

TOWN OF MONTGOMERY, VERMONT
MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES

Thursday, November 19, 2025 @ 5:30 pm

Board Members: Parma Jewett (Chair), John Kuryloski, Suzanne Wilson, Mary Garceau and Barry Kade

Applicants: Bitnick Holdings, LLC member Nicholas Dill (not present) Sarita Khan (present as Agent) Nicholas Dill authorized by email.

Visitors: Lynda Cluba, Clerk

Parma called the meeting to order at 5:35 pm.

Parma explained the process of how the meeting will be conducted. The hearing is recorded and all who speak must first state their name and be recognized by the Chair. She introduced the Board members and gave the Oath to all witnesses. All affirmed. She asked if any Board members felt they had a conflict of interest. No response.

1. DRB Hearing - Bitnick Holdings, LLC member Nicholas Dill has submitted an application for Conditional Use Approval for a change of use, from a single family dwelling to a lodging establishment for short term rental. The application is for an existing structure on Parcel ID# 33.064X of 15.5 acres at 2145 Gibou Road. This is in the Rural Residential Zoning District. A lodging establishment in the Rural Residential Zoning District requires conditional use approval.

Evidence is submitted by the Zoning Administrator, noted as Exhibit A, includes; Notice of Public Hearing, including abutting property owners, and posted in 3 places in town on November 3, 2025 and published in the St. Albans Messenger on October 31, 2025; Copy of the Property Record Card from the Montgomery Town Website, including a sketch of the dwelling; An 8 page copy of the insurance package from GeneralStar, term form 8/18/2025 through 8/18/2026; A copy from the Town Tax Maps showing the property lines and an hand drawn map indicating location of the dwelling, well and driveway. Application to the Development Review Board dated October 28, 2025. A copy of persons taking the oath prior to testifying.

The application states the reason as: property is currently a vacation home, underused - proposed to rent as an AirBnB.

Agent for Applicant, Sarita Khan states Mr Dill's parents owned the house and have passed. The house sits empty much as he currently resides in Bermuda. He wishes to rent the entire house which includes 4 bedrooms and a long driveway with lots of parking. Sarita will be his agent for the rental and will put together the house rules and what may be required for short term rental.

Parma asks Board members for questions.

TOWN OF MONTGOMERY, VERMONT
MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES

Thursday, November 19, 2025 @ 5:30 pm

pg 2

Sue asks if the driveway will be plowed consistently for fuel and in case of fire. Sarita acknowledged that it would be. She explains that it is a long driveway with a landing and a large parking area at the top.

John asks about egress windows. Sarita stated they would fill out the fire safety form from Vermont Dept of Health which provides information on the size of egress windows.

Barry asks what kind of insurance is currently in place? After reading the policy package he did not see anything regarding rental insurance. Sarita states there is Commercial Property Coverage and will contact Mr. Dill to clarify coverage. Barry also asks if Bitnick Holdings LLC is licensed to do business in Vermont. Sarita states they are a local corporation.

Parma states the Board will go into deliberations and a decision will be made within 45 days.
Hearing ends at 5:55 pm.

John made a motion and was seconded to enter deliberations at 6:01 pm. So moved. 5-0 Sue made a motion and was seconded to exit deliberations at 6:06pm. So moved 5-0.

Based on the findings the Board **APPROVES** the Application for Conditional Use at 2145 Gibou Rd with the following conditions:

- Must present a completed Short Term Rental, Safety, Health and Financial Obligations form provided by Vermont Dept. of Health
- Provide a statement from the Insurance company that the policy covers personal liability coverage for renters.
- Maximum of 8 overnight guests, including children.
- Minimum of 5 parking spaces.
- Must provide short-term rental insurance.
- No overnight camping
- Quiet hours between 10 pm and 6 am.
- House rules must be posted on the premises.
- 911 location must be posted in a visual location.
- Property must be registered with the State of Vermont for rooms and meals tax, unless rentals are through an online platform that collects taxes.
- There must be a minimum of 1 fire extinguisher, smoke detector and CO detector on each level. Also a smoke/CO detector in each bedroom.

TOWN OF MONTGOMERY, VERMONT
MONTGOMERY DEVELOPMENT REVIEW BOARD
UNAPPROVED MINUTES

Thursday, November 19, 2025 @ 5:30 pm

Pg 3.

- A contact person must be available within a 25 mile radius at times when the property is rented. Contact information must be visibly posted on the premises.
- If renters have dog(s), Montgomery Town leash laws must be obeyed.
- No parties or large events.
- All bedrooms must have egress according to Vermont Dept. of Health, short-term rental regulations.

Mary made a motion and was seconded to **APPROVE** the Application for Conditional Use to change the use of a single family dwelling to a lodging establishment for short-term rental at 2145 Gibou Rd. with conditions as listed.

Roll call vote: Parma - YES; John - YES; Sue - YES; Mary - YES; Barry - YES. Motion passed 5-0.

2. Approve Minutes - 10/30/2025 John made a motion and was seconded to approve the minutes with a correction. Strike the sentence on the amendment vote which reads (**Vote is invalid as the amendment to the motion did not receive a second and should not have been considered**) .
Motion passed 5-0 .

3. Other Business - Barry would like to adopt Roberts Rules of order for small boards. This will be put on the Agenda for the next meeting.

Barry made a motion and was seconded to adjourn at 6:22pm. So moved.

Respectfully submitted: Lynda Cluba, Clerk