



**Town of Montgomery
PLANNING COMMISSION AGENDA
Public Safety Building
August 11, 2026 – 6:00pm**

Present: Patrick Calecas, Alissa Hardy, Kim Morrill, Amy Sekol

Guests: Emily Kloffft (Northwest Regional Planning Commission); members of public in attendance: Peter Locher, Efe Miller (via zoom), Ridge Bishop (via zoom), Tim Smith [FCIDC – Franklin County Industrial Development Corporation](via zoom, joined at 6:40)

Meeting called to order at 6:07 pm

1. Welcome Members of the Public and Guests - Brief Introductions & Public Comments.

Brief introductions

2. Additions/Deletions to the Agenda.

Alissa asked to add a discussion of conflict of interest to the agenda, as it has recently come up with the Selectboard meeting

3. Review the Minutes from the Planning Commission Meeting held on July 14, 2026.

Alissa motioned to approve, Amy seconds, passed 4-0

4. Brief update on the Short-Term Rental Registry Ordinance & the Special Town Meeting & Vote on August 17, 2026.

- Patrick - notes that committee members should be prepared for questions
- Alissa - has been working on a draft of an introduction
- Kim: asked how the meeting would be run
- Patrick: talked to Selectboard; will be run just like a town meeting, only item of discussion would be the STR ordinance
- Alissa: typically petitioner will speak first, then PC or Selectboard
 - believes that enforcement questions will be answered by SB
 - notes that committee should be prepared to correct any misperceptions/factual inaccuracies that are stated in the meeting
- Patrick notes that FAQs that Diane wrote earlier will be useful
- Kim and Alissa will comparison chart between the current process and the new STR ordinance
- Alissa: notes that it seems that people don't know that the meeting is in-person, and there will be a vote taking place
- Alissa: will send the town warning out the members of the committee/guests

5. Discuss the status of the current draft of Montgomery's Zoning Regulations/By-Laws

- Emily will not attend the meeting in September, and be back for the October meeting after the PC discusses any additional edits in September
- Discussed timelines for final draft so it can be warned for the March town meeting

- Emily will be sending a new draft with the administrative edits for review in the September meeting
- Oct. 22 is the goal for deadline for edits
- data center discussion - Morristown town planning recently also started discussing adding to bylaws

6. Discuss an email recently submitted to consider changes to CON 1 and CON 2 restrictions on development.

- Efe Miller submitted emails with suggestions on changing Montgomery town districts to match Westfield districts in Alpine Haven
- Discussion of past Planning Commission work on district designations
- Discussion of town-wide implications of request
- Planning Commission will review past documentation on districts and add to September meeting.

7. Other Business.

Discussion of conflicts of interest per town policy

8. Public Comment.

None

9. Future Agenda Items.

Continue discussion of Montgomery Zoning Regulations/By-Laws, and incorporate results of Short-Term Rental Ordinance Town Meeting

Motion to adjourn at 7:57 pm by Kim, passed 4-0