

TOWN OF MONTGOMERY, VERMONT
MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES

Thursday, March 23, 2023 @ 5:30

Board members present: Parma Jewett: Chair, Lynda Cluba, John Kuryloski, Mary Garceau, Suzanne Wilson

Applicants: Jill and Rafael Antillon

Interested parties: Michelle Meunier

Meeting was called to order at 5:30 pm.

Parma explained the process of how the meeting will be conducted. The hearing is recorded and all who speak must first state their name and be recognized by the Chair. She offered anyone seeking interested party status to state their name. Interested parties are as listed. The hearing is conducted at the Public Safety Building in the Conference room located at 86 Mountain Rd in Montgomery Ctr.

1. **DRB Hearing - Rafael and Jill Antillon - Application for Conditional Use approval was submitted for a change of use, from single family dwelling to lodging establishment for short term rental. Identified as Parcel 242.021X located at 124 Mountain Rd. in The Village 1 Zoning District as written in the Town of Montgomery Zoning Regulations; Amended and updated November 2018.**

Parma gave the oath to all on the sign in sheet, all affirmed. She asked if any Board members felt they had any conflict of interest. All felt they had none.

Evidence submitted by the Zoning Administrator noted as A1 includes:

Notice of Public hearing dated March 2, 2023 including list of abutting property owners; Application to DRB, received 1/10/23; letter to ZA from Jill Antillon requesting information on posting the property, rcvd 2/15/23; email to ZA from Rafael Antillon explaining application and including a plot plan; letter from USAA insurance re: Existing USAA Rental property insurance policy summary, dated 2/2/23; System Condition Report from Working Dog Septic Service dated 12/5/22. **Evidence submitted by the applicant at the hearing noted as A2 includes:** A Short term rental Safety, Health and Financial Obligations form from the Vermont Dept of Taxes dated 3/3/23.

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Applicants explain they wish to be approved for Conditional Use for a change of use from single family dwelling to lodging establishment for short term rental at 124 Mountain Rd in Montgomery Ctr. The property has 1898 sq ft of finished area, with 3 bedrooms, 1 full bath and 1 half bath. They currently have another short term rental property in Montgomery and have figured out the best way to work with neighbors and the town. They do not allow events or parties on the properties and will exchange phone numbers with neighbors. They rent through Airbnb and Vrbo which collect sales tax. They prefer smaller groups. They also like to use local contractors for work needed at the property. They would like to allow a maximum of 7 guests and 4 car parking for renters.

Parma asks if any Board members have questions. No questions. She also asked if Michelle Meunier (requested interested party status) had any questions or concerns. Michelle stated she has adjacent land and is concerned about noise and if they allow dogs in their rental space. Jill responded that in the past they will allow small to medium, non aggressive dogs and they must be supervised. She also stated they do not allow parties or they do not rent to large groups. She offered to give Michelle her phone number if any questions came up. She also has a family member that lives nearby who can be contacted if necessary.

Hearing ended at 5:45 pm. Parma explains the board will go into deliberations and the Board has 45 days to submit a decision.

2. DRB Hearing – Michael DeVasto and Katie Murphy- Applicants have withdrawn their application as they will not be available to attend.

Lynda made a motion and was seconded to enter deliberations at 5:50 pm. So moved 5-0. The Board exited deliberations at 6:00 pm.

Mary made a motion and was seconded to APPROVE the request for Conditional Use at 124 Mountain Rd to change from a single family dwelling to lodging establishment for purpose of short term rental with conditions as listed.

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- **No more than 7 overnight paying quests.**
- **No more than 4 vehicles allowed on the property when rented.**
- **Must provide rental insurance.**
- **No overnight camping.**
- **Quiet hours between 10 pm and 6 am.**
- **House rules must be posted on premises.**
- **911 location must be posted in a visual location.**
- **Property must be registered with the State of Vermont for rooms and meals tax.**
- **There must be a minimum of 1 fire extinguisher and CO detector on each floor in the rental space.**
- **Any dogs must be leashed when outside.**

Roll call vote: Parma – YES; Suzanne – YES; John – YES; Mary – YES; Lynda – YES.

Motion passed 5-0.

Approve minutes - 7/14/2022 - no quorum; **9/29/2022** - Lynda made a motion and was seconded to approve the minutes as written. So moved 5-0;
11/17/2022 - Sue made a motion and was seconded to approve the minutes as written. So moved 5-0.

Reorganization of the Board - Will wait until after the Selectboard has made appointments for the new year.

Other Business - no other business was discussed.

Motion was made and seconded to adjourn meeting at 6:12 pm. So moved 5-0. Respectfully submitted: Lynda Cluba, Clerk