

**Montgomery Planning Commission Minutes**  
**Montgomery Recreation Center.**  
**March 9, 2021, 6:00 p.m.**

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

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

**Amendments to minutes:** Will amend the January minutes short term rentals to state track?  
Will approve the January 12 minutes as corrected.

Will correct river corridor clarification February minutes. Will amend water to river. Will amend Joe to the Planning Commission. Will approve February minutes as corrected.

**River Corridor Clarification:** [Montgomery Zoning Regulations](#) Article 8.1 Section 8.1 The Town Zoning Regulations defines river corridor areas. Note for the next amendment to bylaws should include a link to the revised draft section 8.5c equals river corridor. Discussion about buying a house in a flood zone, one set of FEMA maps show different categories. How are the different maps updated: FEMA, LOMA, ANR. Alissa noted Stacey stated ANR maps get updated every six months. Why is this relevant? Septic development is open to damage from high water. Construction companies will build septic systems to accommodate specs and high water concerns.

**Meeting Prep for Stacey:** Do we need an engineer to answer questions beyond the river corridor? Vermont river corridor is looking at where the river moves in one hundred years. For the Planning Commission to move forward we need more information. Need to think about the future when reviewing the zoning regulation.

Questions for Stacey.

1. What is the relationship between state studies? Does this affect FEMA mapping? Do they use their own algorithm?
2. Is there a conflict between the two mappings and how are they harmonized?
3. Section 8.2 Development Review question: Does the development review two hazard areas, the flood plain and the river corridor? If developing in these areas need a permit: #2 refers to FEMA maps but does not involve state mapping. #1 involves both maps? Section 8.5 A needs clarification. Will organize a meeting so Planning Commission can see the maps.
4. How far is the state looking into encouraging towns to move to higher ground?
5. Would it be possible to get funding to bring existing developments up to standards identified in Section 8.5 A? Also curious what non residential structures state is referring to with regards to #4?
6. What training is available for Development Review Board and Planning Commission.

**Flood Map Review:** Barry and Kenny will organize a meeting to review actual maps.

**STR Registration:** Joe will attend Selectboard meeting and give update on short term rental legislation and town going forward with a STR Registration.

**Other Business:** All members of the Planning Commission were reelected. PC renominated Kenny accepted nomination to Chair, Christine accepted nomination to Secretary.

**Walking Path:** Move Walking Path to April agenda

**Meeting Location:** The Planning Commission will discuss meeting in person at Rec Center as weather warms.

**Items for future agenda:**

- Approve minutes Mar
- Meeting organization/ how to improve meetings
- Read Zoning Regulations - bring questions
- Review Flood Maps
- River Corridor / Meeting Preparation
- STR / Waiting for State
- Walking Path - move to April

The next meeting is April 13, 2021.

The meeting was adjourned at 7:54 p.m.

Respectfully Submitted,

Christine Convard  
Secretary, Montgomery Planning Commission