

# WARNING

## TOWN OF EAST MONTPELIER DEVELOPMENT REVIEW BOARD MEETING

TUESDAY, July 6, 2021

### Remote Meeting

Public and DRB Members are Encouraged to Participate Remotely, as Explained Below;  
The Municipal Office Building (40 Kelton Road) is the 1 V.S.A. §312(a)(2)(D) Designated Physical Location  
where Members of the Public can Attend and Participate in the Meeting

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 #21-037, submitted by William Kaplan on behalf of Cummings Farm LLC, for a subdivision of the undeveloped 6.75-acre Cummings Farm LLC property located between Cummings and County Roads. The proposal will divide the parcel into 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 located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.
2. 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.

E. 7:50 PM MINUTES

June 1, 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/july-6-2021-drb-meeting/>

To join by web browser: <https://us02web.zoom.us/j/89710395150>

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

Meeting ID: 823 9511 2869