

**Montgomery Planning Commission Minutes**  
**The Public Safety Bldg.**  
**November 11, 2019, 6:00 p.m.**

Present: Alissa Hardy, Roberta Baker, Barry Kade, Joe Sherman and Sarah & Phillip Snider, Ellen Fox (by phone)

Alissa called the meeting to order at 6:05 p.m.

Moved by Joe Sherman and seconded by Barry Kade to approve the minutes of October 8, 2019, with the following change: The language under the Lodging Establishments should read: "Barry and Joe attended a selectboard meeting where a Vt Towns and Cities lawyer stated that the language in our current zoning regulations is sufficient to cover short-term rentals." Motion was approved by unanimous vote.

Zack fixed the links on the Planning Commission website. However, the PC would like both the agenda and minutes linked to the calendar like the Selectboard. We want this done for all of 2019 and from now on.

**River Corridor Clarification**

Barry will talk to Amanda about the language that needs to be put in the zoning regulations as far as the river corridor map and draft some language to present at the next meeting.

**Future Zoning Regulation Discussion/Changes**

- River Corridors
- Short Term Rentals
- Ellen's administrative changes for consistency

**Lodging Establishments**

Barry stated that the Selectboard is working on an ordinance for short-term rentals which he feels should reflect our bylaws. There was much discussion on the language, and how people are interpreting it. The PC will be looking at clarifying this in the future. Sarah Snider brought up the concern about abandoned buildings versus renting them out as airbnb's. She stated that you cannot borrow money on these buildings and isn't it better to have them as airbnb's versus remaining vacant? Both Sarah and Philip stated that airbnb's have regulations, and you have the choice of renting to someone or not. They stated that there are regulations and contracts that renters have to sign. They were encouraged to come to future meetings and to give input. They were also advised to go to selectboard meetings if they want to have input on the future ordinance.

**Items for future agenda:**

- Lodging Establishments
- River Corridors Language draft for zoning regulations if available (Barry)...

The next meeting is December 10, 2019.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Roberta Baker  
Secretary, Montgomery Planning Commission