

TOWN OF MONTGOMERY, VERMONT

MONTGOMERY DEVELOPMENT REVIEW BOARD UNAPPROVED MINUTES

Thursday, January 22, 2026 @ 5:30 pm

Board Members: *Parma Jewett (Chair), John Kuryloski; Mary Garceau and Suzanne Wilson. Barry Kade was absent.*

Applicant: *Nathan Eller (present)* .

Visitors: *None*

Parma called the meeting to order at 5:30 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 the witness. Nathan and Maegan Eller affirmed. Parma asked if any Board members felt they had a conflict of interest. No response.

1. DRB Hearing - Nathan Eller 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#00037.002X of .17 acres at 13 Brook Road. This is in the Village 1 Zoning District. A lodging establishment in the Village 1 Zoning District requires conditional use approval. The parcel is within the river corridor. Improvement to existing structure in the river corridor require Hazard Area Review. The public hearing will be a combined review for Conditional Use and Hazard Area Review.

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 December 11, 2025 and published in the St. Albans Messenger on December 11, 2025; Application to the Development Review Board dated December 09, 2025; Application for Building/Zoning Permit dated December 09, 2025; Copy of the Town of Montgomery Property Record Card, last inspected 04/12/2013 and listed in the name of previous owner, Makenna Young; a sketch of the buildings on the property, copy of Vermont Meals and Rooms Tax License , picture of garage parking area and proposed rental compliance information.

Applicant states that he recently purchased the property at 13 Brook Street and will use it part time as a secondary home since he and his family like to ski. He would like to rent it out when the family is not using it. The house has 3 bedrooms and a loft and can sleep 8 people. There is a detached two car garage and room to park 4 cars in the area around the garage. Applicant also showed the board the Vermont Dept of Health and Fire safety form had been filled out. Contact person is Hazen Cota who lives in Franklin, Vermont, 17 miles from the property at 13 Brook Street, Montgomery, Vermont.

Parma asks Board members for questions. John asked the applicant about parking and if he thought there would be enough room for 4 cars. Mr. Eller responded there was enough room and if more room was needed renters could park in the garage. Mary asked about the number of bedrooms, with the applicant stating there are 3 bedrooms and a loft enough room to sleep 8, plus a sleep bed couch. Sue stated a loft is not considered a bedroom and also the listed card stated 3 bedrooms. John asked about fire extinguisher, smoke detector and CO detectors.

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Parma stated that no cars can be parked on the town highway.

The hearing ends at 5:45 pm. Parma explains the board will go into deliberations and a decision will be mailed within 45 days. John made a motion and was seconded to enter deliberations at 6:06. So moved. 4-0. John made a motion and was seconded to exit deliberations at 6:07 pm. So moved. 4-0.

Based on the findings the Board **APPROVES** the application for Conditional Use at 13 Brook Street in Montgomery, Vermont, with the following conditions:

- Provide a statement from the insurance company that the policy covers short term rentals and personal liability coverage to renters.
- Maximum of 6 renters, including children.
- Minimum of 4 parking spaces.
- 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. (completed)
- 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.
- 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.
- No parking on the town highway.

John 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 13 Brook Street in Montgomery, Vermont, with conditions as listed. Board also decided that the condition use permit for a short term rental does not impact the river corridor since buildings at 13 Brook Road in Montgomery, Vermont are pre existing.

Respectfully submitted: Parma Jewett, Acting Clerk