

Montgomery Planning Commission Minutes
Montgomery Recreation Center.
June 8, 2021, 6:00 p.m.

Present: Alissa Hardy, Christine Convard, Barry Kade, Joe Sherman, Kenny Miller
Guest: Ellen Fox, Marlena Valenta MRBA (Missisquoi River Basin Association)

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

Addendum to Agenda: Ellen from MRBA to be first item of Agenda

Missisquoi River Basin Association (MRBA): - River Outreach Project

Ellen works with MRBA. This is the 25th year anniversary for this organization that started with canoe enthusiasts. It has transitioned into more, ie. bringing river restoration work, tree planting along the river, access to river. High Meadows Fund trying to create cohesion amongst towns. The challenge is getting people to volunteer in towns. MRBA decided to start with town Planning Commissions and Rec Center groups already established in town. Plan is to have meeting to discuss river issues, bylaws, flood hazard areas etc. Many towns are dealing with similar issues. Trying to coordinate all the towns to come together. MRBA will have an event to meet organizers in other towns date to be announced around the third or fourth week of July.

Montgomery is an outlier as we are on the Trout instead of the Missisquoi. Wants to hear the challenges and hopes, news from different towns to understand what they are doing. Goal is to look toward ways can promote development, and community impact that is low impact on the river.

If you were with your counterparts from another town: what conversations would you advise to do and what would you tell others at a networking event ie. dont try to advise your bylaws in three months. Tell the town to get involved at the beginning of the process to get involved in planning in advance of hearing. What ways do you reach out to encourage participation? Hot topics bring in the town people ie suggesting an ordinance for STR. How do you get your community to engage in PC? Can the town suggest additional members to the PC. If larger need a larger quorum. Maintaining public access to river and tributaries.

MRBA is here to hear from the town of Montgomery as to what to put in the River Reporter (newsletter). Barry suggested some effort to monitor farm manure spreading in the river. Possibly interview farmers who use grass fed and or organic vegetable local farmers. Joe suggested better access to swimming holes and river access.

MRBA would like to highlight the success of the town of Montgomery. Montgomery Planning Commission understands the river corridor and how it ties to state and federal maps. Stacey Pomeroy is good resource for river corridor.

Approval of minutes: Will amend the May minutes to FEMA Maps predict change river to long term erosion. In addition to May minutes following the discussion, it was determined we

can do this as correction to a clerical error not requiring a town vote and put a note in the zoning regulations clarifying what the language should be. Kenny made a motion to approve of minutes, Alissa seconded. 4-0.

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.

Organizational Meeting: How to improve as a board. Thoughts as a time limit when we are talking. Can the agenda items have a time limit. The chair will direct the meetings to make the meeting move forward to improve upon that. If someone brings a project to the PC, they own that project.

Discussion of Vacant Seat: Will table this for next meeting. SB has asked PC for recommendations. PC will seek interested volunteers. Will have the how to improve as a board meeting next month before we ask a replacement.

Short Term Rental State Update

Walking Paths

Small Hydro

Other Business:

Meeting Location: The Planning Commission will meet at the Rec Center for the summer months 6-8pm.

Items for future agenda:

- Approve minutes May
- Meeting organization/ how to improve meetings / board
- Wording for Correction to Bylaws.
- Vacant Seat
- Short Term Rental Update

The next meeting is July 13, 2021.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Christine Convard
Secretary, Montgomery Planning Commission