

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, February 2, 2021 at 7:00 p.m. to consider the following:

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.

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.

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.

The meeting will be held utilizing Zoom remote conferencing. Participation options are listed at: <https://eastmontpeliervt.org/february-2-2021-drb-meeting/>

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