

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday September 25, 2025** at 5:30 at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Morgan Cluba and Anthony Gervais have submitted an application for Conditional Use Approval for a change of use, from a single family dwelling to a lodging establishment for short term rental. The application is for an existing structure on parcel ID#00005.007X of 5.53 acres at 220 Green Mountain Road. This is in the Village 2 Zoning District. A lodging establishment in the Village 2 Zoning District requires Conditional Use Approval.

Jeremy Owens, Sarah Wojcik, Michelle Owens, and Chris Wojcik have submitted an application for Conditional Use Approval for a change of use from a single family dwelling to a lodging establishment for short term rental. The existing structure is on parcel ID# 00007.046X of 11.25 acres at 1409 North Hill Road. This is in the Rural Residential Zoning District. A lodging establishment in the Rural Residential Zoning District requires Conditional Use Review and Approval. 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) Morgan Cluba, ANTHONY GERVAS Phone: 802 393 7968
Address 184 J Shea Way, Port Angeles, WA 98362

PROPERTY: Parcel I.D. No. 5.007X Zoning District _____
Location 220 Green Mountain Rd., Montgomery
Date Acquired 8/18/25 Town Land Records - Book _____ Page _____
Present Use residential Proposed Use Short term rental
Lot Size 5.53 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
- () Site Plan approval for Subdivision
- () Request for interpretation of Zoning Regulation or Map

State reason for Application: Lodging establishment for short-term rental

RECEIVED

SEP - 2 2025

TOWN OF MONTGOMERY, VT
PAID / RECORDED

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: 9/2/25

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: _____

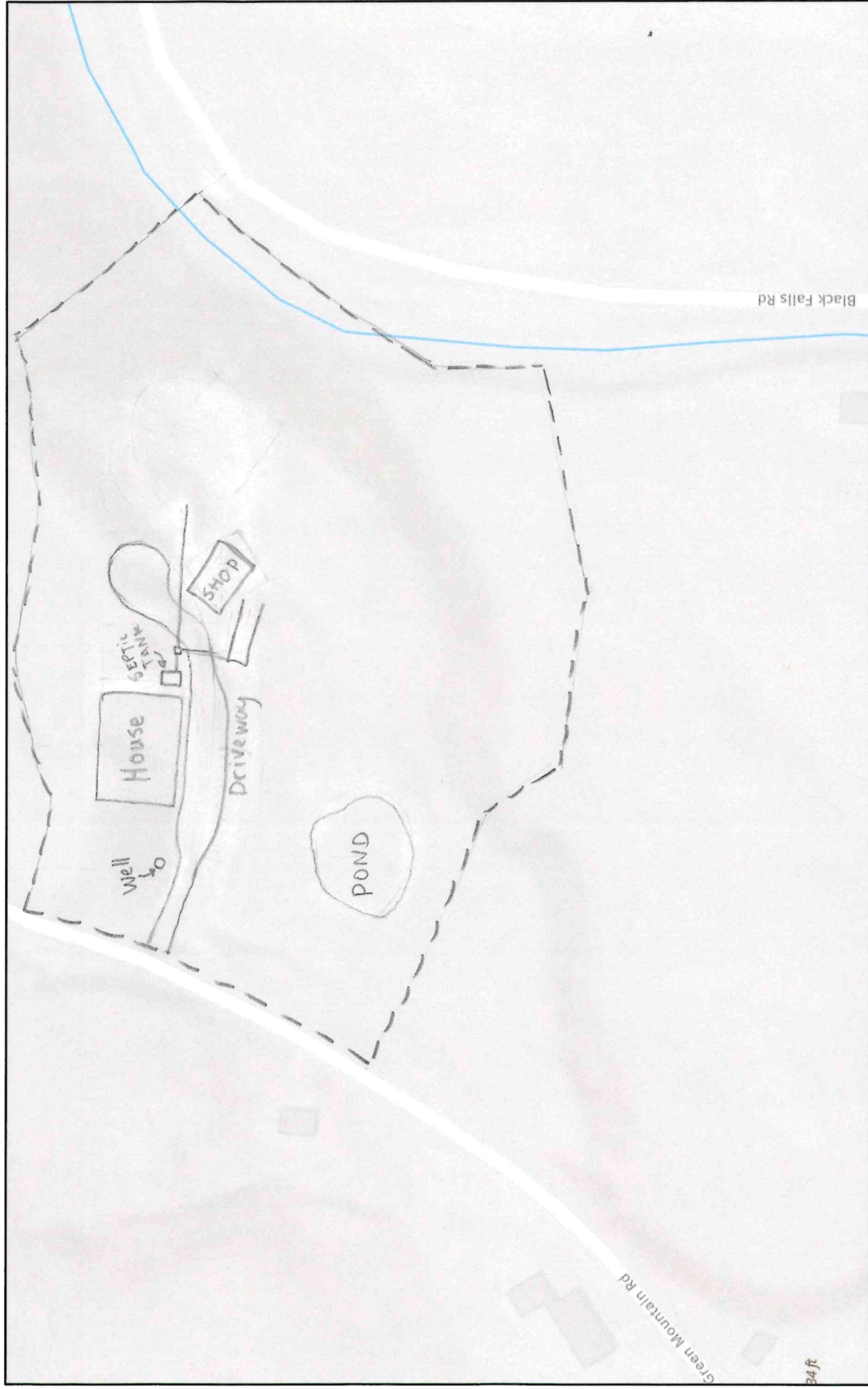
Decision of Board: Approved () Denied () Date of Decision: _____

Conditions: _____

Secretary, Development Review Board

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

North Troy region public lands



8/21/2025

World_Hillshade

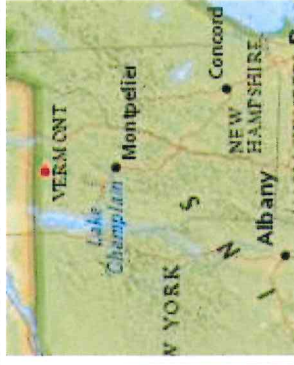
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Wetlands Advisory Layer
Parcels (standardized)

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas



1: 2,571

August 21, 2025

131.0 0 66.00 131.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" =

214 Ft

1cm =

26 Meters

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Putney, Vermont

Montgomery, VT: TownView Online

