

Montgomery Planning Commission Minutes
Special Meeting
The Public Safety Bldg.
September 27, 2018, 6:00 p.m.

Present: Alissa Hardy, Roberta Baker, Kenny Miller, Barry Kade, and Ellen Fox, Zoning Administrator (By phone: 7:45-8:30)

Alissa called the meeting to order at 6:00.

Alissa reported that the Selectboard wanted the following changes:

Further changes as recommended by the Selectboard.

Page 15, line 43 - 50% of market value is going to be changed to 50% of assessed value;

Page 19, delete d) Non-qualifying hydronic heaters...

Page 19, add i) add Hydronic Heaters (See Section 6.13)

Page 20, line 25 add i) Hydronic Heaters (See Section 6.13)

Page 20, line 8 delete a) Non-qualifying hydronic heaters...

Page 21, line 24 add e) Hydronic Heaters (See Section 6.13)

Page 22, line d) Hydronic Heaters (See Section 6.13)

Page 37, lines 13 & 16 strike "ZA or" from that sentence;

Page 42, line 44 will add after the word ZA "in consultation with Road Commissioner";

Page 43, line 20 will strike "protected by an easement" from sentence;

Page 43, line 25 strike "protected by an easement" from sentence;

Page 76, lines 9-14 delete sentence beginning with "Permanent construction does not include...ending at "not part of the main structure" ;

Page 76, line 33 will change "market value" to "assessed value."

Further changes as presented by Merle (deletions in red; additions in blue) as approved by the Selectboard:

Page 6, line 31 ...affairs. add reference [3 V.S.A. §810\(1\)](#)

Page 6, line 46 4464(b) add [\(1\)](#)

Page 7, line 6 delete and add - ~~(24 V.S.A. §4464(b))~~ add [\(1\)](#)

Page 15, line 25 delete and add - ~~§4303(3)~~ add [\(10\)](#)

Page 16, line 20 delete and add - ~~the Act (Title~~ add [24 V.S.A §4413](#)

Page 16, line 38 delete and add - ~~the Act~~ add add [24 V.S.A §4413](#))

Page 45, line 2 delete and add - ~~Title~~ add [10 V.S.A.](#)

Page 45, line 19 delete and add - ~~(according to Title~~ [10 V.S.A. Chapter 21\)](#)

Page 53 line 24 delete and add - ~~(Title~~ [24 V.S.A. Chapter 61 §§2251-2257\)](#)

Page 71 line 19 delete and add - ~~(Title~~ [24 §\(C\)\(4\) 4412](#)) add [24 V.S.A. §4412\(4\)](#)

Page 75 line 22 after ...condition, delete everything in the parentheses.

Table Contents - Section 2.5 delete **DRB** add **Development Review Board** (no acronym yet)

Page 3, line 18 & 19 delete **Development Review Board ()**

Page 3, line 29 add **Planned Unit Development, (PUD)**

Page 3, line 36 delete **Montgomery Planning Commission MPC**

Page 3, line 43 delete **Montgomery Planning Commission**

Page 4, line 43 delete **planned unit developments** add **PUD**

Page 5, lines 15 18 delete **zoning administrator** add **ZA**

Page 7, lines 1, 2, 3 j) **not bold letters** (normal font) and put "Section" on line 2 after adding a space

Page 14, line 27 add **Natural Resources (ANR)**

Page 14, line 30 add **Department of Environmental Conservation (DEC)**

Page 15, line 40 **Special Flood Hazard** add **Area (SFHA)**

Page 16, line 17 delete **Accepted** add **Required Agricultural Practices (RAP)** delete **(AAPs,**

Page 16, lines 23 & 24 delete **AAPs** add **RAPs**

Page 16, line 37 delete **Accepted** add **Acceptable**

Page 17, line 21 **Flood Hazard Area, (FHA)** - is this different than SFHA?

Page 17, line 22 delete **Agency of Natural Resources ()** (ANR first on pg. 14 line 27)

Page 21, line 5 **Rural Residential – Con'd** Top of page?

Page 32 **Application Requirements** very small type - make font consistent with rest of page.

Page 33 Can top of page with check marks be put on Page 32? Very large top and bottom margins on all pages.

