

Montgomery Planning Commission Meeting Minutes

Montgomery Public Safety Building

6PM June 11, 2024

Present: Peter Locher, Alissa Hardy, Joe Sherman, Kim Morrill, Patrick Calecas

Guests: Emily Klofft (Northwest Regional Planning)

Meeting called to order at 6:09

1. Additions & Deletions to Agenda: None

2. Approval of the May 20, 2024 Special Meeting Minutes

- a. Patrick motioned to approve the minutes as written, 2nd by Kim (5-0-0)

3. Discuss Short Term Rental (STR) interim bylaws with Emily Klofft from Northwest Regional planning (NRPCVT)

- a. Emily did not have any updates for this meeting DRB draft of STR definition and receiving information on how other towns approach STR regulation
- b. The Development Review Board (DRB) tabled addressing STR definitions at their May meeting; will revisit this task at their June meeting
- c. Emily will offer to attend their June meeting to assist in developing STR definitions if DRB will agree to host her for that effort
- d. Emily is still in the process of gathering summaries of how other towns are addressing the STR issue

4. Bylaw Overhaul

- a) The goal is to consider expanding Village II to accommodate additional housing and better connect our two village centers
 - I. Review 1st draft of Constraint Analysis Map to overlay environmental, topographical, soil, slope, erosion and other relevant conditions to qualify/quantify the potential for Village II zone expansion (area in purple on maps) between the centers.
 - II. Emily – Analysis includes maps of different layers to see where, in the proposed area of expanded zone Village II we could or could not build.

She detailed key considerations (as noted in point 4,a),I. above) that will be included on the map and their definition (see appendix A).

- III. Planning commission discussed each consideration and added a weight factor (1-10 with 10 being the most severely constrained while a 1 poses little or no barrier to development) based on suitability for further development. (see Appendix B)
- IV. Emily will compile all elements and weights assigned into one master map for next meeting
- V. This is intended to be a working document and the layers provided in appendix A are a starting point.
- VI. Town sewer plans will also help define where a neighborhood can go in Village II expansion. Once the waste water plans are clear in terms of location and capacity, they will become another element on the constraint analysis to be reviewed and weighted.

5. **Public comment:** none

6. **Other Business:** none

➤ **Next month agenda items:**

- Approval of previous minutes
- Additions/deletions
- Short term rental interim bylaw
- Bylaw overhaul update
- Future Agenda items

Adjourn: Patrick moved to adjourn; seconded by Kim; approved 5-0-0; meeting adjourned 7:26p

Appendix A



NRPC Memo Constraints Analysis.pdf

Appendix B



Montgomery
Constraint Maps.pdf