

Montgomery Planning Commission Meeting Minutes

Regular Meeting

Public Safety Building

February 11, 2025 - 6:00pm

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

Guests: None.

Meeting called to order at: 6:04

1. Additions/deletions to agenda.

- None.

2. Approval of the January 14, 2025 meeting minutes.

- Patrick motion to approve as written, Peter second (4-0).

3. Discuss outreach event feedback.

- Topics discussed/overheard during the outreach session on January 25th:
 - Pedestrian travel in town (in favor).
 - Overall, most people seemed opposed to developing strip between center and village.
 - Discussion of high-density housing outside of the center (down 118, up 242 or hill west/west hill).
 - Need for walking paths.
 - Both village and center have potential of flooding. Restrictions for historical sites downtown.
 - Left side of 118 was unanimously no – wet lands and farm land.
- Smart growth in Vermont – Centering housing in pre-existing communities that may need additional infrastructure. Protecting Vermont's environmental areas and farm land – centering growth around cities/towns. Quebec has done something similar. Limits sprawling.
- Outstanding questions for discussion: How do we set up zoning for measured growth? What level of development in Montgomery is OK? Tabling conversation

until next meeting to discuss further with Emily for Northwester Regional Planning.

- Peter to request Emily email summary of outreach event notes.

4. **Review draft of short-term rental ordinance.**

- Peter to request most updated copy from Emily for review. Tabling further discussion until next meeting with Emily.

5. **Update on Zoning Administrator annual review.**

- Motion at 6:42 to move into executive session for town personnel matter.
- Motion at 6:54 to leave executive session for town personnel matter.

6. **Public comment.**

- None

7. **Other business.**

- None

8. **Future agenda items.**

- Discuss outreach event feedback and short-term rental ordinance draft
- Draft zoning recommendations for selectboard based on outreach
- Discuss/review Gov Scott's proposal to further relax Act 250 Restrictions to accommodate affordable housing
- Planning commission structuring for the year
- Summarize town meeting

Meeting adjourned at 7:04

Notes submitted by Narissa Furtado-Cordeiro, Planning Commission Secretary.