

Montgomery Planning Commission Minutes
Montgomery Recreation Center.
August 11, 2020, 6:00 p.m.

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

Alissa called the meeting to order at 6:02 p.m.

Moved by Alissa Hardy and seconded by Barry Kade to approve the minutes of July 14, 2020. Correction to change self verification vs. town register to state 'self checklist vs. town verification'. Motion was approved by all in favor.

Lodging Establishments/Wastewater: Discussion re: permits. Anything built before 2007 did not need a permit on 10 acres. Wastewater permits can be found online. The permit is based on the number of bedrooms / occupancy of rooms. Definition of bedroom is adequate window, closet and door. STR determination of occupancy is constricted. Criteria need to be distinguished regarding Village 1 and rural area. Will need ample parking. There might be issues with regards to amendments and wastewater to be a limiting factor. All sleeping quarters must have a means of emergency exit and a window that meets the standards. Each bedroom can sleep 3 people.

Definition of STR: Alissa read the definition in Zoning Regulation. (get these definitions for minutes).

B&B

Single Family Dwelling

Lodging Establishment - A building consisting of at least a bedroom and a bathroom.

Commercial - Five or more rental units

State Definition - STR - A furnished house, condo, or other dwelling room or self contained dwelling unit for fewer than 12, you are exempt if rent to 12. Suggestions to add apartment to this definition. Also add two categories: On site - managed STR and Stand alone STR.

Will not define B&B, will notify that they are under different regulations.

On site - Managed STR - has a person living on site or manager living on site.

Stand Alone STR - Manager or owner not living on site. Will require a phone tree of local property manager.

Town Registry: What is the best way to implement some regulations without going through zoning? A registry would be a good first step. Will need a registry with two categories: On site - Managed STR and Stand Alone STR. Alissa will check with Stowe's definition of lodging establishments if the municipality will require outside zoning?

STR / COVID: Concern with how STR are screening guests from infection. Review of Vermont Stay Safe orders. STR owners / property managers advise guests of quarantine / testing requirements for Vermont prior to booking. Depending on the county / state the measures are more strict.

Renewal of Town Plan / Correction Expiration Date: Will have an official vote to correct clerical error. Based on recommendations from NRPC (Regional Planning) our plans were adopted when plans were eight years rather than four. It was a clerical error.

The PC votes to change the expiration date on printed documents 2021 to 2024. Motion was approved by all in favor.

Alissa will let Amanda and Charlier know to change the date on their end.

Yearly Review Zoning Administrator:

Kenny met with Ellen ZA for review. After PC does a review, the Selectboard will do their review. Our form has a star rating 1-4, can be a challenge doing a review on a person that has little experience. Barry will check with listers as to timeliness, accuracy to filings, and Karen Frascella re: certificates. Barry will f/u with Ellen, do his review, and scan documents to all.

River Corridor Clarification: FEMA is supposed to be coming. Joe will contact Stacey about FEMA. The River Corridor will change after maps change. Potential is high for flooding. Town does not fund anything for our brooks. Suggestion to have Stacey come to a meeting.

Montgomery Centric Future Vision: Joe is working on swimming hole access. Parking on route 58 is dangerous. Need access including better parking for swimming holes, one suggestion was access behind town building, not on private land.

Other Business: Next two meetings will be at the Rec Center.

Items for future agenda:

- Lodging Establishments - Wastewater
- Town Registry
- STR definitions
- Discussion of Yearly Review for Zoning Administrator - Barry
- River Corridor Update. Joe
- Montgomery Centric Future

The next meeting is September 8, 2020.

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,

Christine Convard
Secretary, Montgomery Planning Commission