

TOWN OF MONTGOMERY  
DEVELOPMENT REVIEW BOARD  
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday December 11, 2025** at 5:30 at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Tessa Faye Hill 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# 00001.003X of .38 acres at 32 Fuller Bridge Road. This is in the Village 1 Zoning District. A lodging establishment in the Village 1 Zoning District requires Conditional Use Approval.

**An interested person must participate in the local proceeding as a prerequisite to the right to any subsequent appeal.**

Posted 11/20/25 Sylvester's, Town PSB, Post Office  
Published 11/21/25 St. A Messenger  
Sent to applicant + Abutters 11/20/2025

Certificate of Mailing:

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

Parcel ID	Owner Name 1	Owner Name 2	Address 1	City	State	Zip
00001.003X.	Tessa Faye Hill		108 Twin Oaks Terrace	South Burlington	VT	05403

Notice of Hearing to all abutters:

Parcel ID	Owner Name 1	Owner Name 2	Address 1	City	State	Zip
00001.001X.	NEW ENGLAND CONFERENCE	MONTGOMERY UNITED METHODIST CHURCH	PO BOX 184	MONTGOMERY	VT	05470
0N118.125X.	JTJ PROPERTIES LLC		58 AVENUE C	BURLINGTON	VT	05408
00001.005X.	SCHLEY JAMES T		PO BOX 181	MONTGOMERY	VT	05470
00039.005X.	VILLAGE GREEN / MONTGOMERY TOWN OF	VILLAGE GREEN	PO BOX 356	MONTGOMERY CTR	VT	05471

I attest that these documents were mailed by me by first class mail this 20th day of November 2025.

  
Ellen Fox, Zoning Administrator

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

**APPLICANT (s):** Name (s) Tessa Hill Phone: (413) 531-2406  
Address 108 Twin Oaks Terr., S. Burlington, VT 05403

**PROPERTY:** Parcel I.D. No. 00001-003X Zoning District Village 1  
Location 32 Fuller Bridge Rd., Montgomery, VT 05470  
Date Acquired 11/7/25 Town Land Records- Book 53 Page 471  
Present Use Residential Proposed Use rental - short term  
Lot Size 0.38 Depth 150' Frontage on Public Road or R.O.W. 59'

**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 from residential dwelling to short term rental and residential use.

**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: Tessa Hill  
Applicant (s) or Authorized Agent

Date: 11/17/25

Submit to Town Clerk with required fee: \$ 200.00 (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) Tessa Faye Hill Phone (413) 531-2406  
Mailing Address 108 Twin Oaks Terr., S. Burlington Email tessa.fayefoulds@gmail.com  
Physical Property Address: 32 Fuller Bridge Rd., Montgomery  
Project: ☐ New Building ☐ Improvement/Addition ☐ Subdivision ☒ Other (explain below)  
Description: change of use: short term rental from residential  
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 \_\_\_\_\_

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 Tessa Faye Hill 11/17/25  
signature(s) date  
Submit this application with a zoning fee of \$ 200 + \$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}

