

Montgomery Planning Commission Meeting Minutes

Regular Meeting

Public Safety Building

July 9, 2024, 6:00pm

Present: Peter Locher, Alissa Hardy, Joe Sherman, Patrick Calecas, Narissa Furtado-Cordeiro

Guests: Emily Kloffft (Northwest Regional Planning Committee), Luke Slomba (Northwest Regional Planning Committee)

Meeting called to order at 6:04

1. Additions/deletions to agenda

- None.

2. Approval of the June 11, 2024 meeting minutes

- Patrick motioned to approve the minutes as written, 2nd by Alissa (4-0-0)

3. Discuss short term rental interim bylaw

- To Emily's knowledge, DRB has not discussed/drafted definitions for short term rentals. Peter to reach out to Parma (DRB) to inquire about the timeline.
- South Burlington and Stowe put ordinance in place for short term rentals. South Burlington used the states definition which includes timeframe to define. Montgomery would need definitions that include lodging types to avoid confusion between STR's and B&B's for example.
- Interim bylaw – would need approval from selectboard, usually also includes a hearing period. Emily to investigate process and confirm steps for approval.

4. Bylaw overhaul update

- Last meeting, the planning commission assigned priorities to different layers on the constraint map. Luke from Northwest Regional Planning created maps from these designations with constraint analysis layered over one another. Constraint map included in Appendix A.
- Different number scores based on priorities on the map. Minor constraint = 1+, moderate = 6+ and severe = 10+.
 - If there were no constraints, map is green (score of 0).
 - Slight (minor) constraint is yellow.
 - Moderate is orange.

- Severe is red.
- Gray is absolute constraint (flood plains, conserved land, slopes over 25%). Note that constraints may not be completely up to date as FEMA has not released the newest data – maps were made using resources available.
- Everything in pink lines is village II or proposed village II.
- Ideally would want developments to fall along the road.
- Next steps: Public outreach session with explanation of how map was drawn up.
- Draw Existing village II in one color and proposed village II in a different color so public can see the difference.
- Use information gathered to make informed designation area. Public input would guide the PC on which areas make the most sense for development.
- Emily to follow up with Charlie/Selectboard to confirm where sewer is going to be to help with map designations.
 - Luke – one of severe constraints is septic soils. It's important to understand where new system will reach/where it will be placed.
- Reserve pavilion for September public outreach meeting, ideally on September 10th 5-7pm. Discussion would include STR definitions (if complete) and constraint analysis map.
- Create handout for students of Montgomery elementary to give parents regarding event.
- Joe provided map of Lake Champlain Basin (watershed area). Map will help inform public of the water resources in the area and importance of protection/conservation. Map in Appendix B.

5. Public comment

- none

6. Other business

- Yearly performance review for Ellen Fox, Zoning Administrator. Alissa to pull process from previous review for planning commission to use.

7. Future agenda items

- Planning for public outreach event
- STR definitions – Review definitions from DRB (if finished) or draft if not completed.
- Plan joint meeting with DRB to finalize definitions

Meeting adjourned at 7:15

Notes submitted by Narissa Furtado-Cordeiro – Planning Commission Secretary

Appendix A



Northwest Regional Planning Commission

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To: Montgomery Planning Commission
From: Emily Kloffft, Regional Planner
Date: July 9, 2024
Subject: Development Constraints Analysis Weighting

Development Constraints Analysis

- Determines development potential based on natural constraints to development and local preservation goals.
- Provides a general picture of land areas that may have varying degrees of development capacity, which is useful for planning purposes.
- Selected natural features are weighted and layered using a GIS. Scores for land areas are totaled, grouped, and color coded; the result showing four categories for different levels of constraint - None, Slight, Moderate and Severe.
- The weight assigned to each constraint can be adjusted.

Overall Development Constraints Categories				
	<i>None</i>	<i>Slight</i>	<i>Moderate</i>	<i>Severe</i>
<i>Combined Score</i>	0	1-5	6-9	10+

Development Constraint Category	
<i>Type</i>	<i>Score</i>
Minor/Geographical Constraint- Minor constraints where excessive development could be a concern	1
Moderate Environmental- Constraints which may be mitigated through engineering/design	3
Severe Environmental Constraints- Environmental Constraints which cannot be easily mitigated	6
Absolute Constraints: Areas where no new development should be (or is) allowed	Removed from Analysis

<i>Constraint</i>	<i>Final Score</i>
FEMA 100 year floodplain	Remove
Lake Champlain Basin Lidar-Informed Flood Inundation Layer	500 year floodplain- Severe 2-100 year floodplain- Remove
River Corridors	Remove

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Vermont Significant Wetlands Inventory (VSWI) (+50 ft buffer)	VSWI- Severe VSWI Buffer- Moderate Wetlands Advisory- Moderate
Vermont Conservation Design Highest Priority Forest Blocks	Minor
Highest Priority Connectivity Blocks	Minor
Riparian Connectivity	Moderate
Vermont Protected Lands Database	Removed
Wellhead Protection Areas	Moderate
Prime Agricultural Soils	Moderate
Marginally Suited (III) Soil Ratings for Soil-Based Residential Wastewater Disposal	Moderate
Generally Not Suited (IV) Soil Ratings for Soil-Based Residential Wastewater Disposal	Severe
Slopes 15-20%	Minor
Slopes 20-25%	Moderate
Slopes Greater than 25%	Remove

Appendix B

