

Certificate of Mailing:

TOWN OF MONTGOMERY  
DEVELOPMENT REVIEW BOARD  
NOTICE OF PUBLIC HEARING

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

Richard Bessette and Christa Chambers, owners at 258 Highland Springs, have submitted an application to change the use of their camp to a single-family residence. The existing camp is on parcel ID# 0S118.175X which is 15.8 acres in the Conservation 1 Zoning District. A single-family dwelling in this Zoning District requires Conditional Use 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.**

Notice of Hearing and copy of the application to the applicant:

|                    |                    |                |            |    |       |
|--------------------|--------------------|----------------|------------|----|-------|
| BESSETTE RICHARD J | CHAMBERS CHRISTA L | 42 MERIDIAN ST | BURLINGTON | VT | 05401 |
|--------------------|--------------------|----------------|------------|----|-------|

Notice of Hearing to all abutters:

| Parcel ID   | Owner Name 1               | Owner Name 2                         | Address 1               | City              | State | Zip   |
|-------------|----------------------------|--------------------------------------|-------------------------|-------------------|-------|-------|
| 0S118.179X. | BESSETTE JOHN LIFE ESTATE  | BESSETTE RICHARD JOHN MICHELLE MARIE | 233 HIGHLAND SPRING RD  | MONTGOMERY CTR    | VT    | 05471 |
| 0S118.175A. | MORRELL ROBERT P           | MORRELL SANDRA                       | 220 HIGHLAND SPRINGS RD | MONTGOMERY CTR    | VT    | 05471 |
| 0S118.175B. | EDE KASEY RM               | EDE AARON C                          | 235 HIGHLAND SPRINGS RD | MONTGOMERY CTR    | VT    | 05471 |
| 00030.080X. | THIRTY ACRES WOODLANDS LLC |                                      | 383 PAGE POND RD        | CRAFTSBURY COMMON | VT    | 05827 |
| 00033.074X. | PYKE R RONALD              | JAY J MARY                           | 30 MEYNELL RD           | LONDON            | ENG   | E97AP |
| 0S118.163X. | HEAD FOR THE HILLS LLC     |                                      | 144 MOUNTAIN STREET     | CAMDEN            | ME    | 04843 |

I attest that these documents were mailed by me by first class mail this 9th day of October 2025.

  
Ellen Fox, Zoning Administrator

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

**APPLICANT (s):** Name (s) Richard Bessette + Christa Chambers Phone: 802-489-8134  
 Address 42 Meridian St. Burlington VT 05408

**PROPERTY:** Parcel I.D. No. #3 S118.175x Zoning District Ag-Res  
 Location 258 Highland Springs Rd Montgomery VT  
 Date Acquired Feb 1 1989 Town Land Records - Book 40 Page 582-03  
 Present Use Seasonal Camp Proposed Use Year Round Single Family  
 Lot Size 15.8 Acres Depth 1936 Frontage on Public Road or R.O.W. 389ft Residence

**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: Change to a single family residence  
year round.

**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: Richard Bessette Christa Chambers  
 Applicant (s) or Authorized Agent

