

**Montpelier Planning Commission Meeting
November 27, 2017**

Subject to review and approval

Present: Leslie Welts, Kim Cheney, Barbara Conrey, Tina Ruth, Kirby Keeton, Michael Miller.

Call to order by the Chair: The meeting was called to order by the Chair, Leslie Welts.

Approval of the agenda: Tina made a motion to approve the agenda as printed, Barbara seconded. The motion passed on a 5-0 vote.

Comments from the Chair: The Chair thanked the other Commissioners on their hard work.

General business (comments from the public about something not on the agenda): There was no one from the general public in attendance.

Continue review of zoning and river hazard area changes made by City Council and vote any changes to the "bylaw amendment reports". This action is a required step in the adoption process for the zoning regulations and river hazard area regulations: City Council made 120 changes, some were just typos. The biggest changes were on the punchlist.

Jon Anderson sent an email that was reviewed by the Commissioners. It concerned level of service of roads and development. It was #111/#135 on the punchlist.

After a discussion, the wording was agreed upon to read "any change in delay less than 20 seconds shall not be considered unreasonable" – taking out "A" and no mention of levels of service.

Offer the City Council the amended language to clarify the standard for the DRB, Kirby made the motion, the motion passed on a 5-0 vote. Kirby will send Mike the explanation behind the change to present to City Council.

Riparian buffers - #69 on the punchlist – Leslie will send Mike her concerns that the City Council changes might have unintentional consequences that will affect infill and the Commission consulted with ANR. Kirby moved that not creating a riparian buffer offered by the Council would affect infill, Barbara seconded. The motion passed on a 4-1 vote, with Kim opposing.

The map changes were reviewed. There were about 11 changes from the Council, most were minor. VCFA owns property on College Street and an undeveloped 18 acre parcel that goes down to Barre Street. The vote was to split it into 3 pieces with different zoning for each. The neighboring Zorzi property's zoning was changed from what the Commission proposed. Cedar Hill was rural and got changed. There were also some name changes.

Alan Goldman had submitted a memo to the Council requesting some changes. The changes were reviewed by the Commission.

Mike presented an overview of the reports. Kim made a motion to approve the first report, Barbara seconded, the motion passed on a 5-0 vote. Tina made a motion to approve the second report, Barbara seconded, the motion passed on a 5-0 vote.

Vote holiday schedule of meetings: City Council is still reviewing and taking public comment on the new zoning regulations and the Master Plan on December 13 and 20, some of the Commissioners will be present.

Leslie will draft a memo to City Council with John's and Kirby's input, she will distribute it to the others for comment on, but if there's no need for a meeting on December 11 and there will not be a meeting on December 25, there will be no meetings in December. The next meeting will be January 8.

Consider minutes from November 13, 2017: Kim made a motion to approve the minutes as presented. Kirby seconded. The motion passed on a 5-0 vote.

Adjournment: Tina made a motion to adjourn, Barbara seconded.

Respectfully submitted,

Tami Furry
Recording Secretary