Date Received	
Zone Class	
Parcel ID #	Town Bk/Pg



Itemized Property Costs						
From Table: MAIN Section 1		Town of Montgomery			Record # 254	
Property ID: 00001.003X		Span #: 402-125-10277		Last Inspected: 10/06/2012		Cost Update: 12/10/2013
Owner(s): DOMINA GILA P		Sale Price: 0		Book:	Validity: No Data	
		Sale Date: / /		Page:		
Address: PO BOX 154		Bldg Type: Single		Quality: 3.00 AVERAGE		
City/St/Zip: MONTGOMERY VT 05470		Style: 1.5 Fin		Frame: Studded		
Location: 32 FULLER BRIDGE ROAD		Area: 1620		Yr Built: 1880	Eff Age: 134	
Description: 1.5S DWL		# Rms: 6		# Bedrm: 3	# Ktchns: 1	
Tax Map #: 20-20-38.1		# 1/2 Bath: 0		# Baths: 2		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSidng / Ht=8	100.00		70.17		
ADJUSTMENTS						
Roof #1:	CompShg	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		3.48		
Heat/cooling #1:	Air-Oil	100.00		0.63		
Energy Adjustment	Good			1.68		
ADJUSTED BASE COST			1,620.00	75.96	123,055	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 8)				1,210.00		
Roughins (beyond allowance of 1)				485.00		
Features #1:	Hearth		1.00	200.00	200	
Porch #1:	WoodDck/NoWall/Roof/C		42.00	46.12	1,937	
Porch #2:	WoodDck/WdRl		180.00	26.89	4,840	
Basement	Stone		600.00	23.05	13,830	
Finished Basement	Dirt Floor		600.00	-2.30	-1,380	
Garage/Shed #1:	A/1S/WdSidng/No		352.00	26.81	9,437	
Subtotal					151,919	
Local multiplier		0.95				
Current multiplier		1.00				
REPLACEMENT COST NEW					144,323	
Condition	Avg/Good	Percent				
Physical depreciation		20.00	-28,865			
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					115,500	
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate	
Sl Bldg Lot		0.38	1.00	1.00		17,300
Total		0.38	17,300			
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
Barn, GP	n / n	65		680	12.92	8,800
Hayloft	n / n	65		680	4.81	3,300
Total		12,100				
TOTAL PROPERTY VALUE					160,900	



**Itemized Property Costs**  
**Town of Montgomery**

From Table: MAIN Section 1

Record # 254

**Property ID:** 00001.003X      **Span #:** 402-125-10277      **Last Inspected:** 10/06/2012      **Cost Update:** 12/10/2013

**Owner(s):** DOMINA GILA P**Sale Price:** 0**Book:**      **Validity:** No Data**Sale Date:** / /**Page:****Address:** PO BOX 154**Bldg Type:** Single**Quality:** 3.00 AVERAGE**City/St/Zip:** MONTGOMERY VT 05470**Style:** 1.5 Fin**Frame:** Studded**Location:** 32 FULLER BRIDGE ROAD**Area:** 1620**Yr Built:** 1880 **Eff Age:** 134**Description:** 1.5S DWL**# Rms:** 6**# Bedrm:** 3      **# Ktchns:** 1**Tax Map #:** 20-20-38.1**# 1/2 Bath:** 0**# Baths:** 2

Item	Description	Percent	Quantity	Unit Cost	Total
NOTES					
	HOUSESITE	VALUE :	.		148,800
	HOMESTEAD	VALUE :	.		148,800

1.5 STY DWL IS SITED ON A VILLAGE LOT THAT IS OPEN AND LEVEL. LAND IS " L " SHAPE.

BSMT - IS A PARTIAL FULL CELLAR WITH A STONE FOUNDATION AND DIRT FLOOR. BSMT HEIGHT IS 5'.  
 THERE IS NO EXTERIOR ACCESS. THE BALANCE IS CRAWL AREA.

1998 - COMPLETE RENOVATIONS INTERIOR AND EXTERIOR INCLUDES WINDOWS, ASPHALT ROOF, KITCHEN  
 UPGRADE , BATHROOM UPGRADE ETC.

