

Montgomery Planning Commission Meeting Minutes

Special Meeting

Public Safety Building

October 28, 2025 - 6:00pm

Present: Alissa Hardy, Diane Sherman, Kim Morrill, Patrick Calecas

Guests: Emily Klofft (Northwest Regional Planning Commission)

Public: Chris Johnson, Laurie Ellis

Meeting called to order at 6:07

1. Welcome Members of the Public and Guests

2. Additions/Deletions to Agenda

None

3. Review and Approve Minutes from the Planning Commission Meeting held on October 14, 2025

Patrick made a motion to approve minutes; Diane seconded – minutes approved (4-0-0)

4. Review and attempt to finalize Montgomery's Short-Term Rental Registry Ordinance

- a. Emily is planning to attend short-term rental ordinance training on November 8
- b. Diane discussed information obtained from VLCT
 1. Municipalities can regulate short-term rentals via both zoning regulations (about identifying which zoning districts in which use is appropriate) and ordinances (to require registry and otherwise regulate health and safety)
 2. Likely will want to clarify in zoning regulations how/where it regulates short-term rentals
 3. Be careful to not impose conflicting or substantially more strict requirements in ordinance and zoning regulations or regulation of similar uses
 4. Consider obtaining legal review of ordinance

- c. Discussed potential edits to draft, aside from typographical corrections
 - 1. Decision to remove reference to “overnight” in various places and instead make “guest” a defined term
 - 2. Sections 6 and 7 (now combined) on enforcement
 - 1. Decision to move provision regarding automatic revocation and waiting period after forth offense to a standalone provision and modify to make revocation and waiting period for reapplying a consistent 3 months plus add explicit requirement to show in compliance
 - 2. Decision to modify provision 6.2 to also replicate this timeline requirements
 - 3. Decision to adopt proposed provision suspending registration of owners who do not pay court judgments
 - 4. Decision to change penalty and waiver amounts to \$200, \$400, \$600, \$800 for 1-4 offenses and keep \$800 for operating without a registration; decision to make all waiver amounts half of these amounts
 - 5. Decision to adopt proposed provision allowing issuing municipal officers to issue a warning for a first offense
- d. Discussed short-term rentals and zoning regulations
 - 1. Outstanding question - should short-term rentals continue to be addressed in zoning regulations, and, if so, should they be permitted or conditional use and in what zones?
 - 2. To avoid conflicting requirements will remove parking requirements from zoning regulations for short-term rentals and retain parking regulations in ordinance
- e. Diane to make changes to ordinance reflecting decisions and circulate for next meeting

5. Other business

None

6. Future agenda items

- a. Next meeting on Nov 11, regular meeting
- b. Consider full clean copy of short-term rental ordinance for vote to bring before selectboard

c. Continue review of zoning regulations

Motion to adjourn by Patrick at 8:20

Minutes prepared by: Diane Sherman