

WARNING

TOWN OF EAST MONTPELIER DEVELOPMENT REVIEW BOARD MEETING

TUESDAY, April 6, 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. Conditional use review of Application #21-010, submitted by Doni Cain, to change the use of the parcel owned by Jason Lawrence located at 3070 US Rte. 2 from the existing antiques sales & restoration business to a combination retail market and restaurant operation. The proposed §4.11 mixed use of the parcel, located in Zone C – Residential & Commercial District, requires conditional use review. The proposed commercial uses are both permitted uses in the district. The parcel is partially within the Special Flood Hazard Area and the River Corridor.
 2. Sketch plan review for a proposed subdivision of the McCoy/Gibson property located at 964 Bliss Road. The plan is to create two lots: Lot 1 of 7.55 acres and existing dwelling with 295.15 feet of Bliss Road frontage; and, Lot 2 of 7.51 acres and 816 feet of frontage along Bliss Road. The property is in Zone D, the Rural Residential and Agricultural District where the minimum lot size is 3 acres plus 250 feet of road frontage.
 3. Conceptual plan review for a proposed planned residential development of the 45.48-acre Old LaPerle Farm property along US Rte. 2 owned by Malone 3035 US Route 2 Properties LLC. The proposal envisions 8 small single-family homes (4 one-bedroom; 4 two-bedroom; all with single-car garages) on small lots located on a private road off of US Rte. 2. The all-rental complex will include a community gardens and play area. The parcel is located in Zone C – Residential & Commercial District and is partially within the Special Flood Hazard Area and the River Corridor.
- E. 7:50 PM MINUTES
February 2, 2021
- F. 7:55 PM OTHER BUSINESS/ZA REPORT
- G. 8:00 PM ADJOURN

Note: Times listed for agenda items are approximations only.

To Attend the Meeting:

See participation options here: <https://eastmontpeliervt.org/april-6-2021-drb-meeting/>

To join by web browser: <https://us02web.zoom.us/j/84915758887>

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

Meeting ID: 849 1575 8887