

**Montgomery Planning Commission Minutes**  
**The Public Safety Bldg.**  
**August 13, 2019, 6:00 p.m.**

Present: Alissa Hardy, Roberta Baker, Barry Kade, and Kenny Miller.

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

Moved by Alissa Hardy and seconded by Kenny Miller to approve the minutes of June 11, 2019. Motion was approved by unanimous vote. One abstention because member was not present at that meeting.

Alissa stated that she hadn't been in touch with Stacey as yet as far as River Corridor Overlays. She will talk to Charlie and then get in touch with her to see if she can attend the September meeting.

**Public Access to Rivers & Streams** - Joe stated that he called Karen Horn and she wasn't any help, but she forwarded messages along to someone else. Joe was told by Karen that there isn't an easy way for a public person to get information. He stated that he will call Paul Costello to continue to pursue trying to find out if the public can get access to rivers and streams. He is seeking evidence in other cases where it has been established that this has happened before. Someone at the state level who has some clout should be able give us some direction on what to do. Waters of the State - Is there a public right to access then over private land to get to a public body of water, especially as this has been done for years in specific areas. He stated that we have other concerns such as parking for Second Hole; Gray Rock and Vincent's Bridge were there is a lot of manure run off. Trout River has been really low and has a lot of pollution. Hippy Hole is still off limits, because there is no public access.

**Airbnb's** - Alissa reported that she got an email from Darren who expressed concern about the zoning ramifications of short-term rentals (Airbnb's). There are owners of short-term rentals who are running a business but have not applied for a zoning permit and/or are not necessarily paying the correct taxes to the town or state. Joe stated that people are buying houses that may have any number of people renting homes/rooms. He is very concerned about traffic and parking, especially in the area where he lives. They should have a conditional use permit for Village 1 and II because of traffic and parking issues. Otherwise, they are in violation. Some owners are not aware that they need to have a permit if they are renting rooms on a regular basis. Alissa will get in touch with Taylor Newton to see if there are any specific regulations out there for Airbnb's. As per our zoning regulations under Lodging Establishments, anyone renting homes/rooms on a regular basis must have a conditional use permit in Village I, II and in Rural Residential.

**Items for future agenda:**

- Joe Sherman - Public Access to Rivers and Streams
- Stacey Pomerlo - River Corridor Overlay
- Discussion of growth of Airbnb's in Montgomery - maybe League of City & Towns may have information - Alissa will talk to both regional planning(Call Stowe who is dealing with this on who to talk to).

The next meeting is September 10th.

Moved by Barry Kade and seconded by Kenny Miller to adjourn the meeting at 7:40 p.m.  
Motion was approved by unanimous vote.

Respectfully Submitted,

Roberta Baker  
Secretary, Montgomery Planning Commission