

**TOWN OF MONTGOMERY, VERMONT**  
**MONTGOMERY DEVELOPMENT REVIEW BOARD**  
**UNAPPROVED MINUTES**

**Thursday, October 30, 2025 @ 5:30 pm**

*Board Members: Parma Jewett (Chair), John Kuryloski, Suzanne Wilson, Mary Garceau and Barry Kade*

*Applicants: Richard Bessette and Christa Chambers (both present)*

*Visitors: Lynda Cluba, Clerk*

Parma called the meeting to order at 5:30 pm.

Parma explained the process of how the meeting will be conducted. The hearing is recorded and all who speak must first state their name and be recognized by the Chair. She introduced the Board members and gave the Oath to all witnesses. All affirmed. She asked if any Board members felt they had a conflict of interest. No response.

**1. DRB Hearing - 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# S118.175X which is 15.8 acres in the Conservation 1 Zoning District. A single-family dwelling in this Zoning District requires Conditional Use Approval.**

**Evidence is submitted by the Zoning Administrator, noted as Exhibit A, includes;** Notice of Public Hearing, including abutting property owners, and posted in 3 places in town on October 9, 2025 and published in the St. Albans Messenger on October 10, 2025; Application to the DRB dated 10/1/2025; Copy from Town Tax maps showing parcel location; hand drawing of dwelling, private driveway, well and septic location; Email communication between applicants and Zoning Admin., dated 9/18/2025; a Septic System Condition Report from Working Dog Septic Service, Inc dated 7/18/2025; Application for Building/Zoning Permit received 9/25/2025 and a copy of the Town of Montgomery Cost report for 258 Highland Springs.

Applicant, Christa Chambers explains they have owned the property for over 10 years and believed it was already approved as a single family dwelling. She believes all homes in her neighborhood are approved as single family residences. They built an addition in 2012, and when the Listers came to assess the property it was noted as a second bedroom. In order to comply with State Septic regulations they wish to convert the use of the structure from a 2 bedroom to a 1 bedroom, using the 2nd bedroom as an office.

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Parma asks if any Board members had questions. Sue asks if the property will only be for their use, on weekends and when they visit? They stated that it would be. Barry asks if they plan on making any changes to landscaping, such as developing any wooded areas? Richard Bessette asks if he is referring to logging and Barry explains the State regulates those changes. Richard states they will not develop any wooded areas. Parma asks why they are changing from a 2 bedroom to a 1 bedroom house? Christa explains that it is due to State Septic regulations. John asks what was the septic permitted for? Christa believed it could be a 3 bedroom house. Mary asks if they do not have a business why did they change the bedroom to an office? Christa explains they changed it as a 2nd bedroom is not permitted under septic regulations.

Parma states the Board will go into deliberations and a decision will be made within 45 days. Hearing ends at 5:42 pm.

Sue made a motion and was seconded to enter deliberations at 5:45 pm. So moved. 5-0 John made a motion and was seconded to exit deliberations at 5:59 pm. So moved 5-0.

Mary made a motion and was seconded to **APPROVE** the change of use of the camp to a single - family residence.

Barry made an amendment to the motion, and received no second, to add a condition to preserve the nature of the property in keeping with the Montgomery Town Plan.

**Roll call vote: Parma - NO; John - NO; Sue - NO; Mary - NO; Barry - YES. Amendment failed 4-1. Vote is invalid as the amendment to the motion received no second and should not have been considered.**

Original motion to **APPROVE** the change of use of the camp to a single-family residence.

**Roll Call Vote: Parma - YES; John - YES; Sue - YES; Mary - Yes; Barry - NO. Motion passed 4-1.**

**2. Approve Minutes - 5/22/2025:** John made a motion and was seconded to approve the minutes as written. **Motion passed 5-0 . 9/25/2025:** Mary made a motion and was seconded to approve the minutes to include " Notice of Hearing was posted on 9/4/2025". **Motion passed 5-0**

**3. Other Business** - the Board discussed the dates for the next hearings in November and December. November meeting will take place either Wednesday, Nov. 19, 2025 or Thursday, Nov. 20, 2025. Parma will confirm date with Ellen Fox, ZA. The December meeting will take place on December 11, 2025.

Barry made a motion and was seconded to adjourn at 6:23pm. So moved.

Respectfully submitted: Lynda Cluba, Clerk