WARNING

TOWN OF EAST MONTPELIER
DEVELOPMENT REVIEW BOARD MEETING AGENDA

TUESDAY, May 7, 2024 at 7:00 p.m.

East Montpelier Town Office, 40 Kelton Rd & Via Zoom

1. **7:00 PM** **Call to Order**

   Additions to the Agenda

   Draft Minutes Review & Approval: April 2, 2024

   Public Comment

2. **7:05 PM** **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.

3. **7:35 PM** **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.

4. **8:05 PM** **Other Business/ZA Report**

5. **8:15 PM** **Adjourn**

Note: Times listed for agenda items are approximations only.

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Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313 x205) or via e-mail at zoning@eastmontpeliervt.org.