

Permit # 21-032

ZONING PERMIT APPLICATION

Date Received: 05/19/21

Zoning District B

TOWN OF EAST MONTPELIER

Parcel # 10-018.000

Overlays SFHA

PO Box 157, East Montpelier, VT 05651

Tax Map # 12-01-30.000

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- A. 1. Name of Landowner... R+J East Montpelier LLC Phone No. 802-229-6262  
 2. Address of Landowner... Po Box 10 East Montpelier VT 05651  
 3. Applicant (other than owner)..... Phone No.....  
 4. Address of Applicant.....  
 5. Location of Property... 1528 US Rt 2 East Montpelier VT 05651

B: Application is made (check appropriate boxes):

- |                                            |                                                                           |                                                        |
|--------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------|
| To:                                        | For:                                                                      | For:                                                   |
| <input type="checkbox"/> Construct         | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land           |
| <input type="checkbox"/> Repair            | <input type="checkbox"/> Multi-family dwelling                            | <input type="checkbox"/> Boundary adjustment           |
| <input type="checkbox"/> Alter             | <input type="checkbox"/> Accessory Structure                              | <input type="checkbox"/> Extraction of earth resources |
| <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Commercial / Business                 | <input type="checkbox"/> Ground water withdrawal       |
| <input type="checkbox"/> Remove            | <input type="checkbox"/> Light Industrial                                 | <input type="checkbox"/> Landfilling                   |
| <input type="checkbox"/> Change use        | <input type="checkbox"/> Industrial                                       | <input type="checkbox"/> Other                         |

Describe work to be performed... Adding two 18'x40' outwings to existing building (refer to drawings), plus expansion of Green Mountain Day Spa use along with associated site work

- C. Lot description:
- |                                    |                                                   |
|------------------------------------|---------------------------------------------------|
| 1. acreage <u>3.15</u>             | 4. depth side yards <u>30</u> Ft. <u>36 S</u> Ft. |
| 2. road frontage <u>150</u> Ft.    | (building to lot lines)                           |
| 3. depth front yard <u>125</u> Ft. | 5. depth rear yard <u>570'</u> Ft.                |
| (Road centerline to building)      | (building to lot line)                            |

Important - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner Madan Devedy Date 5-17-21  
Applicant ..... Date .....

Zoning Permit Fee: \$ 250.00 Cash \_\_\_\_\_ Check #6903 Date 5/20/21 Rec'd by DS  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"