Page 33, lines 9 10 delete **Planned Unit Development ()** (first on pg. 3 line 29)

Page 3,3 line 14 delete **Planned Unit Developments** add **PUD**

Page 39 Text looks like small type - can this be enlarged

Page 47 line 1 delete **Agency of Natural Resources** add **ANR**

Page 50, line 35 delete, **is a use of an accessory building or a minor portion of a dwelling for a Occupatiion** (definition is on page 71)

Page 53, line 42 delete **Section** add **§**

Page 55, line 12 add **Federal Communications Commission (FCC)**

Page 58, line 13 delete **Vermont Agency of Natural Resources** add **ANR** (first pg. 14 line 27)

Page 58, line 22 add **(NFIP)** delete **Agency of Natural Resources** add **ANR**

Page 58, line 29 30 delete **National Flood Insurance Program**

Page 58, line 33 delete **Special Flood Hazard Areas** add **SFHAs** "limits have not" in italics?

Page 58, line 34 delete **National Flood Insurance** add **NFIP**

Page 59, line 10 delete **Special Flood Hazard Areas** add **SFHA**

Page 59, lines 22 & 23 Italics ? ? ?

Page 59, line 45 "development is defined as" is underlined? ?

Page 60, line 2 add Title 44 **Code of Federal Regulations (CFR)**

Page 61, line 12 delete **Agency of Natural Resources** add **An ANR**

Page 62, line 2 add **(FIRM)**

Page 62, line 16 delete ~~Agency of Natural Resources~~ add ANR
 Page 62, line 17 add thirty (30) delete ~~Agency of Natural Resources~~ add ANR
 Page 62, line 22 delete ~~Agency of Natural Resources~~ add ANR
 Page 62, line 24 delete ~~National Flood Insurance Program ()~~ delete ~~Agency of Natural Resources~~ add ANR
 Page 62, line 26 delete ~~Agency of Natural Resources~~ add ANR
 Page 62, line 28 delete ~~Agency of Natural Resources~~ add ANR
 Page 62, line 32 add 24 V.S.A.
 Page 62, line 35 delete ~~Special Flood Hazard Area~~ add SFHA
 Page 62, line 41 delete ~~Agency of Natural Resources~~ add ANR
 Page 63, line 23 delete ~~Special Flood Hazard Zone~~ add SFHA
 Page 63, line 28 delete ~~Base Flood Elevations ()~~ (first pg. 58 line 26)
 Page 65, line 4 delete ~~Agency of Natural Resources~~ add ANR
 Page 65, lines 7 & 8 delete ~~special flood hazard area~~ add SFHA
 Page 66, line 16 delete ~~National Flood Insurance Program~~ add NFIP
 Page 66, line 27 delete ~~Code of Federal Regulations ()~~ (first pg. 60 line 2)
 Page 66, line 33 delete ~~Agency of Natural Resources~~ add ANR
 Page 66, line 36 delete ~~special flood hazard area~~ add SFHA
 Page 67 line 5 add (FIRM)
 line 7 delete ~~special flood hazard area~~ add SFHA
 line 17 add Federal Emergency Management Agency
 Page 68, line 27 delete ~~Flood Insurance Rate Map~~ add FIRM
 Page 70 line 35 delete ~~Special Flood Hazard Areas~~ add SFHAs
 Page 72, line 11 delete (
 Page 72, line 13 delete ~~Federal Emergency Management Agency~~ add FEMA
 Page 72, line 14 is this SFHA or Hazard Area
 Page 73, line 28 italics? ? ?
 Page 74, line 11 add PUD
 Page 74 line 34 delete ~~includes~~
 Page 75, line 17 delete ~~Agency of Natural Resources~~ add ANR
 Page 75, line 20 "building" is not included in the statutory definition

Add to ACRONYMS after definitions as added in Summary of Zoning changes dated July 9, 2018; Be sure to spell out first time and then acronyms after that.

AMP Accepted Management Practices
 ANR Agency of Natural Resources
 DEC Department of Environmental Conservation
 FCC Federal Communications Commission
 FHA Flood Hazard Area
 NFIP National Flood Insurance Program
 PUD Planned Unit Development
 RFR Radio Frequency Radiation
 RAP Required Agricultural Practices

Moved by Barry Kade and seconded by Kenny Miller to authorize Alissa to write and sign the letter for the Regional Planning grant. Motion was approved by unanimous vote - one abstention.

The Warning for the November meeting was typed and sent to Deanna.

Moved by Alissa Hardy and seconded by Kenny Miller to adjourn the meeting at 9:35 p.m. Approved by unanimous vote.

Respectfully Submitted,

Roberta Baker
Secretary