Montgomery Planning Commission Public Hearing Minutes and Meeting Minutes

Public Hearing and Regular Meeting

Town Hall (The Grange)

November 10, 2026 - 6:00pm

Public Hearing

Present: Alissa Hardy, Amy Sekol, Diane Sherman, Patrick Calecas

Guests: Emily Klofft (Northwest Regional Planning Commission)

Public: Peter Locher, Lynn Locher, John Kuryloski, Josh Howard, Carol Farmer, Patrick Farmer, Mary Tryhorne, Chris Johnson, Bradford Elliot

Public Hearing opened at 6 pm

Members of the public asked various questions. The following is a summary of the information shared by the Planning Commission in response:

- Proposal includes making new developments of 3-4 units a permitted use in Village I and Village II rather than a conditional use.
- Statute prevents all towns in Vermont from considering "character of the area" when reviewing proposals for development of 4 or fewer units.
- Montgomery does not have Subdivision Bylaws so Montgomery is not eligible for Act 250 housing exemptions for Tier 1B.
- As a result of passage of the short-term rental ordinance, short-term rentals are proposed to be exempt in Village I, Village II, and Rural Residential and prohibited in Conservation I and II.
- The proposed changes related to the development of ponds are clarifications to remove conflicts in sections of the current regulations.
- Article 8 was updated to comply with state flood requirements.

Alissa motioned to close the public hearing at 7:01, Amy seconded, passed 4-0-0

[See next page for minutes from public meeting]

Public Meeting

Present: Alissa Hardy, Amy Sekol, Diane Sherman, Patrick Calecas

Guests: Emily Klofft (Northwest Regional Planning Commission)

Public meeting called to order at 7:05 pm

1. Welcome members of the public and guests

- All members of the public had left prior to meeting starting.

2. Additions/Deletions of the Agenda

- As item 3, insert review and approval of the minutes from the special meeting on October 9, 2026 that replaced the regular October meeting.

3. Review and approval of the minutes from the special meeting on October 9, 2026 that replaced the regular October meeting

- Alissa motioned to approve the minutes, Amy seconded, passed 4-0-0

4. Discuss the proposed changes made the Montgomery's Zoning Regulations/Bylaws as recommended by the Planning Commission at its Meeting on Friday, October 9, 2026

- Planning Commission identified no changes to make resulting from public hearing. The comments consisted of questions the Planning Commission answered.
- No additional comments or edits identified to the version as passed in the October meeting. Typos and formatting issues can be corrected after a vote to approve.
- Alissa motioned to recommend the current draft of the Bylaws to the Selectboard for their hearing, Diane seconded, passed 4-0-0

5. Future agenda item

- At the Planning Commission's next meeting, brainstorm what to focus on in the upcoming months. We should all look at implementation section of the Town Plan

Motion to adjourn at 7:36 pm by Amy

Minutes submitted by: Diane Sherman