

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, December 2, 2014 at 7:00 p.m. at the Municipal Office Building to consider the following:

**Appeal by Duane Wells of the Zoning Administrator's decision denying Application #14-057, a request by Mr. Wells to construct a detached accessory dwelling at 30 Cutler Heights. The lot is located in Zone D -- Rural Residential/Agricultural, where accessory dwellings are a permitted use. The Zoning Administrator denied the application based on an Environmental Division of the Vermont Superior Court ruling banning construction of additional dwelling structures on the 30 Cutler Heights property.**

**Conditional use review of Application #14-066, submitted by 1368 US Route 2, Inc., for mixed use development of the property located at 1368 US Rte. 2, the site of the former Green Valley Campground. The property owner is requesting a continuation of two single family dwelling uses, a new retail sales use, and a new motor vehicle sales & service use. The public campground use would be eliminated. The retail sales and motor vehicle sales & service uses are designed to allow Vermont Country Campers to use a portion of the property for RV sales and service in conjunction with its main location on the adjacent property at 1498 US Rte. 2. As part of this use, Vermont Country Campers would like to maintain five of the existing campground sites for occasional employee and customer use. The property is located in Zone B – Industrial/Commercial and is in both the Special Flood Hazard Area and Conservation Overlay Area S.**

Participation (in person or in writing) in a local regulatory proceeding is a prerequisite to the right to take any subsequent appeal. Questions may be directed to Bruce Johnson, East Montpelier Zoning Administrator, at 802-223-3313 x 204.

C. Bruce Johnson, Zoning Administrator