

Montgomery Planning Commission Minutes
Public Service Building
April 5, 2022, 6:00 p.m.

Present: Alissa Hardy, Barry Kade, Joe Sherman, Peter Locher and Kenny Miller Guests: Kate & Rory Cummings, Sue Wilson, and Mary Garceau.

Kenny called the meeting to order at 6:10 p.m.

Additions and/or Deletions to the Agenda - None.

Approval March 8, 2022 Minutes - Minutes approved by Kenny Miller seconded by Peter Locher with the changes below. All in favor. Unanimous vote.

Add Kenny's name as being present to the March 8, 2022, minutes and changing that Kenny is contacting Ellen instead of Barry.

Wording for the posting of secretary position for the Montgomery Planning Commission. Kenny felt that the posting should be on town letterhead and advertised up to 4 hours a month. Attending meetings, taking minutes and posting agenda. Starting date will be September 13, 2022

Possible wording for posting this position: Montgomery Planning Commission, Secretary Position, duties will include attending monthly meetings with additional time to prepare minutes, agenda and posting the agenda to three locations (the two post offices and town clerk's office) for up to four hours a month at \$15 per hour. Meetings are the second Tuesday of every month starting at 6:00 p.m. Please contact any or all MPC members.

Alissa knows a college student that would be willing to take notes over the summer if the board wishes to use her until a permanent secretary can be found.

Post the position on fliers, town website, Front Porch Forum, Town Facebook Page, etc.

Ordinance Proposal for Short Term Rentals - A draft of notes of a was compiled by Parma Jewett for STR and used as a baseline. The DRB would like something from the MPC for guidance to make future decisions. Any taxes collected would need to go toward the waste project until it is paid in full. The zoning administrator would be the enforcement officer. Possible monies to help with enforcement could be collected from registration fees paid to the town. Any fees collected to register would have to be set by the selectboard. There was also discussion stating that Airbnbs are different from Lodging Establishments. The DRB would like to see regulations set that would make sense for them when they are making decisions concerning STRs. Maybe a fee to the town making sure they are in compliance? There was

also discussion of issues concerning waste water. After further discussion, the MPC decided on a draft of the following regulations for an Ordinance for Short Term Rentals.

- 1) All STRs are in the Town of Montgomery would be subject to the new ordinance. All STRs must register with the Town of Montgomery every year. This includes dwellings that are owner occupied.
- 2) A fire inspection is required for all short term rentals (by law all rentals, short term or long term rentals are required to get a fire inspection, Vermont Fire & Building Safety Code); Occupancy will be based on number of bedrooms plus two - not counting children under the age of five.
- 3) All short term rentals are required by law to get a Room & Meal certificate and collect state taxes unless only renting through Arbnb or VRBO. Please refer to the Vermont Department of Taxes, 32 V.S.A. Chapter 225.
- 4) An emergency contact person with phone number The Emergency contact person must be in the local vicinity of a 25 miles radius. The constable, the town clerk and the fire department will have a copy of who is the emergency contact. Emergency contact must be posted in the STR.
- 5) Proof of rental insurance (not the same as homeowner insurance).
- 6) No outdoor activity after 10:00 pm and before 7:00 am in Village I & II.
- 7) No overnight parking on the street.

The MPC would like to present this at the next selectboard meeting. Everyone will attend the selectboard meeting except Joe. Peter will ask this to be put on the April 18, 2022, agenda.

The board decided to hire Abby Dixon-Boles as an interim secretary during the summer months. Alissa will get in touch with her and let her know.

Kenny made a motion to adjourn the meeting and Joe seconded at 8:17 p.m. Motion was approved by unanimous vote.

The next meeting will be on May 10th. Meeting to be held at the Montgomery Recreation Center or PBS

Respectfully Submitted,

Roberta Baker, Acting Secretary