

TOWN OF MONTGOMERY, VERMONT
MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES

Thursday, July 14, 2022

Hearing at the Montgomery Public Safety Building, 86 Mountain Road, Montgomery Center.

Members present: *Parma Jewett: Chair, Suzanne Wilson, Barry Kade, members absent Lynda Cluba, John Kuryloski & Mark Brouillette*

Applicant: *Mitesh Amin*

Zoning Administrator: *Ellen Fox*

Visitors: *None*

Hearing started at 5:32 pm

Mitesh Amin submitted an application for Conditional Use Approval to change the use of a single family home to a Lodging Establishment offering short term rental. The structure is on parcel ID#00242.121X located at 3774 Mountain Road, Montgomery Center, Vermont. Subject property consists of an existing structure on 17.60 acres in the Rural/Residential Zoning District. A Lodging Establishment in Rural/Residential requires Conditional Use Approval.

Parma explained the procedure and asked if any board members felt they had a conflict of interest. No response. **Evidence submitted by the Zoning Administrator noted as A1 includes:** Application to DRB received on 05/12/2022, map of the property and location of house; copy of paid tax bill and lister's card. Notice of hearing posted in 4 places, including the town website, town office, post office and printed in the St. Albans Messenger on June 23, 2022.

Parma administered the oath to applicants and visitors.

Mitesh Amin explained to the board that he would use his secondary home as a short term rental. He told the board that he has 5 bedrooms and 3 bathrooms and has been renting the house in the past. He has not rented to more than 10 overnight guests at once.

Parma then asked board member Barry Kade if he had any questions as well as Sue Wilson. Both members had questions.

Barry Kade asked if each bedroom had a window, what is the water system, is there homeowners rental insurance, what is maximum occupancy, how many parking spaces, will there be a notice posted of the house rules, will there be someone in the area responsible if there is a problem and will the property be registered with the State of Vermont to collect room and meals tax.

Sue Wilson asked will the house rules be posted, is there a local person to contact in case there is problem and asked about rental insurance.

Parma Jewett asked if there will be any overnight camping, what the hours of quite time will be and wanted a clarification as to where the bedrooms were located.

Barry Kade asked for a clarification of the boundary line in the map submitted for evidence.

Parma explains the Board will now go into deliberations and are allowed 45 days to mail the decision. A motion was made by Sue and seconded by Barry to go into deliberation at 5.53 pm. So moved. 3-0

The Board exited deliberation at 5:55 pm. Based upon the finding, the Montgomery Development Review Board APPROVED a Conditional Use Permit for a short term rental located at 3372 Mountain Road in Montgomery Center, Vermont

Roll Call Vote: Sue Wilson: YES, Parma Jewett: YES, Barry Kade YES.

Sue Wilson made a motion to adjourn the meeting, seconded by Barry at 6:05 pm.

Respectfully Submitted By: Parma Jewett (substituting for Lynda Cluba, DRB Secretary)