Date: 10/1/25

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

**RECEIVED**

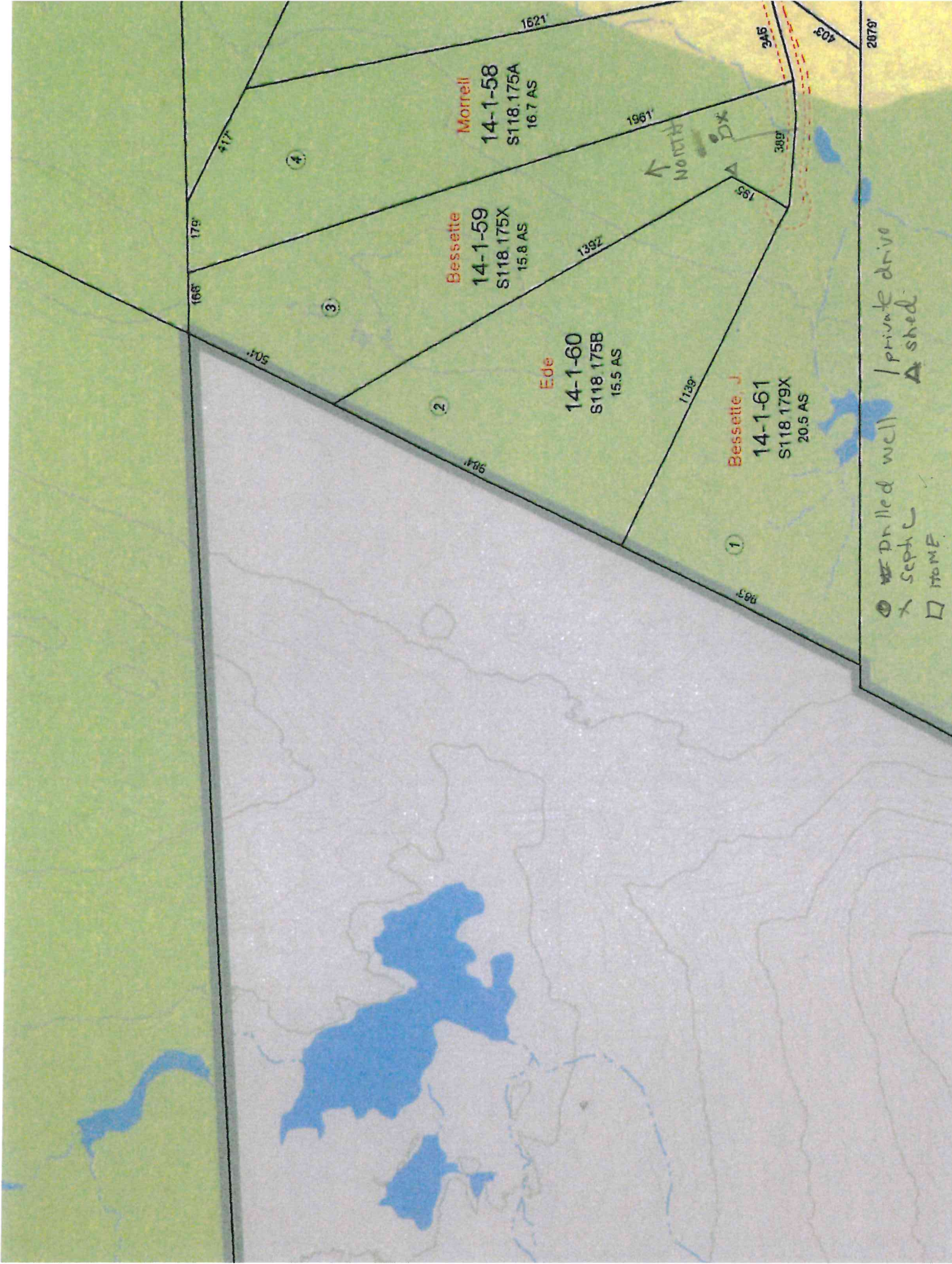
Original to DRB and copies for applicant, listers, town clerk

OCT 02 2025

TOWN OF MONTGOMERY, VT

PAID / RECORDED





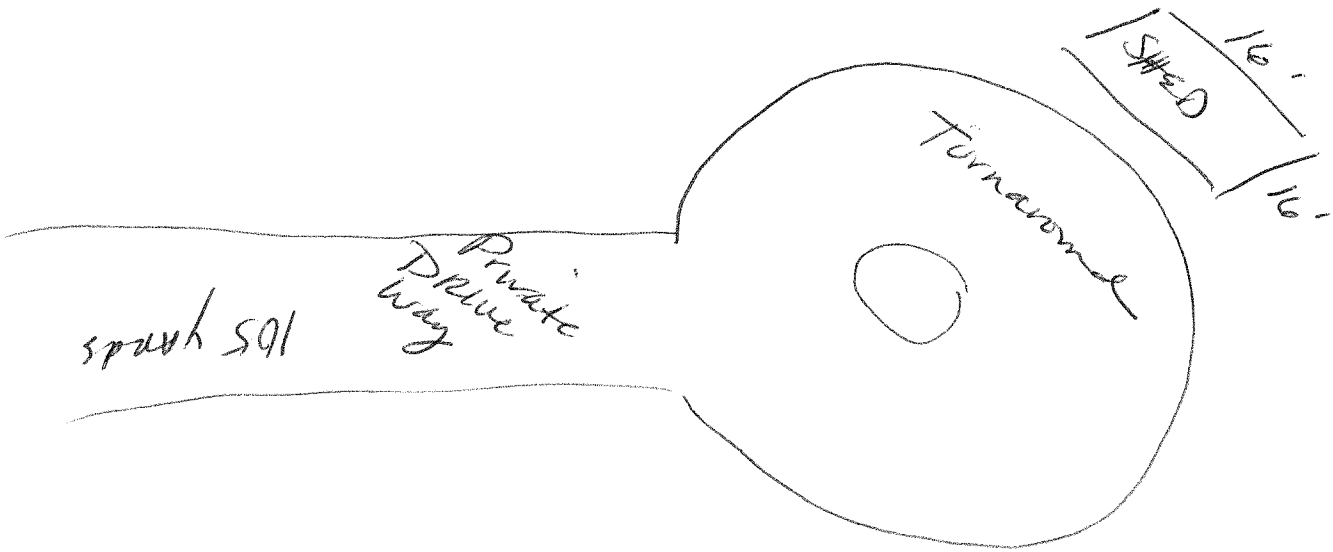
**Morrell**  
14-1-58  
S118.175A  
16.7 AS

