

Montgomery Planning Commission Meeting Minutes

Regular Meeting

Public Safety Building

April 14, 2026 - 6:00pm

Present: Alissa Hardy, Amy Sekol, Diane Sherman, Patrick Calecas

Guest: Emily Klofft (Northwest Regional Planning Commission)

Meeting called to order at 6:04 PM

1. Welcome Members of the Public and Guests

Members of public in attendance: Sarita Khan, Josh Howard, Peter Locher, Cliff Loos, Karie Quintin

2. Additions/Deletions to the Agenda

None

3. Review & Approve the Minutes from the Planning Commission Meeting held on March 10 2026

Alissa motioned to approve, Amy seconded, passes 4-0-0

4. Public Comments

No general comments at beginning of meeting; comments noted below for specific items

5. Updates on the Short-Term Rental Registry Ordinance

- a. Alissa reported that at selectboard meeting following March's Planning Commission meeting, Daniel asked Planning Commission to meet with him and two companies offering a free consultation to identify what companies could do for the town – Alissa and Amy will reach out to Daniel to find a time to join call and then report back to full Commission.
- b. Diane reported that Charlie received information from VLCT and Town attorney regarding short-term rental regulation, particularly enforcement, and obtained VLCT model ordinance. Charlie also indicated the Planning Commission should make additional edits to the ordinance.
- c. Emily noted that VLCT seminar on short-term rentals was recorded and available to municipalities that are members.

- d. Diane provided information on Vermont Department of Health regulation of lodging facilities, including that there are five licensed lodging facilities in town.
- e. Diane will circulate VLCT model ordinance and other current town ordinances to Committee to consider if there is anything we'd like to add to our draft.
- f. Diane and Alissa will work on draft edits to ordinance to bring back to the Committee.
- g. Edits and other information from items above to be discussed at a special meeting to be scheduled in the future.
- h. Public comments: interest in learning about use of private companies to supplement or do Town's enforcement, concern expressed about rights for landlords who rent long-term

6. Continued discussion of revisions to current draft of Montgomery's Zoning Regulations/By-Laws

- a. Section 6.1 edits tabled until next regular meeting – Diane will recirculate edits
- b. Planning Commission continued review of edited version of Zoning Regulations dated 2/10/2026 that contains tracked changes

List below identifies edits that the Planning Commission would like to make that are in addition to the edits that currently appear as tracked changes in the draft.

- c. Throughout full draft:
 - i. Change "public uses and facilities" to "public facilities"
- d. 6.7
 - i. Add missing permitted uses to table
- e. 6.9 Ponds
 - i. In C, "Review Standards" - change ZA to DRB
 - ii. Public comment: consider making exemption for a larger pond or waving conditional use fee if pond can serve as water for fire safety
- f. 6.10
 - i. In B, replace "residential uses" with "dwelling"
 - ii. In B and D, replace "industrial uses" with "light industry and use resource extraction"
 - iii. In C, replace with current ordinance reference
- g. 6.11

- i. In A, remove the first sentence starting with “Signs require . . .”
 - ii. In B, for title to table replace “unaffiliated” with “use”
 - iii. In C, replace “all signs” with “all signs requiring a zoning permit”
 - iv. Add “commercial uses” as a defined term that references Table 4(A)
- h. 7.2
 - i. B.3, add “A copy of a/the ... is required ...”
- i. 7.3
 - i. Take out first sentence and make that the definition of new defined term “earth resource extraction”
 - ii. Take out third sentence as duplicative
- j. 7.4
 - i. Emily will clarify exempt types and make other edits as necessary for clarity
 - ii. Emily will create definitions of material terms
 - iii. In B, change the “or” in “Personal or Professional Business Services” to “and.”
- k. 7.5
 - i. Emily will create definition of new defined term group home and make related edits to section
- l. 7.6
 - i. In B, remove sentence that “A home businesses is a conditional use” and move sentence beginning with “No provision ... “ to A as it describes a home occupation.
- m. 7.9
 - i. Change definition of “public facility” to be the list from A then remove A in its entirety
 - ii. In B, change to read “The following standards shall be considered ... to the extent that they don’t...”
- n. 7.10
 - i. In A, remove first sentence as duplicative
- o. 7.11
 - i. Strike “to conditional use review” as duplicative
- p. Public comment: concerns about state law encroaching on ability to set local regulations and concerns about preserving private property rights

7. Other Business

8. Future Agenda Items

Continue going through regulations with goal of finishing this round in May and having revised final prepared for review in June

If all tasks done in time on short-term rental registry ordinance, potential date for a special meeting the evening of Monday, April 27 or will have to schedule in May

Motion to adjourn made by Patrick at 8:25 pm

Minutes prepared by: Diane Sherman