

**PLANNING COMMISSION HEARING
MONTGOMERY DEVELOPMENT REGULATIONS
NOVEMBER 10, 2026 AT 6 PM
MONTGOMERY TOWN HALL (GRANGE)
57 N. MAIN STREET, MONTGOMERY CENTER, VT 05471**

Notice is hereby given the residents of the Town of Montgomery that the Montgomery Planning Commission will hold a public hearing on November 10, 2026 at 6 PM at the Montgomery Town Hall (Grange) to consider for adoption the proposed Montgomery Zoning Regulations pursuant to Chapter 117 of Title 24, §4384 and §4441 V.S.A. The Montgomery Zoning Regulations will modify and replace the current zoning bylaws and flood hazard regulations. The purpose of these regulations is to provide for orderly community growth, to further the purposes established in §4302 of Title 24 V.S.A. Chapter 11, and to implement the Montgomery Town Plan.

The draft proposed regulations includes nine articles: (1) Authority and Purpose, (2) Administration and Enforcement, (3) Establishment of Zoning Districts and Official Zoning Map, (4) Zoning Permits, Zoning Districts and Official Zoning Map, (5) Development Approvals, (6) General Regulations, (7) Specific Standards, (8) Hazard Area Regulations & (9) Definitions.

The Montgomery Planning Commission has revised the regulations to further the goals & policies of the Town Plan, allow for residential development at a scale that respects the historic nature of its Villages, address inconsistencies with state statute and ensure continued compliance with the FEMA NFIP standards for flood hazard bylaws. These changes will impact the entire Town. There are no proposed changes to the location of zoning districts. A report outlining proposed changes to the regulations, and the full text of the proposed regulations are available at Montgomery Town Clerk's Office.