

# WARNING

## TOWN OF EAST MONTPELIER DEVELOPMENT REVIEW BOARD MEETING

TUESDAY, February 2, 2021

Hosted at the Municipal Office Building, Which is Currently Closed to the Public Due to Covid-19  
Public and Board Members are Encouraged to Participate Remotely, as Explained Below

A. 7:00 PM CALL TO ORDER

B. 7:02 PM ADDITIONS TO THE AGENDA

C. 7:04 PM PUBLIC COMMENT

D. 7:05 PM HEARING SCHEDULE:

1. Final plan review of Application #21-004, submitted by Norman and Carla Messier, for a reconfiguration & subdivision of the 3-parcel, 33.5-acre Messier property located at 440 East Hill Road. The proposal will create 3 lots: Lot 2 of 9.29 acres; Lot 3 of 4.28 acres and existing house; and, Lot 4 of 19.91 acres. All lots have frontage on East Hill Road. Lots 2 & 3, along with the existing town dry hydrant, will be served by a common access easement over Lot 2. The property is in Zone D, the Rural Residential and Agricultural District; minimum lot size is 3 acres.
2. Conditional use review of Application #21-005, submitted by Chris & Patti Morrison, to change the use of the parcel located at 1678 US Rte. 2 from single-family residential to a combination of single-family residential and kennel, in the form of a doggie day care, use. The proposed §4.11 mixed use of the parcel, located in Zone C – Residential & Commercial District, requires conditional use review. The residential use is a permitted use in the district. Applicants request that the kennel use be considered similar in nature to other allowed uses in Zone C. The parcel is fully within the Special Flood Hazard Area and the River Corridor.
3. Review of Application #21-007, submitted by Ellen Leonard and Janice Walrafen, to alter East Montpelier Zoning Permit #19-022 to authorize the filing of a revised Declaration of Condominium under Vermont Statutes Annotated Title 27A: Uniform Common Interest Ownership Act. Applicants are requesting an 18-month extension of the permit's original timeframe for the filing of an operating agreement for the approved planned residential development. No other changes to the permit are requested.

E. 8:05 PM MINUTES

January 5, 2021

F. 8:10 PM OTHER BUSINESS/ZA REPORT

G. 8:15 PM ADJOURN

Note: Times listed for agenda items are approximations only.

### To Attend the Meeting:

See participation options here: <https://eastmontpeliervt.org/february-2-2021-drb-meeting/>

To join by web browser: <https://us02web.zoom.us/j/87812942127>

By phone: 1 + (646) 558-8656 [this is not a toll-free number]

Meeting ID: 878 1294 2127