

WARNING

TOWN OF EAST MONTPELIER DEVELOPMENT REVIEW BOARD MEETING

TUESDAY, June 1, 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 Applications 21-028, 21-029 & 21-031, submitted by M. Bolduc Leasing LLC, for alterations to its mixed use property located at 4423 US Rte. 2. The DRB will conduct a consolidated hearing for review of:
 - Application 21-028 to construct a 6' x 20' addition to the back end of the western storage building for use by VT Crossroads Auto Repair LLC.
 - Application 21-029 to add a new retail use on the property. Peak Hydroponic Garden Supplies will operate out of the upper story of the retail building.
 - Application 21-031 to add a second motor vehicle service use on the property. VT Auto Spa LLC will operate out of the lower story of the retail building.

The property, currently used for motor vehicle sales & service and self-storage, is in Zone A – Commercial, where conditional use review is required for building and use modifications on properties subject to §4.11 mixed use.

2. Sketch plan review for a proposed subdivision of the undeveloped 6.75-acre Cummings Farm LLC property located between Cummings and County Roads. The plan is to create two lots: Lot 1 of 3.10 acres with 600 feet of Cummings Road frontage; and, Lot 2 of 3.62 acres and 428 feet of frontage along County 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.

E. 7:50 PM MINUTES

May 4, 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/june-1-2021-drb-meeting/>

To join by web browser: <https://us02web.zoom.us/j/82395112869>

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

Meeting ID: 823 9511 2869