**Besette**  
14-1-59  
S118.175X  
15.8 AS

**Ede**  
14-1-60  
S118.175B  
15.5 AS

**Besette J**  
14-1-61  
S118.179X  
20.5 AS

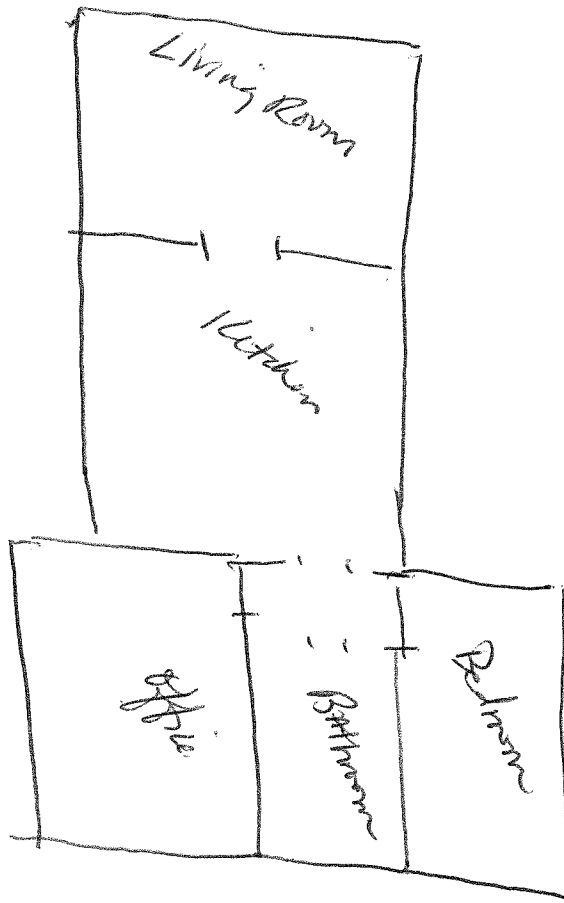
- Drilled well
  - X septic
  - HOME
- private drive  
shed



16' 16'

Shed

Well



← 389 ft →

1,000 gal.  
septic system  
for year  
round use

↓ North



Montgomery Zoning &lt;montgomeryzoning@gmail.com&gt;

---

**258 Highland Springs Road**

1 message

**Bollman, Evan** <Evan.Bollman@vermont.gov>

Thu, Sep 18, 2025 at 3:49 PM

To: "montgomeryzoning@gmail.com" &lt;montgomeryzoning@gmail.com&gt;

Hello Ellen,

I am sending a follow up email after our phone calls today regarding the residence at 258 Highland Springs Road. Since they were clean slated at one bedroom, they are able to remove the 2nd bed from the addition, retake any related listing photos showing that room as a second bedroom, remove any and all references to a two bedroom residence on the listings and any other documents related to the property, including the listers card, and change it to reflect 1 bedroom. As long as these steps are taken, this property will not need to apply for a State wastewater permit to reflect an increase in bedroom count and a design for an expanded system.

Thank you

**Evan Bollman** | Environmental Analyst VI

Vermont Agency of Natural Resources | Department of Environmental Conservation

Drinking Water &amp; Groundwater Protection Division

1 National Life Dr, Davis 4 | Montpelier, VT 05620-3521

802-505-5985 (cell) | <http://www.dec.vermont.gov/water>

*The Agency of Natural Resources supports telework, and there are times when I may be working from another office location. I am available to connect by phone and email. I am also available to connect in-person upon request.*

Public Records Statement: Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny.





**Working Dog Septic Service Inc.**  
504 Fletcher Road  
Cambridge, VT 05444  
Tel: 1-888-949-9969

### SCOPING AND/OR SYSTEM CONDITION REPORT

|   |                              |  |
|---|------------------------------|--|
| Date: <u>07/18/2025</u>                                     | Time: _____                  | Name of Evaluator: <u>Dameon Young</u> |
| Name: <u>Angel Larose</u>                                   | Phone: <u>(802) 370-2201</u> |  |
| Property Address: <u>258 highland springs dr Montgomery</u> |                              |  |
| Access Provided Into The House:                             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Tank Size: <u>1000</u>                                      |                              | Gallons                                |
| Recent Weather Conditions: <u>Dry</u>                       |                              |  |

### PROCEDURES

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Determined sludge depth and liquid level  |
| <input type="checkbox"/>            | Probed and checked absorption area to determine location and checked for excessive moisture, and/or odor. |
| <input checked="" type="checkbox"/> | Pumped out tank   |
| <input checked="" type="checkbox"/> | Checked condition of tank and baffles/tees for cracks, deterioration or damage                            |
| <input checked="" type="checkbox"/> | Scoping Analysis  |
| <input checked="" type="checkbox"/> | Properly closed tank cover  |

