED/PAID
DEC 19 2024
TOWN OF MONTGOMERY

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: Dec 15th 2024
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

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

APPLICATION FOR BUILDING/ZONING PERMIT

Applicant: Name(s) NAFIS and Sarita Khan Phone 802 578 7103
Mailing Address PO Box 486 Montgomery CTR. Vt 05471 Email Relax@Vtsoftcaves.com
Physical Property Address: Highland Drive, Montgomery Center Vt. 05471

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

Description: 32 acre property

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

Setbacks: Edge of Road right-of-way (ft) _____ Rear line (ft) _____ Left line (ft) _____ Right line (ft) _____

New Subdivision: Lot # 1 Frontage 1750 ft Depth 400 ft | Lot # 2 Frontage 450+ Depth 1750+
Lot 3 175 ft 700 ft

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 _____ Dec. 19th 2024
signature(s) _____ date

Submit this application with a zoning fee of \$ 50.00 + \$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 _____

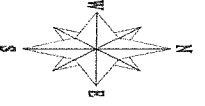
Conditions: All land development must comply with State & Federal Regulations. All additions/renovations to dwellings, new Single Family, and new multi-family dwellings (in buildings up to 3 stories) must meet the Vermont Residential Building Energy Standards. _____

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.

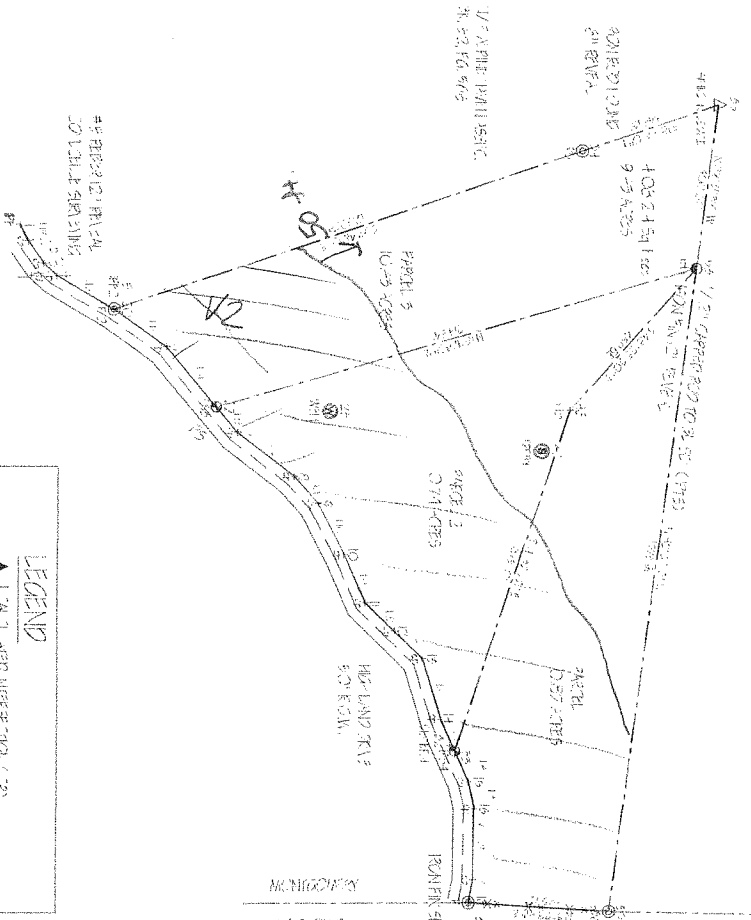
{Blank Area Below for Recording Stamp}

RECEIVED/PAID	
DEC 19 2024	
TOWN OF MONTGOMERY	
Zone Class <u>VILLAGE 2 and CONS 2</u>	
Parcel ID # <u>00303.027X</u>	Town Bk/Pg



MAGNETIC 1987

LOCUS NOT TO SCALE



NOTES:
 1. THE SITE IS MADE TO RECORD THE BOUNDARY LINES IN BOOK #1 - PAGE #94 OF THE TOWN OF MONTGOMERY AND RECORDS.
 2. THE DATE IS MADE TO YOUNG MAN AND MAP #1000.
 DATE: 10.10.2024

NOTES

1. BEARING AND DISTANCE TO MONTE VERMONT FROM A SURVEY POINT.
 2. BEARING AND DISTANCE TO MONTE VERMONT FROM A SURVEY POINT.
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- LETTER THIS TO BE AN ACCOUNT TAKEN FROM THE PHYSICAL EVIDENCE FOUND AND RECORD DEEDS.

LEGEND

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LINE NO.	BEARING	LENGTH
1	N 75° 14' W	78.05
2	S 82° 28' W	72.95
3	S 60° 58' W	66.34
4	S 48° 55' W	65.73
5	S 30° 18' W	64.47
6	S 17° 48' W	61.92
7	S 4° 48' W	57.52
8	S 48° 57' W	52.32
9	S 82° 28' W	47.79
10	S 75° 14' W	47.79
11	S 48° 57' W	43.01
12	S 30° 18' W	39.71
13	S 17° 48' W	37.12
14	S 4° 48' W	35.12
15	S 48° 57' W	32.25
16	S 82° 28' W	29.71
17	S 75° 14' W	27.25



SUBDIVISION OF LANDS OF
 MONTGOMERY, VERMONT
 NAFIS & SABITA KAHN
 MAP # 2024-55 SCALE: 1" = 200' AUG. 10.2024
 FROM SURVEYING, ORLEANS, VERMONT