

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday January 22, 2026** at 5:30 pm at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Nathan Eller has 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#00037.002X of .17 acres at 13 Brook Road. This is in the Village 1 Zoning District. A lodging establishment in the Village 1 Zoning District requires Conditional Use Approval. The parcel is within the river corridor. Improvement to existing structure in the river corridor requires Hazard Area Review. The public hearing will be a combined review for Conditional Use and Hazard Area Review.

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.

12/11 Posted Sylvester's, PSB, Post Office
12/11 Mailed to applicant
12/11 Mailed to abutters
12/11 Posted website

Certificate of Mailing:

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

Nathan Eller
13 Brook Rd
Montgomery, VT 05470

Notice of Hearing to all abutters:

Parcel ID	Owner Name 1	Owner Name 2	Address 1	City	State	Zip
00001.011X.	PUDVAH KATHY		PO BOX 212	MONTGOMERY	VT	05470
00037.006X.	HARROCKS JOHN M	HARROCKS MARJORIE A	PO BOX 186	MONTGOMERY	VT	05470
00001.009C.	ST ONGE REAL ESTATE HOLDINGS LLC	C/O STACEY ST ONGE	PO BOX 175	MONTGOMERY	VT	05470
00001.008X.	POGANY MEGAN	PURSELL SETH	307 LAKE ST	ST ALBANS	VT	05478

I attest that these documents were mailed by me by first class mail this 11th day of December 2025.


Ellen Fox, Zoning Administrator

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

APPLICANT (s): Name (s) Nathan Eller Phone: 248-980-8956
Address 13 Brook Rd, Montgomery VT 05470

PROPERTY: Parcel I.D. No. 00037.002x Zoning District VILLAGE 1
Location 13 Brook Rd, Montgomery VT 05470
Date Acquired 12/9/25 Town Land Records - Book 99 Page 85
Present Use Residential Proposed Use Lodging establishment (short term rental)
Lot Size 0.17 Acres Depth 36 FEET Frontage on Public Road or R.O.W. 175 FEET

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: To request approval to use my home for short term rentals.

AND HAZARD AREA REVIEW

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: Nathan Eller Date: 12/9/25
Applicant (s) or Authorized Agent

Submit to Town Clerk with required fee: \$ 200 + 15 (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



Natural Resources Atlas

Vermont Agency of Natural Resources

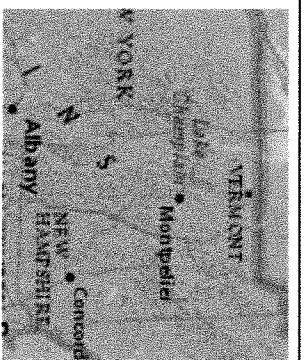
vermont.gov



1: 1,285
December 11, 2025

65.0 0 32.00 65.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
1" = 107 Ft. 1cm = 13 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

- River Corridors (Aug 27, 2019)
 - .5 - 2 sqmi.
 - .25-.5 sqmi.
- 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

Itemized Property Costs						
From Table: MAIN Section 1		Town of Montgomery			Record # 401	
Property ID: 00037.002X		Span #: 402-125-10022		Last Inspected: 04/12/2013		Cost Update: 03/10/2014
Owner(s): YOUNG MAKENNA C		Sale Price: 90,180		Book: 99	Validity: Yes	
		Sale Date: 12/09/2019		Page: 85		
Address: 13 KEELER BAY RD		Bldg Type: Single		Quality: 2.50 FAIR/AVG		
City/St/Zip: SOUTH HERO VT 05486		Style: 1.5 Fin		Frame: Studded		
Location: 13 BROOK RD		Area: 1338		Yr Built: 1880	Eff Age: 143	
Description: 1.5S DWL		# Rms: 7		# Bedrm: 3	# Ktchns: 1	
Tax Map #: 20-20-29		# 1/2 Bath: 0		# Baths: 2		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSidng / Ht=7	100.00		65.31		
ADJUSTMENTS						
Roof #1:	CompShg	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		2.44		
Heat/cooling #1:	Space Htr	65.00		-1.10		
Heat/cooling #2:	None	35.00		-1.43		
Energy Adjustment	Average					
ADJUSTED BASE COST			1,338.00	65.22	87,258	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 6)			1.00	1,087.50	1,088	
Roughins (beyond allowance of 1)				460.00		
Features #1:	Kitchen - hearth		1.00	750.00	750	
Features #2:	Hearth		1.00	350.00	350	
Features #3:	Loft FNA		326.00	12.00	3,912	
Porch #1:	WoodDck/WdRI		20.00	47.67	953	
Porch #2:	WoodDck/Knee/Roof/Ceil		282.00	41.78	11,782	
Basement	Stone		543.25	22.55	12,250	
Finished Basement	Dirt Floor		453.00	-2.14	-969	
Subtotal					117,373	
Local multiplier		0.95				
Current multiplier		1.00				
REPLACEMENT COST NEW					111,504	
Condition Fair/Avg		Percent				
Physical depreciation		32.00	-35,681			
Functional depreciation		6.00	-6,690			
Economic depreciation		25.00	-27,876			
REPLACEMENT COST NEW LESS DEPRECIATION					41,300	
Business or rental use		50.00	-20,650			
ADJUSTED RCNLD					20,650	
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot		0.17	0.90	0.70		10,100
Total		0.17				10,100
SITE IMPROVEMENTS		Hsite/Hstd	Quantity	Quality		
Water		y / y	Typical	Average	6,000	
Sewer		y / y	Typical	Average	6,000	
Landscape		y / y	Typical	Average	4,000	
Total					16,000	
OUTBUILDINGS		Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1S		y / y	65	576	18.41	10,600

