WARNING

Town of East Montpelier Public Hearing Notice

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, May 7, 2024, at 7:00 p.m. to consider the following:

Application #24-007, 2-Lot Subdivision 474 Coburn Road – Applicants Donald and Cynthia Drinkwine are requesting to subdivide the existing +/- 15.7-acre lot, creating a 2-lot subdivision. Lot 1 would consist of +/- 12.3 acres and Lot 2 would consist of +/- 3.4 acres. The request includes two 50' deeded easements: one for utilities and one for access to the proposed lot. Access is proposed to be combined with the existing driveway. No new curb cuts are proposed. The property is in Zone D – Rural Residential – Agricultural District, where the minimum lot size is 3 acres.

Application #24-012, Modification to Subdivision/PRD & Change of Use 170 Cherry Tree Hill Road – Agent MSK Attorneys for applicants Ellen Leonard Trust, Janice Walrafen, Benjamin Graham, Adrienne Allison, & Cherry Tree Co-Housing Community, LLC are requesting to modify the previously approved subdivision plan to resolve inconsistencies in the definition of "Unit" and to bring the property into compliance with the Vermont Marketable Title Act (27 V.S.A. § 601 et seq.) and Standards of Title of the Vermont Bar Association, with no change to density, building locations or setbacks. The applicants also seek to change the use of Unit 1 by removing the previously approved "preschool use" and associated parking and driveway improvements conditions. The previously approved use for community events for Unit 1 is proposed to remain the same. The property is in Zone D – Rural Residential – Agricultural District, where the minimum lot size is 3 acres.

To Attend the Meeting Remotely:
Join Zoom Meeting
https://us02web.zoom.us/j/85913782879
Meeting ID: 859 1378 2879
Find your local number: https://us02web.zoom.us/u/kce6ZtoJca

More on this meeting here: https://eastmontpeliervt.org/

Participation (in person or in writing) in a local regulatory proceeding is a prerequisite to the right to take any subsequent appeal. Questions may be directed to the East Montpelier Zoning Administrator at 802-223-3313 x 205 or via email at zoning@townofeastmontpeliervt.org