

**Montpelier Planning Commission Meeting
September 14, 2015**

Approved 10/19/15

Present: Kim Cheney, Jon Anderson, Barbara Conrey, Tina Ruth, John Adams, Leslie Welts, 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: The agenda was approved with no changes.

Comments from the Chair: There were no comments from the Chair other than to get through the agenda by keeping the meeting going along.

Presentation by Ben Huffman regarding the Design Review District:

Ben Huffman wrote a memo about the design review district and stated he didn't like the work that had been done by the Planning Commission. He was asked to explain what his concerns were about the changes. He was present with some of his neighbors.

He lives in the Cliffside neighborhood which is Cliff Street, Hillside, Court Street, and Waverly Place. It consists of about 28 buildings, all residential.

He feels the zoning changes in his neighborhood have been arbitrary and uneven administration of the ordinance have made for unfair treatment of some people in the neighborhood. The rules are stricter for historic homes in the historic district than historic homes in other areas of the city.

Some of the homeowners gave examples of their design review experiences and the onerous and unpredictable decisions.

The speakers felt that the Department of Interior guidelines were more stringent than the city's guidelines and asked that the consideration not be made to apply those standards to the historic buildings.

Jay White, a previous member of the DRC spoke about supporting city-wide design review that focuses on design review over historic review. He felt that would make replacement of windows easy to approve and would avoid the unfairness of having some people with reviews and others not having reviews. He would not recommend using the Secretary of the Interior Standards but he feels the use of the Secretary of the Interior guidelines are vague enough to give flexibility but aren't too onerous to administer.

Eric Gilbertson, a member of the DRC spoke in favor of design review. Kim asked if Eric and Jay would go over the guidelines with the neighborhood people. Neither one was interested in participating in such a process.

Continue consideration of zoning changes based upon public input sessions:

**Final decision on Zoning map district boundaries for Sabins Pasture.
Conservation commission input on the Conservation lands map**

Doug Zorzi spoke for the property owners of Sabins Pasture. They would like the northern part of the property – 90+ acres be zoned MDR. He will touch base with Mike to review the proposed changes that might affect the pasture. The property is now posted due to liability issues.

30 parcels could be triggered by the new neighborhood development change, 8 are undeveloped, 14 are single family, and another are 8 multi family or other. This doesn't include conservation lands.

James Brady of the Conservation Commission has been tasked with coming up with a updated version of the conservation lands map to present to the Planning Commission. He has been unable to determine where the current map came from and who did it. A updated wetlands map will be done by a consultant in the future.

Update on City Plan update progress: There has been approval by the Regional Planning Commission. There was no community input. One Commission member asked that the 2015 goals be updated to 2017. Mike will go through and make those changes.

The Municipal Planning grant application will be going in after it receives Kim's signature on the 28th.

Approve minutes Of August 24, 2015: Jon made a motion to approve the minutes as presented, John seconded. Leslie mentioned that the minutes should cover more of the discussion that occurs. The motion passed unanimously.

Other business: There was a Regional Planning Commission update by Tina. There has been concern that the Regional Plan map would be considered a zoning map. Certain standards had not been met and the State is threatening to withhold money if those standards are not corrected.

October 12 is Columbus Day and it is the next scheduled meeting after the one on September 28.

Adjournment: Jon made a motion to adjourn, Leslie seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary