

# WARNING

## TOWN OF EAST MONTPELIER DEVELOPMENT REVIEW BOARD MEETING

TUESDAY, March 1, 2022

### Remote Meeting

Public and DRB Members are Encouraged to Participate Remotely, as Explained Below

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 #22-004, submitted by Erika Holm on behalf of the Central Vermont Humane Society, for an amendment to Conditional Use Permit 08-047, previously amended by 15-015, to allow the installation of a shed no larger than 20' x 24' on the Humane Society's property located at 1589 VT Rte. 14 S. The property is located in Zone B – Industrial.
2. Final plan review of Application #22-003, submitted by Joseph Kiefer & Amy Goodman-Kiefer and Terrence Youk & Ann Armbrrecht, for a reconfiguration of the currently existing 3 parcels that comprise the former Ferrada 54-acre property located along Morse and County Roads. The proposal will create 2 lots: a 46.98-acre lot and existing home at 136 Morse Road with frontage on Morse and County Roads; and, a 7.02-acre lot and existing home at 3867 County Road with access by easement over the 136 Morse Road parcel. The existing, undeveloped third parcel will disappear. No new development is proposed. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres.
3. Sketch plan review for a proposed, by prospective purchaser Daniel Kitchen, subdivision of the Sanfacon property located along Wheeler Road. The plan is to remove the existing development and create five building lots: Lot 1 of 4.18 acres with a standalone access on Wheeler Road; and, Lot 2 of 1.05 acres, Lot 3 of 1.76 acres, Lot 4 of 1.83 acres and Lot 5 of 1.24 acres, all accessed by a private development road off Wheeler Road. The property is in Zone C, the Residential and Commercial District where the minimum lot size is 1 acre plus 150 feet of road frontage.
4. Sketch plan review for a proposed boundary reconfiguration between the residential property of Brian & Tracy Phillips, 2075 VT Rte. 14 S, and the commercial property of Wheeler Development LLC, 2045 VT Rte. 14 S. The plan is to shift 10.62 acres to the Phillips' property, resulting in 2075 VT Rte. 14 S having 21.6 acres and 2045 VT Rte. 14 S having 1.99 acres. Both parcels retain their existing, conforming road frontage. The property is in Zone C, the Residential and Commercial District where the minimum lot size is 1 acre plus 150 feet of road frontage.

C. 8:15 PM      **MINUTES: December 7, 2021**

D. 8:20 PM      **OTHER BUSINESS/ZA REPORT**

E. 8:30 PM      **ADJOURN**

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

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

See participation options here: <https://eastmontpeliervt.org/march-1-2022-drb-meeting/>  
To join by web browser: <https://us02web.zoom.us/j/81261674718>  
By phone: 1 + (646) 558-8656 [this is not a toll-free number]  
Meeting ID: 812 6167 4718