

Montgomery Planning Commission Minutes

Public Safety Building

March 8, 2022, 6:00 p.m.

Present: Alissa Hardy, Barry Kade, Joe Sherman, and Peter Locher

Guests: Parma Jewett

Alissa called the meeting to order at 6:08

1. Select Secretary for March Meeting

- Alissa will hold secretary duties this month. Discussion of possibility of being able to hire someone to perform secretarial duties. Parma said that is how the DRB handles their secretarial work. Peter will contact Charlie Hancock to gather information about this and Barry will contact Ellen Fox to see if she would be interested.

2. Additions/Deletions to Agenda

- None

3. Approval of February 8th 2022 Meeting Minutes

- Joe made a motion to approve the minutes as written. Peter 2nd. 4-0-1 Alissa abstained from voting since she was not in attendance for most of the previous meeting.

4. Short Term Rentals (STR)

- Parma attended and gave us a list of suggestions that the DRB has created for the PC to consider when drafting an ordinance proposal. Suggestions to follow.

Short Term Rental
Ordinance

Suggestions made by the Montgomery Developmental Review Board

Short Term Rental means all or part of a furnished dwelling unit that is offered to the public for a rental period of **fewer** than 30 consecutive days; and is rented **more** than 14 days per calendar year.

1. All short terms rentals in the Town of Montgomery would be subject to the new ordinance. This includes dwellings that are owner occupied as well as dwellings where the owners live out of state or town.
2. Lodging establishments are **not** short term rentals. The definition of a lodging establishment is a place where overnight accommodations are regularly provided to the transient, traveling, or vacation public, including hotels, motels, inns and bed and breakfasts.
3. A fire inspection is required for all short term rentals. (by law all rentals, short term or long term are required to get a fire inspection, *Vermont Fire & Building Safety Code*). The report would include the number of bedrooms in a unit. The number of renters allowed for each unit/dwelling would be based on the bedroom count in the report.
4. All short term rentals are required by law to get a Room & Meal certificate and collect state taxes. Please refer to *Vermont Department of Taxes*, 32V.S.A. Chapter 225.
5. No overnight camping allowed.
6. No parking on the street.
7. Hours of quiet time (Suggested 10:00 p.m. to 8:00 a.m.)
8. House rules to be posted in each dwelling unit that is rented.
9. An emergency contact person with phone number. Contact person must be in the local vicinity of a 25 mile radius.
10. Proof of rental insurance (not the same as homeowner insurance).
11. All short term rentals are to register with the Town of Montgomery.

Property owners who live on the premises and rent part of their dwelling short term are not required to get a **Conditional Use** permit, however, they are still subject to the proposed ordinance.

The town may want to consider a registration fee.

- Discussed Great Brunswick's suggestions for an ordinance proposal.
 - Action plan
 - Barry will research 14 day exemptions for STR
 - PC will draft a proposed ordinance combining the DRB and Greta's suggestions along with any additions the PC believes should be include.

5. Public Comment

- None

6. Other Business: Elect Chairperson for 2022-23

- Alissa nominated Kenny, Barry 2nd. All in favor 5-0

7. Future Agenda

- Special Meeting on April 6th instead of regular meeting so all members can attend.
- Draft ordinance proposal for the Select Board