



Town of Montgomery - P.O. Box 356
Montgomery Center, VT 05471
802-326-4719
www.montgomeryvt.us

Minutes of the
REGULAR MEETING OF THE
SELECTBOARD & WATER COMMISSION

Monday July 6th 2026

6:30pm

Town Office (86 Mountain Road)

View Recording:

https://www.youtube.com/playlist?list=PLrBf_FpjKbwcSJm_gBqfFSmPGaVWJXBB7

In attendance: Charlie Hancock, Mark Brouillette, Chris Dixon-Boles, Daniel Khan, Dennis Himes, Karie Quintin, Josh Howard, Tereasa Almy, Sarita Kahn, Paul Weil, Roberta Baker, Alissa Hardy, Chris Johnson, Michael Miller

1. Review and make any changes to the agenda – (remove) FY26 Budget Status report will be tabled until 7/20 meeting as invoices are still being received and processed from June. (add) VTel Wireless Appeal
2. Review/approve minutes of the June 15th Meeting - motion to approve as written by Daniel; seconded by Chris; 5-0
3. Public Works
 - a. Roads
 - i. General Updates – grading is mostly done; brush cutting underway in ditching sections; mowing wrapping up this week; ditching work will start later this week
 - ii. Complaint re: Signage and Public Access to Town Garage Office
(discussion/potential board action)
 1. Josh provided overview of complaint (copy attached); discussion ensued re: Insurance Company loss control recommendations; Charlie relayed that municipal attorney has confirmed signage is in compliance with relevant state/federal laws; board will seek further guidance from VLCT on any potential changes to ensure no impact on loss control measures.
 - b. Water System
 - i. General Updates – service line inventory has been complete, filed with state and copy available on municipal website
 - ii. Consumer Confidence Report – CCR (discussion/potential commission action)
 1. Mark moved to accept the consumer confidence report; seconded by Dennis 2nd; approved 5-0

- iii. Water Allocation Request for New Service Connection – Begnoche Farm Road (*commission action*) – request to confirm supply of 280 gallons of water a day for the system; Tereasa Begnoche for one 2-bedroom unit.
 - 1. Motion to approve allocation request in capacity of 280 gallons per day for one 2-bedroom unit made by Mark; seconded Dennis; 5-0

4. Visitors

- a. Paul Weil – expressed concern re: air quality/dust on Hazen’s Notch Road; request for greater application of calcium chloride; Board will follow-up with Road Foreman to discuss mitigation options
- b. Teresa Almy – swimming hole parking safety concerns, asking for additional signage (parking/mph);
- c. Karie Quintin – lead petitioner; read statement re: STR Ordinance (attached); raised desired for Australian Ballot voting instead of floor meeting(s)
- d. Amy Godfry – present for dog complaint conversation
- e. Alissa Hardy – planning commission member; present for STR Ordinance discussion

5. Old Business

- a. Municipal Wastewater System Project (*updates*)
 - i. Bid Advertisement was released on June 30, 2026 - Vermont Bid System; Pre-bid Meeting scheduled for July 15, 2026, 1:00 PM @ Montgomery Town Office; Bid Opening scheduled for July 29, 2026, 1:00 PM remote via teams.
 - ii. Draft Indirect Discharge Permit posted to ENB 7/2/2026; 30-day public comment period begins
- b. Streetscape Project (*updates*)
 - i. Sarah is nearly finished with the abstracts, and we are making progress drafting the easements. Sarah set up a meeting for 9am Monday (today) AM with AOT and Hoyle Tanner to make sure we are all on the same page on a few items. We expect to submit the ROW plans and the title abstracts to AOT next week for preliminary approval. Sarah expects to have the draft deeds to them by the end of July. Once they've been approved, we can complete the "valuation packages" and send out the letters & draft deeds — probably in August.
- c. PSB Renovation (*updates*) – next step remains working through budget to allocate project components to MERP grant w/ assistance from NRPC
- d. Short Term Rental Ordinance (*discussion/updates*)
 - i. Petition for special meeting re: consideration (“disprove” ordinance as adopted) was received July 6th 2026; board must call a special meeting w/in 60-days (notice must be given not less than 30 days from warned meeting).
 - 1. Motion from Daniel to hold special meeting to address petitioned article, set for Monday August 10th to at Town Hall; seconded by Dennis; passed 5-0.
 - 2. Discussion moved to Australian Ballot voting and ability to add related article to special meeting (request from public)
 - 3. Motion from Dennis to add articles related to Australian Ballot voting; seconded by Mark; discussion ensued; Dennis amend the motion to add

specific language which will mirror that in Town Meeting 2026 warning, but breaking item into three separate articles; Mark moves to accept amended motion; additional discussion ensued. Chris and Charlie both expressed process concerns related to adding this to a special meeting given that the voters rejected the change less than six months ago at the annual meeting, also uncomfortable that this was not warned on tonight's agenda; motion was adopted by a vote of 3-2.