SKETCH/AREA TABLE ADDENDUM

Parcel No 37.002X

SUBJECT

Property Address 13 BROOK ROAD

City MONTGOMERY

State VERMONT

Zip

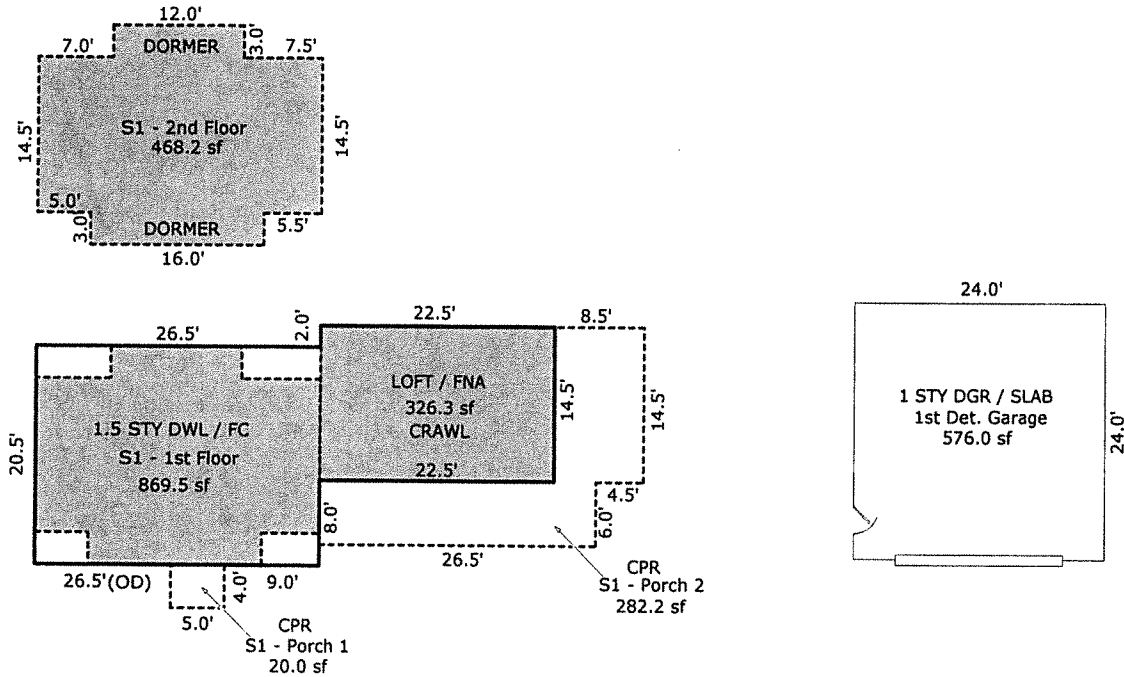
Owner

Client

Appraiser Name RICHARD LEWIS

Inspection Date 2013

IMPROVEMENTS SKETCH



13 BROOK ROAD

Scale: 1" = 18'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	869.50	143.0	869.50
1FL2	S1 - 2nd Floor	1.00	468.25	94.0	468.25
1BS	S1 - Basement	1.00	543.25	94.0	543.25
P/P11	S1 - Porch 1	1.00	20.00	18.0	20.00
P/P12	S1 - Porch 2	1.00	282.25	103.0	282.25
OTH	LOFT / FNA	1.00	326.25	74.0	326.25
1DG	1st Det. Garage	1.00	576.00	96.0	576.00

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area (rounded w/ factors)

1338

AREA CALCULATIONS

Vermont Department of Taxes


133 State Street PO Box 547 Montpelier, VT 05601-0547

MEALS AND ROOMS TAX LICENSE

This License is hereby issued to NATHAN ELLER in accordance with the provisions of Chapter 225 of Title 32, V.S.A., to operate an establishment known as 13 BROOK located at 13 S BROOK RD, MONTGOMERY CENTER, VT

PRINTDOC

NATHAN ELLER
13 BROOK
788 TANVIEW DR
OXFORD, MI 48371-4764



Commissioner of Taxes

This license is issued effective Dec-09-2025 to Vermont business tax account number MRT-11411319-001. It is not transferable, and must be surrendered upon sale, transfer, merger, termination of business, or revocation of the license.

Display this license in a prominent place at the business location.