

Montgomery Planning Commission Minutes
Montgomery Recreation Center.
October 20, 2020, 6:00 p.m.

Present: Alissa Hardy, Christine Convard, Barry Kade, Kenny Miller,

Alissa called the meeting to order at 6:06 p.m.

Amendments to minutes: Will discuss next meeting.

Meeting Location: Discussion re: meeting in conference room of public service building. Alissa will ask Charlie if we can meet at PSB otherwise we will do a Zoom meeting.

Addendum to Agenda: Remove one of the duplicate STR definitions agenda items.

Yearly Review Zoning Administrator: Getting this completed is high priority. Barry will present to Selectboard. The MPC is in agreement Ellen ZA is doing a great job. Barry will also discuss her performance with listers.

Definition of STR: Alissa will get state definitions.

Barry submitted STR definitions:

Short Term Rental (STR): Rental of a residential unit, or part of one on a temporary basis and not as a person's domicile for a period of less than 30 days. A unit held out for rental for less than 15 days in a calendar year is excluded from this definition.

Types of Short Term Rental

- a. Bed and Breakfast (B&B). Rental of a portion of a person's primary residence, while they or an agent are present. Service of food is not required.
- b. Residence Rental. Rental of an entire free standing residence or apartment, containing at least one bedroom, bathroom, and kitchen to a single person or single group.
- c. Hotel. Rental of a room or suit of rooms in a commercial structure used primarily for that purpose. "Hotel" includes motels, motor lodges, etc. Where such a use is licensed by the State of Vermont, State regulations shall govern in all matters, except that Montgomery's agent and registration requirements may be enforced.

Will look up the state definitions and add or alter.

Town Registry: Alissa talked to the chair of the Stowe Planning Commission. Asked how they do their registry? Is it just a state registry? Stowe had over 450 Airbnb and no one was in compliance. It is the state that keeps the registry. Stowe is collecting a STR 1% tax. If Montgomery was to introduce a 1% tax, it would allow us to take a loan which we could pay back. The individual town can add an additional 1% tax. Noting whatever regulations we pass with have to be voted on by the town. It would make sense to follow what Stowe is doing as they are most similar to us. Montgomery has second home owners that are around alot. Should we recommend to Selectboard adding the 1% tax.

River Corridor Clarification: Table for next meeting.

November meeting will be via Zoom or PSB?

Items for future agenda:

- STR Definitions
- Town Registry
- Yearly Review for Zoning Administrator - Barry
- River Corridor Update. Joe

The next meeting is November 10,, 2020.

The meeting was adjourned at 6:48 p.m.

Respectfully Submitted,

Christine Convard
Secretary, Montgomery Planning Commission