# R&J East Montpelier LLC -- 1528 US Rte. 2

East Montpelier, VT



May 20, 2021

1 inch = 1079 Feet

[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





# R&J East Montpelier LLC -- 1528 US Rte. 2

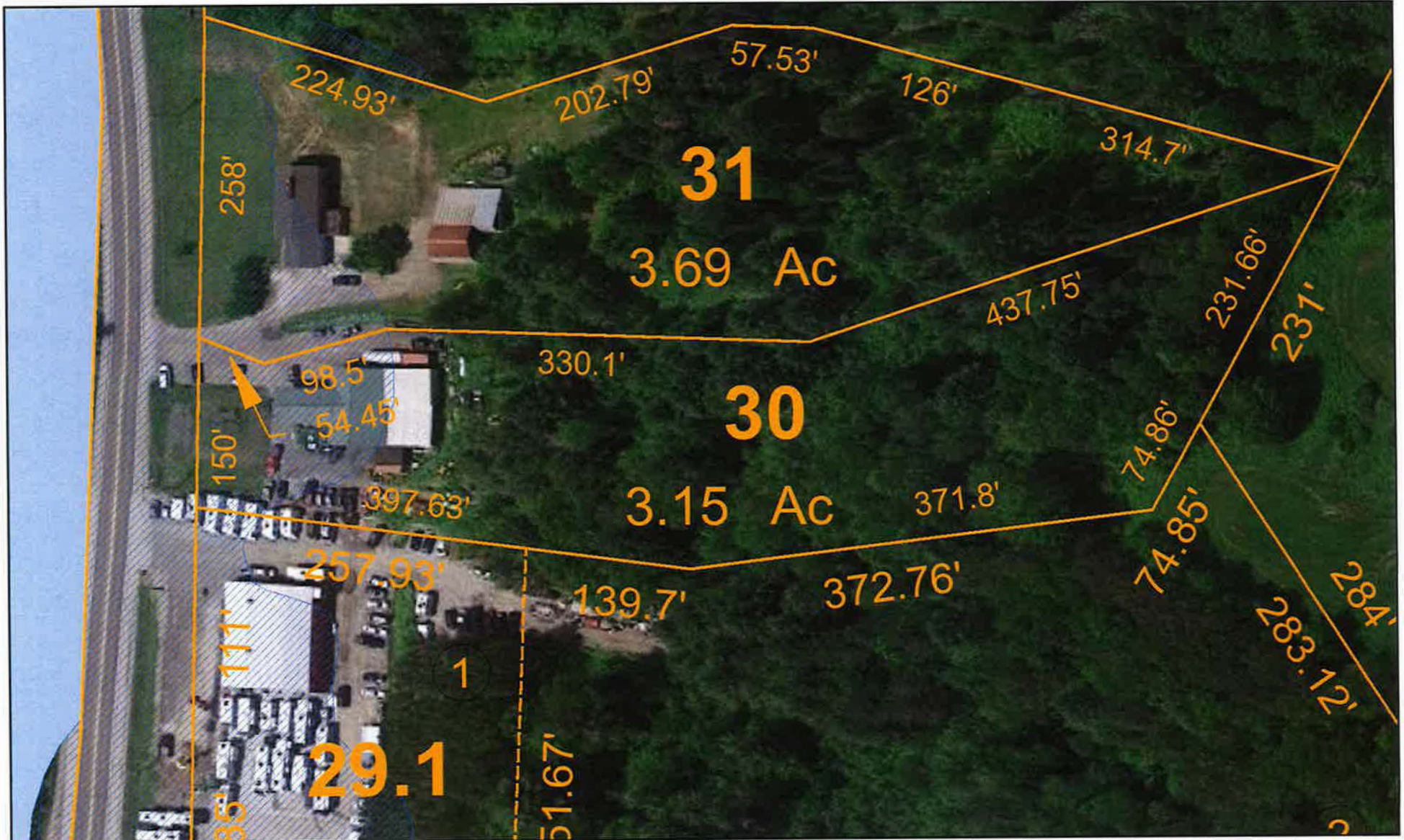
East Montpelier, VT



May 20, 2021

Flood Zone in Blue Stripes

www.cai-tech.com



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# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, July 6, 2021 at 7:00 p.m. by Zoom remote conferencing to conduct conditional use review of zoning application 21-032 for improvements to the R & J East Montpelier LLC business property at 1528 US Rte. 2. The application is to essentially fill in the missing wings of the front (roadside) section of the existing structure. The northern wing and both stories of the front section of the existing structure will be utilized by the Green Mountain Day Spa. The southern wing will become the office and lobby area for Demers Auto. There will also be site improvements including reconfiguration of the parking area, alteration of the internal traffic flow pattern and addition of down-facing exterior lighting. The following notice will appear in the Times Argus Saturday, June 19, 2021:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, July 6, 2021 at 7:00 p.m. to consider the following:**

**Conditional use review of Application #21-032, submitted by R & J East Montpelier LLC, to construct two 18' x 40' additions to the existing structure, expand the existing Green Mountain Day Spa business use and make site improvements to the commercial property located at 1528 US Rte. 2. This is a request for an amendment to Conditional Use Permit 10-025, as previously amended by Zoning Permit 16-038, which governs the use of this property currently home to both the spa and Demers Auto. The \$4.11 mixed use property is located in Zone B – Industrial and the Special Flood Hazard Area.**

**The meeting will be held utilizing Zoom remote conferencing. Participation options are listed at: <https://eastmontpeliervt.org/july-6-2021-drb-meeting/>**

Applicants must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at [manager@eastmontpeliervt.org](mailto:manager@eastmontpeliervt.org).

C. Bruce Johnson  
East Montpelier Town & Zoning Administrator  
P.O. Box 157  
East Montpelier, VT 05651