

# WARNING

## TOWN OF EAST MONTPELIER

### DEVELOPMENT REVIEW BOARD MEETING

TUESDAY, September 7, 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  
ADDITIONS TO THE AGENDA  
PUBLIC COMMENT**

B. 7:05 PM      **HEARING SCHEDULE:**

1. Conditional use review of Application #21-047, submitted by Robert & Rebekah Brown, to construct a 40' x 60' commercial garage, relocate two existing structures, change the use of an existing garage and make site improvements to their property located at 505 Quaker Road. This is a request for an amendment to Conditional Use Permit 18-055. The §4.11 mixed use property is located in Zone C – Residential & Commercial.
2. Conditional use review of Application #21-052, submitted by Armand Laquerre, to construct a 12' x 50' addition to the commercial building located at 1010 VT Rte. 14 S. The property is located in Zone D – Rural Residential & Agricultural.
3. Height standard variance review of Application #21-049, submitted by Cody and Michelle Blake, to allow an already-built, non-conforming alteration to the structure constructed under Zoning Permit 20-026. The property is located in Zone D – Rural Residential & Agricultural, where the maximum building height is 35 feet above average finished grade. The applicant requests §7.6 variance relief from the height standard to allow a building height no higher than 39'7".
4. Setback variance and conditional use review of Application #21-053, submitted by Twin Valley Seniors, Inc., to replace stairs, construct a 6' x 8' landing and make site improvements at the front of the Twin Valley Senior Center located at 4583 US Rte. 2. The property is located in Zone A – Commercial, where the front setback is 75 feet from road centerline. The applicant requests §7.6 variance relief from the front setback to allow landing siting no closer than 48 feet from centerline. This is a request for an amendment to Conditional Use Permit 13-043.
5. Setback variance review of Application #21-054, submitted by David Contrada, to change the use of the top, ground-level floor of the existing garage to create an 875 square foot §4.2 accessory dwelling and construct an attached 18' x 29' carport at his property located at 1226 Bliss Road. The garage is a pre-existing, non-conforming to front setback structure 38'8" from centerline at nearest point. The property is located in Zone D – Rural Residential & Agricultural, where the front setback is 75 feet from road centerline. The applicant requests §7.6 variance relief from the front setback to allow carport siting no closer than 35'8" from centerline.
6. Continuation of 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.

C. 8:45 PM      **ELECTION OF DRB OFFICERS**

D. 8:50 PM      **MINUTES: July 20, 2021**

E. 8:55 PM      **OTHER BUSINESS/ZA REPORT**

F. 9:00 PM      **ADJOURN**

**Note: Times listed for agenda items are approximations only.**

#### **To Attend the Meeting:**

See participation options here: <https://eastmontpeliervt.org/september-7-2021-drb-meeting/>

To join by web browser: <https://us02web.zoom.us/j/85250626217>

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

Meeting ID: 852 5062 6217