

**Montpelier Planning Commission Meeting
September 28, 2015**

Approved 10/19/15

Present: Kim Cheney (via phone), Jon Anderson, Barbara Conrey, Tina Ruth, Eileen Simpson, John Adams, Leslie Welts, Michael Miller, Brandy Saxton.

Call to order by the Chair: The meeting was called to order by the Acting Chair, Jon Anderson.

Approval of the agenda: The agenda was approved.

Comments from the Chair: There were no comments from the Acting Chair other than stating Kim would make himself available by phone, if necessary.

Continue consideration of zoning changes based upon public input sessions:

Final decision on Zoning map district boundaries for Sabin's Pasture.

The general consensus is to keep part of Sabin's as conserved under a PUD. Eileen mentioned that maintenance of that land costs money. It was decided to vote on density and to discuss the conservation later.

Tina moved to make Sabin's Pasture medium density, Barbara seconded. The vote on the motion was 4-3 with Barb, Leslie, Tina, and John in favor. Eileen, Jon, and Kim were not in favor.

Review of conservation map (if available).

The map is still being worked on by that committee. Thomas Weiss tracked down the latest conservation map in the 1990 Master Plan but there was no explanation how it got there. Sabins is not part of the land conservation plan.

Finish review of revised PUD language.

3404B 2 will be tweaked by Brandy to make it cumulative by years.

There was a discussion on structures vs units in regard to parking spaces. Remove 2, 3, and 7. Accept it with the red changes and to eliminate the grey.

3404H 4 will be rewritten by Brandy as to some sort of private space wording.

A member of the audience suggested that the Park Commission be consulted on the parks and open spaces and he had a suggestion on the wording that couldn't be accurately heard. 3404J 1C could later have wording "must be identified in consultation with the Montpelier Conservation Commission and Park Commission based on the location of natural resources existing on the development site." Mike asked for clarification of the term "in consultation with" – does it mean checking with them or requesting input to present to the DRB?

The audience member suggested that a Park or Conservation Commissioner be a representative on the DRB. There is one on the Technical Review Committee. Brandy will tighten up the language to clarify that it's not a matter of review by someone on the Conservation Committee who doesn't like the project, it goes to the DRB anyway and is approved.

There was conversation about who would be in charge of maintaining open spaces with public access. John said that the liability on the homeowner if they're not charging for the use of the space, is limited. Eileen would like to consider times of year that restrictions are in place to protect wildlife.

After discussion, it was a consensus that the open space can be closed to the general public if the City turns down their right of first refusal.

There was a discussion about trails being open or in control of the neighborhoods. Jon suggested that people think about it and it be brought up again at the next meeting.

Barbara asked why the net zero part of the PUD was eliminated. Brandy said there didn't seem to be much enthusiasm for the density bonuses.

Jon asked why 3401 C 5 qualifies for a density bonus when it makes common sense to make a new home qualify as a Vermont Energy Star Home or a High Performance Home. It was asked if the net zero part should be integrated into this section.

Update on City Plan update progress: On September 23, the Council did approve the Master Plan. There is a new two year expiration plan which would be December 1, 2017. Regional approval happened was September 8. DHCD got approved for another 5 years. The Growth Centers wants to see a draft map in the next 9 months. A draft will be presented in July of next year.

Meet on the 19th and the 26th in October.

Approve minutes of September 14, 2015: Barbara would like to get feedback from Jay White on his comments. The Commission will review the video tape to decide whether to amend change that part of the minutes or not.

Adjournment: John made a motion to adjourn, Eileen seconded. The motion carried.

Respectfully submitted,

Tami Furry
Recording Secretary