

Montgomery Planning Commission Meeting Minutes

Regular Meeting

Public Safety Building

January 13, 2026 - 6:00pm

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

Guests: Emily Klofft (Northwest Regional Planning Commission)

Public: Peter Locher

Meeting called to order at 6:18 PM

1. Additions/Deletions to Agenda

Add letter for Town annual report after agenda item on short-term rental registry ordinance

2. Review & Approve the Minutes from the Special Planning Commission Meeting held on December 3, 2025.

Joe made motion to approve minutes, Alissa seconded, approved 5-0-0

3. Continue Review & Discussion of Montgomery's Zoning Regulations/By-Laws and changes thereto.

- a. Started at article 9, Definitions
 - i. Campground definition – sticking with 1+ campsite
 - ii. Adding definition of campsite
 - iii. Emily will check definition of campsite in WWPWS rules
 - iv. To Section 7.2:
 - 1. change requirement for landscaped areas to natural or landscaped areas
 - 2. add the requirement to obtain a WWPWS permit for campgrounds with 4+ sites
 - 3. add clarification that shower, toilet, lavatory not needed for 3 or less sites
- b. Will delete definition of mixed use because do not need; addressed in principal use standard (Section 4.3d)
- c. Typo in definition of “social structure” tracked changes – switch “or” to “of”

d. Residual questions:

i. Ponds:

1. Section 4.1(A)(2) exempts a pond less than 100 cubic yards but Section 6.9 says you don't need a pond permit for ponds under 6000 cubic feet (inconsistency)
2. Decision to make both exempt ponds under 6000 cubic feet, unless the state jurisdiction is lower; Emily will check whether state has a lower number for jurisdiction than 6000 cubic feet and will email what she finds

ii. Multi-unit dwellings in village 1 and village 2:

1. 3-4 unit dwellings to be permitted uses
2. 5-6 unit dwellings to be conditional uses and limited to existing buildings only
3. Additional requirements for 3-6 unit dwellings:
 - a. maximum lot coverage of 60% (meaning minimum greenspace is 40%; note that parking, driveways/access roads, and any impervious surface counts as coverage, not greenspace) + potential exception for existing buildings
 - b. screening and layout requiring parking in back and garbage/recycling to be screened
 - c. TBD whether adopt a maximum building footprint
 - d. Will revisit these requirements at future meeting

- iii. Mobile home parks – allow same density as with other single household dwellings but allow dwellings to be closer together
- iv. Flood issues - for 6 and 11 stay with federal requirements

4. Continue Discussion Regarding Suggested Changes to Short-term Rental Registry Ordinance

Tabled for lack of time

5. Letter for Town Annual Report

Discussed contents of the letter for the Town annual report summarizing work of Planning Commission during past year

6. Other Business

None

7. Public Comment

No general comments

8. Future Agenda Items

- a. Emily will get a revised, complete draft of changes to zoning regulations to Planning Commission about a week prior to the next meeting for us to review in total
- b. How to address short-term rentals in zoning regulations
- c. Short-term rental registry ordinance

Motion to adjourn by Patrick at 8:41 pm

Minutes prepared by: Diane Sherman