

**Montpelier Planning Commission Meeting
January 26, 2015**

Approved March 16, 2015

Present: Kim Cheney, Jon Anderson, Tina Ruth, John Adams, Leslie Welts, Eileen Simpson, Michael Miller, Brandy Saxton.

There were also members of the Conservation Commission present.

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.

Comments from the Chair: There were no comments from the Chair. Jon Anderson needs to leave the meeting early.

Welcome to Sacha Pealer from Vermont DEC to discuss river corridors and floodplain protection: She is a Flood Plain Manager from Agency of Natural Services and Department of Environmental Conservation. She presented slides on river corridors and National Flood Insurance Program, which is the Federal flood hazard management.

Projections are made based on historical data as to what the highest level the water will get and people cannot build a basement or have their heating system below that level.

Flood hazard regulations are already in Montpelier's zoning standards. In some cases, fill used to raise a property above the flood levels can cause other neighboring properties to flood that wouldn't ordinarily.

A river corridor layer is being developed to help prevent new encroachment on waterways.

Leslie made a motion for Mike to finish drafting flood hazard regulations and pass along to the Conservation Commission for review, John Adams seconded, the motion passed on a 5-0 vote.

Review of minutes of November 24, 2014, December 8, 2014, and January 12, 2015:

Tina made a motion to approve the November 24 minutes, Leslie seconded. The motion passed on a 5-0 vote.

John Adams made a motion to approve the December 8 and January 12 minutes, Eileen seconded. Carolyn's name should be fixed on the December 8 minutes. The motion passed on a 5-0 vote.

Discussion of Section 238 - Conservation subdivisions: The focus should be on the MDR that was shifted to high density (Berlin, College, Sabin's) on the zoning map review.

Another look at the LDR minimum lot size should be taken.

Other business: Kim will not be at the next two meetings. Section 3 will take at least two meetings.

Mike will get in touch with Jon and bring him up to date.

Adjournment: There was a motion and a second to adjourn.

Respectfully submitted,

Tami Furry
Recording Secretary