Liquid Level in tanks was: ☐ Above Normal ☒ Normal ☐ Below Normal

Did water drain back in to the tank from the absorption system, after or during pumping?  
☐ Yes ☒ No

Maintenance appears: ☒ Good ☐ Fair ☐ Poor

Sludge Depth: 4"

### TYPE OF ABSORPTION SYSTEM


|  |  |
|--|--|
| <input checked="" type="checkbox"/> Conventional Leach Field | <input type="checkbox"/> Advanced Treatment System |
| <input type="checkbox"/> Raised Mound                        | <input type="checkbox"/> Dry-Well                  |
| <input type="checkbox"/> Seepage Pit (Cesspool)              |  |
| <input type="checkbox"/> Other                               |  |

### TANK MATERIAL

|  |
|--|
| <input checked="" type="checkbox"/> Concrete |
| <input type="checkbox"/> Steel               |
| <input type="checkbox"/> Plastic             |
| <input type="checkbox"/> Other               |

| SYSTEM COMPONENTS  | COMMENTS  |
|--|---|
| <p>TANK OR CESSPOOL</p> <p>Condition:</p> <p><input checked="" type="checkbox"/> Acceptable      <input type="checkbox"/> Unacceptable</p>                         | <p>Septic tank is in working order.</p> <p>Inlet line: 4" sch 40 pipe, runs 11 feet under slab. Upward sweep unable to continue with camera. Line is in working condition.</p>  |
| <p>PUMP</p> <p>Condition:</p> <p><input type="checkbox"/> Acceptable      <input type="checkbox"/> Unacceptable</p> <p><input type="checkbox"/> Not Applicable</p> |   |
| <p>ABSORPTION SYSTEM</p> <p>Condition:</p> <p><input type="checkbox"/> Acceptable      <input type="checkbox"/> Unacceptable</p>                                   | <p>Outlet: 4" sdr35 pipe, hard 90 degree left hand turn towards wood line. Runs for 9.6 feet to where line "T's" indicating start of leach field. Heavy build up of roots in lines. Unable to continue with camera.</p> |
| <p>ADDITIONAL COMMENTS:</p>  |   |

THIS SCOPING AND/OR SYSTEM CONDITION REPORT INDICATES THE PRESENT  
 CONDITION OF THE SEPTIC SYSTEM  
 ACCORDING TO EVALUATOR'S OPINION, AT THE TIME OF THE PUMPING/INSPECTION.  
 THIS CONDITION REPORT DOES NOT GARENTEE OR WARRANTY FUTURE PERFORMANCE.  
 WORKING DOG SEPTIC SERVICE INC. DISCLAIMS ANY WARRANTY EITHER EXPRESSED OR  
 IMPLIED ARISING FROM THE INSPECTION OF THE SEPTIC SYSTEM OR THIS REPORT.

Evaluator's Signature:  Signed at:  
 2025-07-18 11:16:33

Town of Montgomery

PO Box 356 Montgomery CT 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) Richard Besette & Christa Chambers Phone 802-489-8134  
Mailing Address 42 Meridian St. Burlington VT 05408 Email Christalynn03@gmail.com  
Physical Property Address: 258 Highland Springs Rd. Montgomery VT  
Project: ☐ New Building ☐ Improvement/Addition ☐ Subdivision ☒ Other (explain below)  
Description: Convert the use of the structure from a (2) Bedroom to a (1) Bedroom  
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 # \_\_\_\_\_ Frontage \_\_\_\_\_ Depth \_\_\_\_\_ | Lot # \_\_\_\_\_ Frontage \_\_\_\_\_ Depth \_\_\_\_\_

Attached map - marked  
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 Richard Besette and Christa Chambers  
signature(s) \_\_\_\_\_ date \_\_\_\_\_  
Submit this application with a zoning fee of \$ 50 + \$15.00 (recording fee). Payable to Town of Montgomery.

#### For use by Administrative Officer Only

Decision: ☐ Denied ☒ Approved Permit # ZP-22-25  
Permit approved subject to conditions specified below and is valid (except if appealed)  
beginning on Oct 11, 2025 and expiring on Oct 11, 2026

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. 2 Bedroom camp converted 1 bedroom camp

Signed [Signature] 9/25/25  
Administrative Officer Date of decision

the Administrative Officer, within 15 days of the date of such decision, to the

**RECEIVED**

Date Received

SEP 25 2025

TOWN OF MONTGOMERY, VT

PAID / RECORDED

Zone Class

CONSERVATION 1

Parcel ID #

09118.175X

Town Bk/Pg

92/231

LISTERS can  
change from  
2 BD to 1 BD  
on Oct. 11

Then, add lister  
card to application  
& send to DRB