

**Montpelier Planning Commission Meeting
October 19, 2015**

Approved 11/9/15

Present: Kim Cheney, 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 Chair, Kim Cheney.

Approval of the agenda: Someone from the Conservation Commission should be on the agenda to present the maps.

Comments from the Chair: Mike and Kim have had discussions to ask Brandy to clarify designs and standards for the DRC. They will work on it and discuss with the whole Commission next week. The discussion will be put on the agenda for the next meeting and also the proposed expanded expansion of the historic district.

Continue consideration of zoning changes based upon public input sessions:

Finish review of revised PUD language

The infill housing PUD has been revised pretty extensively by Brandy since the last review by the Planning Commission. The criteria for density bonuses has been changed to include energy efficiency. Brandy will review the math on the difference between stories and the floor area.

Permitted use or allowed use should be better delineated. Structure type or use should be defined as type instead of use and keep the two separate under this section.

3401 A (2) "Underutilized lots" means less than the permitted densities – it's in the purpose statement as such.

Passive recreation is basically where a person isn't exerting themselves, such as team sports.

3401 I (1) will include "senior housing".

Members of the Conservation Committee presented the maps they have been working on. There are two maps – the Conservation Lands and the Natural Resources Inventory. The trails areas are potential areas, not requirements. The wetlands are always in motion, so the areas change. Those sections on the map will need to be updated.

The definition of wetlands will include these maps as an appendix to the zoning ordinance. Natural Resources Inventory map as adopted by the City Council. Brandy will write this up.

The Conservation area map includes a statement that easements are at the discretion of the landowner. The maps will go on the City's website.

Review of Part 1

This part will be reviewed for the next meeting for questions and then adoption.

Begin review of Part 4

This part will be reviewed for the next meeting for questions and then adoption.

Approve minutes of September 14, 2015 and September 28, 2015:

There was a revised copy of the September 14 minutes that clarified Jay White's comments.

John made a comment that people that speak at the meetings aren't identified by name in the minutes. Leslie mentioned that attendance could be taken and people identified when they speak.

Kim asked that the last sentence reflect that he asked for help and no one offered. Doug Zorzi spoke on behalf of the property owners, his name should be included. A section should include how Eric Gilbertson discussed design review and how it had been very beneficial to the city. John made a motion to approve the minutes with these changes, Leslie seconded. The motion passed unanimously.

Eileen made a motion to approve the September 28 minutes as presented. John seconded. The motion passed unanimously.

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

Respectfully submitted,

Tami Furry
Recording Secretary