

STATE OF VERMONT

SUPERIOR COURT

ENVIRONMENTAL DIVISION

Docket No. 23-ENV-00070

1256 Fuller Bridge Road CU Denial)

STIPULATED ~~PROPOSED~~ ORDER

(GSD)

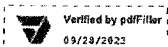
NOW COME the Town of Montgomery ("the Town"), by and through its attorneys Tarrant, Gillies & Shems, PLC, and Gretchen Eberle and Charles Snedikor ("Appellants") and hereby stipulate and agree that the Court issue the following order in the above captioned matter:

1. Appellants request approval to use a 12 x 20 shed on skids for short-term, year-round rental use at 1256 Fuller Bridge Road in Montgomery.
2. Appellants' request is approved, and Appellants shall be issued a Conditional Use permit as a Lodging Establishment, subject to the following conditions:
 - a. Appellants shall obtain short-term rental insurance and provide proof of short-term rental insurance to the Town prior to renting the shed. Proof of insurance shall be provided to the Town annually.
 - b. Appellants shall register with the State of Vermont for rooms and meals tax.
 - c. Appellants shall fill out and file with the Town a Vermont fire safety form.
 - d. Appellants shall maintain a minimum of 1 fire extinguisher, smoke detector and CO2 detector on each floor, plus a smoke/CO2 detector in each bedroom.
 - e. The shed shall be located at least 25 feet from the edge of the Fuller Bridge Road right-of-way, or 50 feet from the centerline of the travelled way.

- f. Appellants shall have a porta-potty available to renters as identified on the site plan filed with the application.
- g. Appellants shall provide water for handwashing via a portable sink with graywater tank. Graywater shall be disposed of consistent with Vermont Wastewater System and Potable Water Supply Rules.
- h. Appellants shall provide heating that is sufficient to maintain a temperature of at least 60 degrees in the cabin at all times the cabin is rented.
- i. The following information must be posted in the cabin:
 - i. House rules.
 - ii. 911 location posted in a visual location.
 - iii. Information for contact person(s) within 25-mile radius.
- j. The cabin may only be occupied by two guests at a time.
- k. Renters may have up to 2 vehicles parked on the driveway at the location indicated on the site plan submitted with the application. No overnight parking on the street.
- l. Quiet hours between 10 pm and 6 am.
- m. No overnight camping outside of the cabin.
- n. If renters have pets, they must obey Montgomery Town leash laws.
- o. No parties or large events.

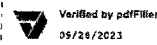
APPELLANTS

C. Snedcor



Charles Snedcor

GRETCHEN EBERLE



Gretchen Eberle

Dated at Montgomery, Vermont, this 28th day of September, 2023

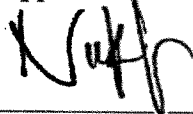
TOWN OF MONTGOMERY

By: 

Charles Hancock, Chair, Montgomery Selectboard

Dated at Montgomery, Vermont, this 29th day of September, 2023

Approved as to form:



Nicholas Low, Esq.,
Attorney for Town of Montgomery

Dated at Montpelier, Vermont, this 28 day of September, 2023

SO ORDERED:


Hon. Thomas S. Durkin

Oct. 6, 2023.
Date