

**Montpelier Planning Commission Meeting
July 27, 2015**

Approved 8/10/15

Present: Kim Cheney, Barbara Conrey, John Adams, Leslie Welts, Tina Ruth, Michael Miller, Brandy Saxton.

Call to order by the Chair: The meeting was called to order by the Chair, Kim Cheney.

Approval of the agenda: Leslie made a motion to approve the agenda as presented

Comments from the Chair: There were no comments from the Chair.

Approve minutes of June 22, 2015: Leslie made a motion to approve the minutes as presented with the caveat that they're not very clear, John seconded. The motion passed on a 4-0 vote.

Continue consideration of zoning changes based upon public input sessions:

Continue revisions to zoning map including review of uses

Begin review of other changes to draft regulations (see attached)

2102.B[3] Brandy added clarifying language that gives the ability to "condo-ize" properties with multiple dwellings or buildings. There was approval from the Commission for this.

2102.C[1] Brandy had a question about applying this (density based on buildable area, excluding slopes and wetlands) to all zoning districts – it won't affect the urban district because there isn't a maximize. HDR, River district, and the mixed use district might be excluded. Leslie moved that this be applied to the rural, low density, medium density, and the gateways. John seconded. The motion passed on a 4-0 vote.

2102.C[3] Allowing single family dwelling served by city water and sewer to be converted to a two family dwelling regardless of district density standards – to include non-conforming lots? There is no definition of family, it's loosely considered a household. There was discussion about removing "family" and replacing with single unit. Barbara made a motion to allow any single family dwelling on an existing conforming lot on city served water and sewer to be converted to a two family dwelling and must meet all dimensional requirements. Leslie seconded. The motion passed on a 4-0 vote.

2102.E[4] Allows adjustment of front setbacks based on average of neighboring properties. There was no objections and no discussion.

2103.E Special district standards will kick in only for projects that trigger major site plan approval. This change was made in all districts. This will involve when the main building is being altered. There were no objections and little discussion.

2103.G Clarifies that parking within the building footprint will not count toward building floor area or story requirements in the urban center and the riverfront. There was agreement about this clarification with setback language on garages.

2107 Recommend renaming High District to Mixed Use. This is to reduce confusion between High Density and High Density Residential. It includes Northfield Street, Redstone area, the College area. There were no objections.

Fig. 2-14 Reducing minimum front and side setbacks to 5 feet and rear setbacks to 10 feet to reduce nonconformities. The biggest administrative issues are the rear setback variances that are granted when people want a deck or a shed in the back of the house. After discussion, it will be 5 in the front and side and 10 in the rear.

Fig. 2-16 Confirm that this reflects consensus from the last meeting. It was agreed that it is.

Fig. 2-17 Consider reducing the minimum side setback to 5 feet and the rear setback to 10 feet. There was little discussion and no objections.

Fig. 2-19 To confirm consensus for this from the last meeting. There were no objections.

Fig. 2-20 Consider reducing minimum front setback to 15 feet, side setback to 10 feet and rear setback to 20 feet to reduce nonconformities. Leslie made a motion to make these changes in the MDR, Barbara seconded. The motion carried.

Fig. 2-22 Confirm that this reflects consensus from the last meeting. There was no objection to the changes.

Fig. 2-23 Consider reducing minimum side setback to 10 feet and rear setback to 20 feet. Leslie moved to approve the LDR reduction, Barb seconded. The motion carried.

There was a consensus that the setbacks in the table are fine, with Northfield Street to be checked into. One of Mike's future projects will be to review nonconforming properties and if there are large numbers in a district, to reconsider the district.

Other business: August 10 is the next meeting. The Master Plan discussion is on the agenda. The regular meeting is at 5:30, public input on the Master Plan will be at 7:00. If there isn't a big turnout, zoning work will continue.

There hasn't been a resolution to the Sabin's Pasture and Sibley Avenue neighborhoods zoning district. This will need to be determined in the next meeting.

Adjournment: The meeting was declared adjourned by the Chair.

Respectfully submitted,

Tami Furry
Recording Secretary