

Town of Montgomery
Development Review Board
PO BOX 356 MONTGOMERY CTR, VT 05471

FINDINGS AND DECISION

APPLICATION FOR CONDITIONAL USE PERMIT
December 11, 2025 @ 5:30 pm

INTRODUCTION AND PROCEDURAL HISTORY

This proceeding involves an application submitted by Tessa Faye Hill for Conditional Use approval to change the use, from a single family dwelling to a lodging establishment for short term rental. The application is for an existing structure on Parcel ID# 1.003X of .38 acres at 32 Fuller Bridge Rd. This is in the Village 1 Zoning District. A lodging establishment in the Village 1 Zoning District requires conditional use approval

1. A Public Hearing was warned for December 11, 2025.
2. Notice of the Hearing was posted on November 20, 2025 at Montgomery Village Post Office, Montgomery Public Safety Building, Sylvester's Market, Montgomery Town Website and published in *The St. Albans Messenger* on November 21, 2025.
3. No person(s) have requested status as interested parties as prescribed by 24 V.S.A. § Section 4465, and under the **TOWN OF MONTGOMERY ZONING BY-LAWS AND REGULATIONS**, Article 9, interested person (a) the party owning title to the subject property and (b) a person owning or occupying property in the immediate neighborhood who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed.
4. This application was considered by the Montgomery Development Review Board at a Public Hearing on December 11, 2025 at the Montgomery Public Safety Building, Conference room.
5. Present at the Hearing were Development Review Board Members: Parma Jewett (Chair), John Kuryloski and Barry Kade. Suzanne Wilson and Mary Garceau were absent. Also present was: Applicant, Tessa Faye Hill. Visitors included: Lynda Cluba, Clerk.
6. At the outset of the hearing, Parma Jewett, Chair of The Development Review Board afforded an opportunity for persons wishing to speak to sign and take the oath. All parties wishing to offer testimony were sworn in. All affirmed.
7. She also asked if any Board members felt they had a conflict of interest. No response.
8. The meeting was called to order at 5:30 pm.

FINDINGS

Based on the Application, sworn testimony, exhibits, and other evidence the Development Review Board makes the following findings:

- A. The subject property is a .38 acre lot, located at 32 Fuller Bridge Rd in the Town of Montgomery, Vermont, identified as Parcel ID #1.003X.
- B. This property is located in the Village 1 Zoning District as described on the Town of Montgomery Official Zoning Map on record at the Town of Montgomery Municipal Office and Section 3 of the **Town of Montgomery Zoning By-Laws and Regulations**.

Town of Montgomery
Development Review Board
PO BOX 356 MONTGOMERY CTR, VT 05471

Cont. Pg 2

- C. The application requires review under the following sections of the Montgomery Zoning By-Laws:
1. Article 4, Section 4.1 Zoning Permits (A) Applicability
 2. Article 5, Section 5.1 Conditional Use Approval
 3. Article 5, Section 5.1 (E) 1-5 Review Standards
 4. Article 5, Section 5.1 (F) Conditions
 5. Article 6, Section 6.7 (A) Off Street Parking
 6. Article 9, Definitions, Lodging Establishment

FINDINGS OF FACT

- The Applicant states she recently purchased the property but is not able to live there at this time and would like to reside there full time in the future.
- She currently lives in Burlington, Vermont.
- She will have a representative manage the property. The representative lives at Crofter's Green in the winter and Lowell during the rest of the year.
- She would like to attract families and will make the property handicap accessible.
- All parking will only be deep in the driveway as ice can fall from the roof and possibly land on a car parked next to the house. There will be two parking spaces in the driveway and one in the garage.
- There will be no parking on the Village Green.
- Applicant believes she has insurance coverage for short term rentals and will clarify with her agent.
- Applicant explains all egress windows are not high off the ground and will complete the Vermont Dept of Health form for short term rentals, which explains requirements for egress windows.
- The barn will not be available to renters.

DECISION

Based upon the findings, the Montgomery Development Review Board **APPROVES** the application for Conditional Use at 32 Fuller Bridge Rd, Montgomery, Vermont.

John made a motion and was seconded to **APPROVE** the request for Conditional Use to change the use, from a single family dwelling to a lodging establishment for the purpose of short term rental with the following conditions:

- a. The applicant must provide a statement from the insurance company that the policy covers short term rentals and has personal liability coverage for renters.
- b. Maximum of 6 overnight guests, including children.
- c. Minimum of 3 parking spaces.
- d. No overnight camping.

Town of Montgomery
Development Review Board
PO BOX 356 MONTGOMERY CTR, VT 05471

Cont. Pg 3

- e. Quiet hours between 10 pm and 6 am.
- f. House rules must be posted on the premises.
- g. 911 location must be posted in a visual location.
- h. Property must be registered with the State of Vermont for rooms and meals tax, unless rentals are through an online platform that collects taxes.
- i. 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.
- j. 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.
- k. If renters have dog(s), Montgomery Town leash laws must be obeyed.
- l. No parties or large events.
- m. All bedrooms must have egress according to Vermont Dept. of Health, short term rental regulations.

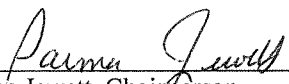
Roll Call Vote: John - YES; Parma - YES; Barry - YES. Motion passed 3-0

A copy of this decision shall be mailed to the Applicant by certified Mail, and a copy shall be mailed to every person claiming interested party status at the hearing.

An Interested Person may appeal a decision of the Development Review Board to the Environmental Division, in writing, within thirty days of the date the decision was issued.

If no appeal of the decision is filed within the thirty (30) day appeal period, all parties shall be bound by the decision and shall not thereafter contest it. 24 V.S.A. § Section 4472 (d).

Dated at Montgomery Center, Vermont, this 7th day of January 20, 2026.



Parma Jewett, Chairperson
Montgomery Development Review Board