

Montgomery Planning Commission Meeting Minutes

Special Meeting

Public Safety Building

December 3, 2025 - 6:00pm

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

Guests: Emily Kloffft (Northwest Regional Planning Commission)

Meeting called to order at 6:11 PM

This meeting replaces the Planning Commission's regular meeting otherwise scheduled for December 9.

1. Additions/Deletions to Agenda

Add discussion of short-term rental questions from Selectboard received on December 3

2. Discuss Short-term Rental Questions from Selectboard

- a. Isolated process questions and minor text changes in list of Selectboard questions
 - i. identified options for addressing each question to have Diane discuss with Charlie prior to upcoming Planning Commission meeting where specific revisions will be identified
- b. Generally discussed eight questions remaining that are policy questions
 - i. Fees – noted that other municipalities are generally charging more for a registration (e.g., Killington starts at \$300 and increases from there)
 - ii. Fee structure – preference to keep simple for ease of administration and enforcement
 - iii. 14 days – preference to remain in line with state definition
 - iv. Plan for Patrick and/or Diane to discuss generally with Charlie
 - v. Intersect with zoning regulations – preference to move short-term rentals to a permitted use and require a standard zoning permit; need to determine in what districts should be allowed
- c. Will return to these questions at a future meeting

3. Review and Approve the Minutes from the Planning Commission Meeting held on November 11, 2025

Alissa made motion to approve minutes, Patrick seconded, approved 4-0-1

4. Continued Review and Discussion of Montgomery's Zoning Regulations/By-Laws and changes thereto

- a. Emily presented examples of potential bylaw language for the specific regulations addressing multi-unit dwellings that we discussed in the past (limits to square footage, impervious lot coverage limits, and screening requirements)
 - i. Planning commission to make decision on what to adopt at future meeting
- b. Started at article 9, Definitions
 - i. Note that flood hazard definitions will be added in final draft
 - ii. Bed and breakfast – should read “a dwelling unit ...”
 - iii. Camps – Ellen would like us to revise; consider limiting number of days
 - 1. State wastewater system and potable wastewater (WWPWS) rules define “primitive camp” as the following: means a living unit, the occupancy of which neither exceeds 3 consecutive weeks per calendar year nor exceeds a total of 60 days per calendar year, that has no interior plumbing except for one sink with water. Primitive camps may contain a composting or incinerating toilet that does not yield a liquid provided its contents are disposed of in compliance with § 1-929.
 - 2. Diane will ask Ellen whether the WWPWS Rules aligns with the “camps” the currently exist in Town.
 - 3. State rule controls whether the building requires plumbing/septic
 - 4. Potential options include using state definition or a similar definition but that allows more usage in a year – e.g., using 104 days as there are 104 weekend days in a year; using 3 months
- c. Left off here

5. Other Business

None

6. Public Comment

None

7. Future Agenda Items

- a. Discuss residual issues for zoning regulations:
 - i. Definitions (cont.)
 - ii. Ponds
 - iii. How to address short-term rentals in zoning regulations
 - iv. Two flood issues – number 6 and 11
 - v. Multi-unit dwellings
 - vi. Mobile home park
- b. If time, discuss short-term rentals

Next meeting will be fully on zoom -- potentially Dec 15, maybe Dec 30

Motion to adjourn by Joe at 8:10 pm

Minutes prepared by: Diane Sherman