6. New Business

- a. Dog Complaint follow-up (*discussion*)
 - i. Charlie reminded Board members that there is a process required per the dog ordinance wherein complaints must be investigated with hearing held w/in 5-days of complaint receipt.
- b. (Added) Appeal to BCA from VTel Wireless
 - i. VTel is requesting the Town concur with waiving the BCA process re: appeal and taking appeal directly to PVR and/or superior court. Motion to adopt by petition from VTel Wireless to forgo the BCA process related to the appeal by Dennis; seconded by Chris; approved 5-0
- c. ~~FY26 Budget Close-out Status Report~~ (*discussion*) - TABLED
- d. Liquor/Tobacco Licenses (*board action*)
 - i. Phineas Swann – 1st and 3rd Class License – motion from Daniel to approve; seconded by Dennis; approved 5-0
- e. Fleet Permits (*board action*) - none

7. Open Mail / Sign Orders / Administrative Matters

8. Review Action Items for Board Members

9. Adjourn

- a. Motion to adjourn from Daniel; seconded from Dennis; approved 5-0. Adjourned at 8:22pm

(via Karie Quintin)

To the Selectboard and Planning Commission,

I wish I had started attending meetings sooner. Going door-to-door with this petition reminded me that Montgomery still has an active, caring community. People simply don't enjoy conflict, and this ordinance has potential to create more division than unity.

I believe it still needs more work and stronger supporting data as well, prior to moving forward. Without clear evidence that restrictions will achieve their intended purpose, there is no guarantee they will solve our housing challenges, while they may unintentionally burden local businesses, small property owners, entrepreneurs, and families who rely on tourism to continue living and working here. Combined with rising wastewater costs, town-wide reappraisals, and increasing property taxes, many residents are already struggling with affordability.

Wealth Inequality!

Long-term housing is a statewide and national issue that cannot be solved by one local ordinance alone. Instead of creating more restrictions, I believe Montgomery should invest in positive community-based solutions: connecting residents with housing opportunities, supporting landlords, encouraging responsible development, and advocating for state legislation that strengthens long-term housing.

Over the past 10 to 15 years, countless volunteer hours have been invested in planning for our town. I appreciate that work. However, many recent decisions- including wastewater debates, zoning changes, and now this proposed STR ordinance-have also created frustration and mistrust within the community.

I respectfully and officially for public record ask that major policy decisions continue to be discussed openly, transparently, and with broad community involvement.

My family has operated Grampa Grunts for more than 50 years. We've worked to promote Montgomery, provide affordable long-term housing when possible, welcome new residents(Charlie being one), and support local businesses. I care deeply about preserving our history, our small businesses, our property owners, and the unique character that makes this town special.

I hope we can spend more of our energy bringing people together instead of dividing them.

Let's focus on solutions that strengthen our community through cooperation, support, and local involvement—not simply additional regulations.

I will continue attending meetings and encourage others to become involved.

With the support of the Selectboard and Planning Commission, I believe we can build community action groups that help address housing.



Municipal Clerk <municipalclerkmontgomery@gmail.com>

Fw: Official Request: Removal/Correction of misleading signage at Town Garage

josh howard <bub_howard@yahoo.com>

Thu, Jun 25, 2026 at 10:56 AM

To: Municipal Clerk <municipalclerkmontgomery@gmail.com>

Charlie and Mark, I am writing to you regarding the town garage property at 1800 N. Main Street. Attached is a photo of the No Public Access - Please Keep Out signs posted on both sides of the driveway entrance. As you know from our previous correspondence regarding my right to videotape public meetings and the town listers violating my own posted property, I know my rights and I know municipal law. With these signs, the town is blocking residents from a public, taxpayer-funded office. All town offices should welcome residents. Scott Ovitt, Road Foreman, is a Town Employee, and residents have a legally protected right to visit his office at the Town Road Maintenance Building during business hours to conduct town business and inspect operational public records under 1 V.S.A. § 316. The current signs at the street are misleading, block public access to the building, and should be removed/changed [13 V.S.A. § 3705]. An insurance providers liability recommendation does not overrule state public access laws, and the towns attorney will know that. The wording on the signage needs to be changed to Office Visitors Welcome — No Public Access to Yard and Shop. I expect the town to respect public access laws just as strictly as residents are expected to respect town rules. Please let me know when this signage will be corrected. Thanks,

Sent from Yahoo Mail for iPhone

[Quoted text hidden]

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JUN 25 2026

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