

Town of Montgomery

Development Review Board

PO BOX 356 MONTGOMERY CTR, VT 05471

FINDINGS AND DECISION

Richard Bessette and Christa Chambers
APPLICATION FOR CONDITIONAL USE PERMIT
October 30, 2025 @ 5:30 pm

INTRODUCTION AND PROCEDURAL HISTORY

This proceeding involves an application submitted by **Richard Bessette and Christa Chambers** to change the use of their camp to a single-family residence, received on October 2, 2025.. The existing camp is located at 258 Highland Springs consisting of 15.8 acres with the parcel ID# S118.175X. The camp is in the Conservation 1 Zoning District. A single-family dwelling in the Conservation 1 Zoning District requires Conditional Use Approval.

- A Public Hearing was warned for October 30, 2025.
- Notice of the Hearing was posted on October 9, 2025 at Montgomery Village Post Office, Montgomery Public Safety Building, Sylvester's Market, Montgomery Town Website and published in *The St. Albans Messenger* on October 10, 2025.
- No persons have requested status as interested parties as prescribed by 24 V.S.A. § Section 4465, and under the **TOWN OF MONTGOMERY ZONING BY-LAWS AND REGULATIONS**, Article 9, interested person (a) the party owning title to the subject property and (b) a person owning or occupying property in the immediate neighborhood who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed.
- This application was considered by the Montgomery Development Review Board at a Public Hearing on October 30, 2025 at the Montgomery Public Safety Building, Conference room.
- Present at the Hearing were Development Review Board Members: Parma Jewett (Chair), Suzanne Wilson, John Kuryloski, Mary Garceau and Barry Kade. Also present were Applicants: Richard Bessette and Christa Chambers; Visitors included Lynda Cluba, Clerk.
- At the outset of the hearing, Parma Jewett, Chair of The Development Review Board afforded an opportunity for persons wishing to speak to sign and take the oath. She introduced Board Members and also asked if any Board members felt they had a conflict of interest. No response.
- All parties wishing to offer testimony were sworn in.
- The meeting was called to order at 5:30 pm.

FINDINGS

Based on the Application, sworn testimony, exhibits, and other evidence the **Development Review Board** makes the following findings:

- The subject property is a **15.8 acre lot**, located at 258 Highland Springs in the **Town of Montgomery Ctr, Vermont**, identified as **Parcel ID# S118.175X**.
- This property is located in the **Conservation 1 Zoning District** as described on the **Town of Montgomery Official Zoning Map** on record at the Town of Montgomery Municipal Office and Section 3 of the **Town of Montgomery Zoning By-Laws and Regulations**.
- The application requires review under the following sections of the **Montgomery Zoning By-Laws**:
 - Article 3, Section 3.1: (A) (3) Conservation 1 District
 - Article 4, Section 4.2: District Land Use and Development, Conservation 1
 - Article 4, Section 4.2: Table 4 (A) Allowed Land Uses and Development
 - Article 5, Section 5.1: Conditional Use Approval
 - Article 9, Definitions; Camp and Dwelling, One-Family

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FINDINGS OF FACT

1. Applicants have owned the property for over 10 years.
2. They believed their property was already approved as a single- family dwelling and also believe all the other homes in the neighborhood are approved as single-family dwellings.
3. They built an addition in 2012.
4. The Listers came and assessed the property and noted the addition as a second bedroom.
5. In order to comply with State of Vermont Septic Regulations they wish to convert the use of the structure from a 2 bedroom to a 1 bedroom, using the 2nd bedroom as a personal office.
6. Applicants plan on using the property for their own use on weekends and when they visit.
7. Applicants state they do not plan on developing any wooded areas on their property.

DECISION

Based upon the findings, the Montgomery Development Review Board **APPROVES** the application for Change of Use of a camp to a single-family residence.

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

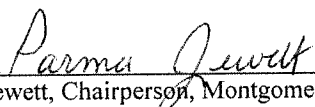
Roll Call Vote: John - YES; Suzanne - YES; Mary - YES; Parma - YES; Barry - NO. Motion passed 4-1

A copy of this decision shall be mailed to the Applicant by certified Mail, and a copy shall be mailed to every person claiming interested party status at the hearing.

An Interested Person may appeal a decision of the Development Review Board to the Environmental Division, in writing, within thirty days of the date the decision was issued.

If no appeal of the decision is filed within the thirty (30) day appeal period, all parties shall be bound by the decision and shall not thereafter contest it. 24 V.S.A. § Section 4472 (d).

Dated at Montgomery Center, Vermont, this ~~14~~¹⁷th day of November, 2025.



Parma Jewett, Chairperson, Montgomery Development Review Board