

Montgomery Planning Commission Minutes
Montgomery Rec Center
Tuesday, August 9th, 2022 6:00pm

Present: Peter Locher, Kenny Miller, Joe Sherman, Barry Kade, and Alissa Hardy

Kenny called the meeting to order at 6:13pm.

Additions and/or Deletions to the Agenda -

None

Approval of May 10th and July 12th, 2022 Minutes -

May 10th minutes were tabled until next meeting.

July 12th minutes were approved by Joe Sherman, seconded by Kenny Miller. All in favor.

Short Term Rental Ordinance Draft Update -

Although the Planning Commission still hasn't received feedback from the Select Board on their draft of the Short Term Rental Ordinance, they decided to go ahead and make some revisions to it.

Here are those revisions as well as some questions concerning the draft:

1. Barry brought up his concerns with the definition. Check state definitions of Bed & Breakfast and STRs. They do not want to impose fees or burdens to businesses that are already following state guidelines.
3. Barry proposed the wording, "The fee structure, adequate to cover costs of administration and enforcement, is to be established by the selectboard." The rest of the board prefers a flat rate annual fee of \$250.
5. Does the commission want to distinguish between 8 and over 8 guests? They need to figure out where the closest Fire Safety Office is located.
8. Alissa pointed out that the ordinance needs language for having a local manager. Refer to the first draft for that language.
9. The commission considered deleting item 9. The following rewording was suggested: "Short term rentals are permitted in village one, village two, and rural residential. They are prohibited in Con 1 and Con 2."

10. The enforcement fine should not exceed \$800. The commission can explain to the Select Board that \$800 is just the maximum, not a recommendation, and that the board can decide what the fine should be.

While improvements to the draft were made, the commission is still waiting on written feedback from the Select Board. Peter has agreed to call Charlie about the ordinance and send him a follow up email with the original draft attached to it. Peter will then send a brief summary of his phone call with Charlie to the rest of the commission.

Secretarial Posting Update -

Peter wrote and shared a draft of the secretarial posting with the commission prior to the meeting. Kenny suggested they work the phrase “gateway to public service” into the job description to make it sound more enticing. Peter agreed to edit the draft and email it to the commission for approval before sending it to Liz Reilghey.

Other Business -

Joe mentioned that, while in Prague, he was contacted by residents of Montgomery asking about the Short Term Rental Ordinance. Joe explained that it was a conversation that needed to be had as a group and let them know they could come to the next Planning Commission meeting. The commission agreed this was a reasonable response.

Public Comment -

None

Items for Future Agenda -

- Secretarial Update
- STR Ordinance

Meeting adjourned at 7:47pm, All in favor.

Respectfully submitted,

Abigail Dixson-Boles, Acting Secretary