PHYSICAL DEPRECIATION - 8% LTT / DWL IS VERY WELL MAINTAINED

# SKETCH/AREA TABLE ADDENDUM

Parcel No 1.003X

SUBJECT

Property Address 32 FULLER BRIDGE ROAD

City MONTGOMERY CENTER

County Franklin

State VERMONT

Zip 05470

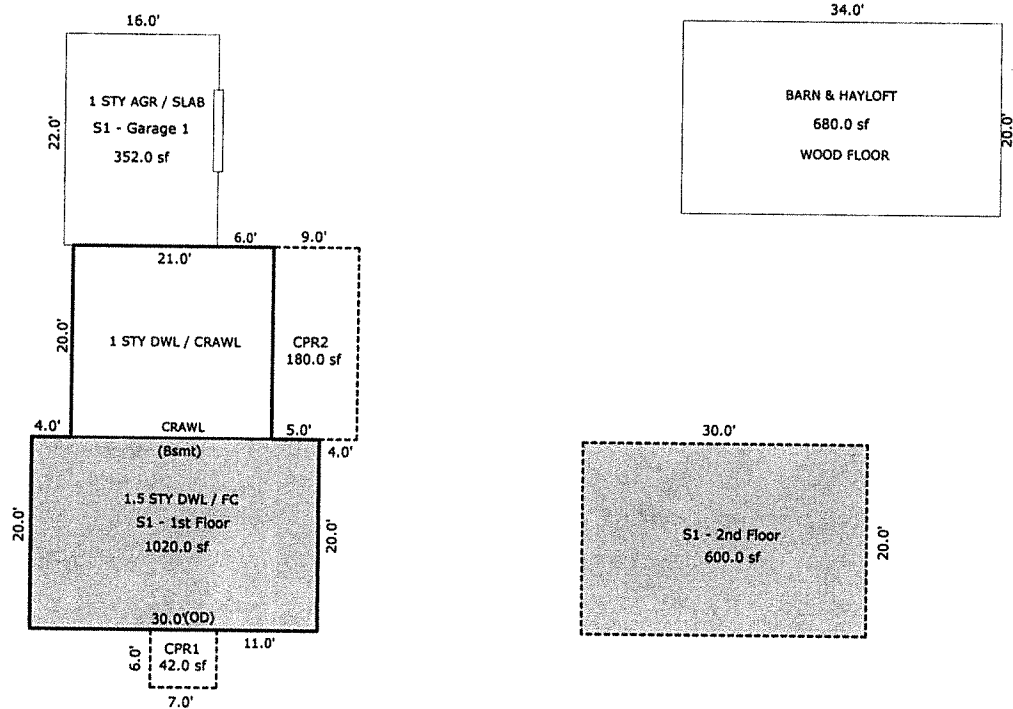
Owner

Client

Appraiser Name RICHARD LEWIS

Inspection Date 10/06/12

IMPROVEMENTS SKETCH



32 FULLER BRIDGE ROAD

Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1020.00	140.0	1020.00
1FL2	S1 - 2nd Floor	1.00	600.00	100.0	600.00
1BS	S1 - Basement	1.00	600.00	100.0	600.00
GAR11	S1 - Garage 1	1.00	352.00	76.0	352.00
P/P11	S1 - Porch 1	1.00	42.00	26.0	42.00
P/P12	S1 - Porch 2	1.00	180.00	58.0	180.00
OTH	BARN & HAYLOFT	1.00	680.00	108.0	680.00

## Comment Table 1

## Comment Table 2

## Comment Table 3

Net BUILDING Area

(rounded w/ factors)

1620

AREA CALCULATIONS

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**Re: Zoning permits 32 Fuller Bridge Rd**

message

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**Tessa Faye-Foulds** <tessa.fayefoulds@gmail.com>  
to: montgomeryzoning@gmail.com

Mon, Dec 1, 2025 at 8:52 P

Hello Ellen!

I wanted to get you a copy of my answers for the hearing, although I am still seeking confirmation that I do not need to register for M&R, this is the first draft.

Please feel free to give any feedback or recommendations!

Best,

Tessa Hill

**Proposed Rental Compliance Information-32 Fuller Bridge Rd****1. Number of overnight guests. Adults + Children**

6 guests, 3 bedrooms

**2. Number of vehicles allowed on the property when rented.**

3- one in garage, two at top of driveway

**3. Must get rental insurance.**

American Modern Property and Casualty Insurance Company, Policy #105-572-660 active as of 11/7/2025

**4. No overnight camping.**

Agreed

**5. Quiet hours between 10 pm and 6 am.**

Agreed

**6. House rules must be posted on the premises.**

This will be addressed in our guidebook.

