

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday September 24, 2026** at 5:30 pm at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Robert Earley has submitted an application for a Variance from the Town's Zoning Regulations. The application is to build an accessory structure in the Conservation 2 Zoning District on parcel ID#00303.012X of 10.29 acres at 856 Highland Drive. This parcel is in both the Village 2 and Conservation 2 Zoning Districts. A Variance requires Development Review Board 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.

Printed in St. Albans Messenger 9/4/2026

Mailed to applicant & abutters 9/4/2026

Posted at Sylvesters, Post Office, & Town Office 9/4/2026

Posted on Town website on or around 9/4/2026

Certificate of Mailing:

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

Robert Earley

856 Highland Drive

Montgomery, VT 05471

Notice of Hearing to all abutters:

Parcel ID	Owner Name 1	Owner Name 2	Mailing Address 1	Mailing Address City	Mailing Address State	Mailing Address Zip
00010.021X.	VERMONT DEPT FOREST PARKS & REC	WOODLAND	103 S MAIN ST 10 SOUTH	WATERBURY	VT	05676
00303.016X.	ALPINE HAVEN PROP OWNERS ASSN INC	ATTN: COLLEEN PRATT	PO BOX 345	MONTGOMERY CTR	VT	05471
00300.028X.	BRINTON LAURA & SHAWN	EHNER JOHN	10 REBECCA DR	MIDDLEGROVE	NY	12850
00303.010X.	KNIGHT WALTER		PO BOX 300	MONTGOMERY CTR	VT	05471
00303.007X.	BUTTERFIELD GRANT	BUTTERFIELD SUZANNE	10 MAIDEN LANE APT 505	ST ALBANS	VT	05478

I attest that these documents were mailed by me by first class mail this 4th day of September 2026.



Ellen Fox, Zoning Administrator

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

APPLICANT (s): Name (s) Robert W. Earley Phone: 802 326 2047
Address 856 Highland Drive

PROPERTY: Parcel I.D. No. 00303.012X Zoning District Village 2 + Cons 2
Location 856 HIGHLAND DRIVE
Date Acquired April 2001 Town Land Records - Book 57 Page 291
Present Use Homesite Proposed Use Homesite
Lot Size 10.29 ac Depth ~1500 FT Frontage on Public Road or R.O.W. 387 FT

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: Structure to be sited at 1647'
(within allowable 50' extension into Cons 2 District above 1600')

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: Robert W. Earley
Applicant (s) or Authorized Agent

Date: 8-21-2026

Submit to Town Clerk with required fee: PD (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: _____

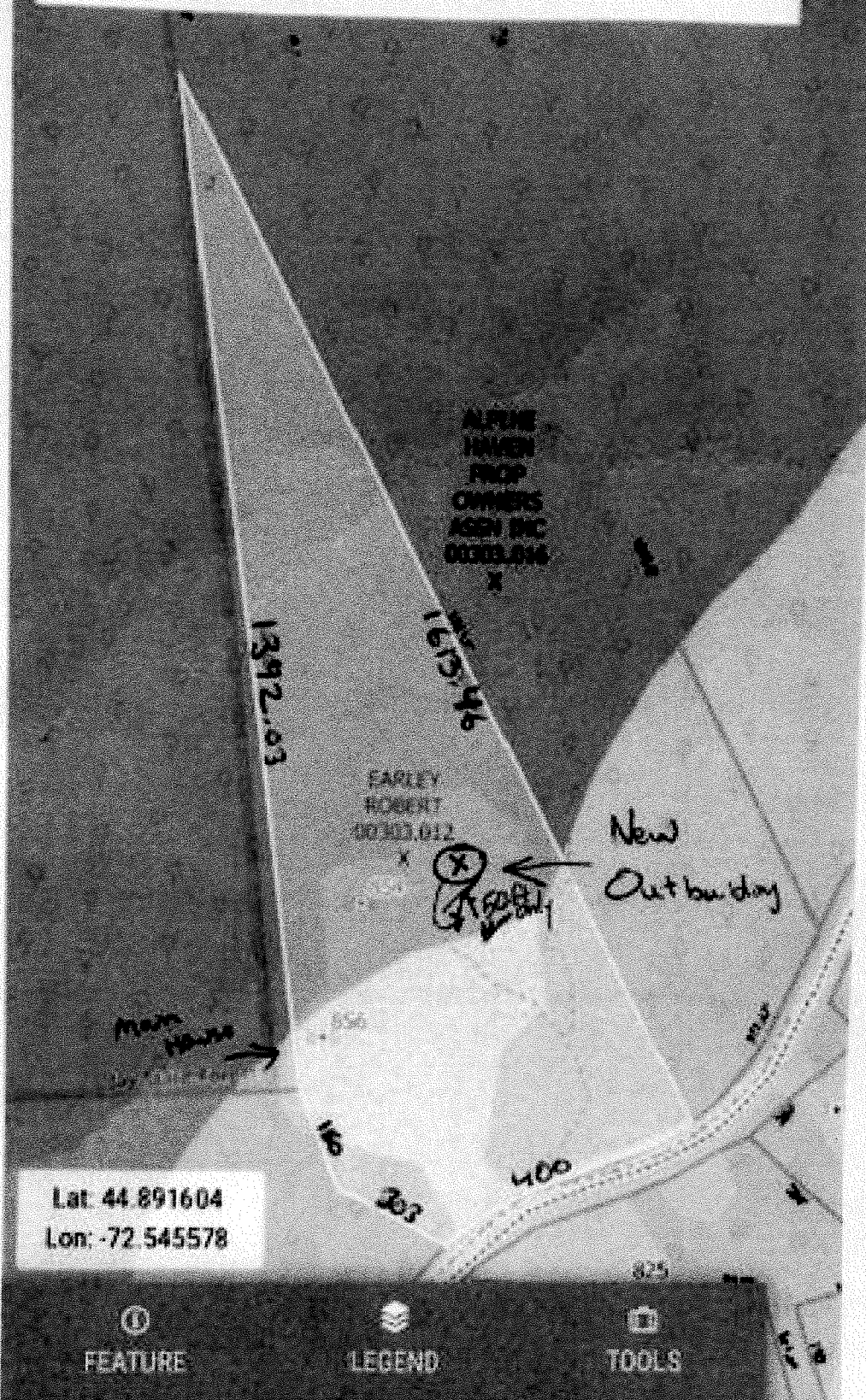
Conditions: _____

Secretary, Development Review Board

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

earley

EARLEY
00303.012X



Lat: 44.891604
Lon: -72.545578

FEATURE

LEGEND

TOOLS



mangomap.com

