

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, July 2, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:

**Continuation of Planned Residential Development subdivision and site plan review followed by conditional use review of Application #19-022, submitted by Ellen Leonard and Janice Walrafen, to permit a master plan concept for the 10.2-acre Leonard/Walrafen property located at 170 Cherry Tree Hill Road. The net effect of the proposal is to allow 3 stand-alone single family dwelling units and one multi-function community center/childcare/boarding house/studio/office facility, all individually owned and subject to ground leases, on property intended to be owned by an associated cooperative group known as Cherry Tree Hill Community LLC. The property is in Zone D – Rural Residential/Agricultural District, where 4 individual dwelling structures would require a minimum of 12 acres, necessitating a requested affordable housing PRD density bonus.**

**Final plan review of Application #19-030, submitted by Jacques Gourlet, to permit two single-family residences on his property located at 670 Cherry Tree Hill Road. The property is in Zone D – Rural Residential/Agricultural District, where two residences are allowed on one lot under Section 3.8(A)(5) of the East Montpelier Land Use & Development Regulations so long as the development is sited in such a way that the residences could be legally separated by subdivision in the future.**

**Conditional use review of Application #19-031, submitted by the Town of East Montpelier, to permit the installation of a dry hydrant utilizing the Winooski River on a small corner lot at the south side of Codling Road just off US Rte. 2. The proposal anticipates the use of 375 cu. yds. of road base material for an access drive to the hydrant. The lot is in both the special flood hazard area and the river corridor protection zone, necessitating conditional use review as a public project functionally dependent on river access.**

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