**7. 911 location must be posted in a visual location.**

Agreed

**8. Property must be registered with the State of Vermont for rooms and meals.**

I am only renting via airbnb.com - the VT Dept of Taxes website states "If you only rent on an online short term rental platform and receive no other rents, you do not need to register for a rooms tax account or collect tax yourself."

**9. There must be a minimum of 1 fire extinguisher, smoke detector and CO detector on each floor. Also smoke/CO detector in each bedroom.**

Agreed

**10. A contact person within 25 miles radius in case there is a problem.**

Anne Marie Riecke 2956 Mountain Rd, Montgomery Center, VT 05471.

**11. No overnight parking on the street.**

Agreed

**12. If renters have pets they must obey Montgomery Town leash laws.**

Agreed

**13. No parties or large events**

Agreed!

**14. Water and septic capacity must match occupancy limit**

1,000 gallon tank, 6 guests

**15. Is the parcel in the River Corridor?**

It is not.

**16. Fire escape/ number of doors windows**

First floor:



- Living room: front door to exterior, 2 operable windows, doorway to porch and living room.
- Dining room: door to exterior porch, door to kitchen and living room, 1 operable window
- Kitchen: door to garage, door to dining room and exterior porch, 3 operable windows
- Bathroom: Operable window, door to dining room
- Bedroom 1: Three operable windows, door to dining room
- Garage: Door to exterior, garage door, door to kitchen

Second Floor:

- Bedroom 2: Door to hall, two operable windows 12' from ground,
- Bedroom 3: Door to hall, two operable windows 11' from ground
- Bathroom, door to hall, operable window 12' from ground
- Hallway: doors to bathroom, bedrooms 2+3, and stairway to porch door

On Thu, Nov 20, 2025 at 11:37 AM Montgomery Zoning <montgomeryzoning@gmail.com> wrote:

Hi Tessa,  
I have received your application for the change of use at 32 Fuller Bridge Road.  
The next DRB hearing is December 11 at 5:30 at the Public Safety Building in Montgomery, and they will consider your application on that date. You will receive notification of the hearing by mail also. You can address the topics below with submission of materials prior to the hearing, or provide information and documentation at the hearing.

Thank you for your application.

Sincerely,  
Ellen Fox

The DRB requests that you address the following items with your application.

1. Number of overnight guests. Adults + Children
2. Number of vehicles allowed on the property when rented.
3. Must get rental insurance.
4. No overnight camping.
5. Quiet hours between 10 pm and 6 am.
6. House rules must be posted on the premises.
7. 911 location must be posted in a visual location.
8. Property must be registered with the State of Vermont for rooms and meals.
9. There must be a minimum of 1 fire extinguisher, smoke detector and CO detector on each floor. Also smoke/CO detector in each bedroom.
10. A contact person within 25 miles radius in case there is a problem.
11. No overnight parking on the street.
12. If renters have pets they must obey Montgomery Town leash laws.
13. No parties or large events
14. Water and septic capacity must match occupancy limit
15. Is the parcel in the River Corridor?
16. Fire escape/ number of doors windows

Vermont fire safety form and lister's card attached to the application

Application should also attach rooms and meal tax certificate as well as copy of rental fire insurance if they have it.

On Mon, Nov 17, 2025 at 4:54 PM Tessa Faye-Foulds <tessa.fayefoulds@gmail.com> wrote:

Hello!  
I made a \$215 (\$220 something with fees,) payment online for this permit. Please let me know if there is any other information or action that you need for the processing of this permit.  
Thank you so much for your assistance!  
Warmest regards,  
Tessa Hill  
Tessa.fayefoulds@gmail.com  
(413)531-2406

Sent from my iPhone