

**Montpelier Planning Commission Meeting
October 27, 2014**

Approved 11/10/14

Present: Kim Cheney, John Bloch, Tina Ruth, Eileen Simpson, John Adams, Leslie Welts, Brandy Saxton.

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

Approval of the agenda: There was a motion and a second to approve the agenda, the motion passed unanimously.

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

Follow up comments from Eric Gilbertson re: Design Review options: Eric apologized for saying that the church did not go to design review for their new steeple, they got an administrative opinion. They do not have to go to design review. He thought that, even though the Vermont College of Fine Arts is an educational institution, the new sign on the campus should have undergone design review since it's part of landscaping.

The city could get a grant by participating in Certified Local Government program. It's followed by the wayside since Clancy DeSmet left. Dina doesn't have the time to do it during her part-time hours.

Brandy said that the State Laws aren't as broad as the City's zoning, so they could be tightened up for educational, civic, religious, and municipal buildings. She will be meeting with the Design Review Committee tomorrow night.

Review of minutes of September 29, 2014 and October 13, 2014: John Adams made a motion to table the minutes until more detail would be added, Leslie seconded. The motion carried.

Complete Review of Part 2 -Districts, use tables, and neighborhood descriptions:

Kim asked that the members of the commission read the descriptions and made notes to give suggestions to Brandy.

Clustering to include sharing services would be including into a performance zoning requirement and add clustering to PUD. After this part is finished, the boundaries can be revisited.

Brandy said that a PUD can be written to be anything you want it to be.

John Bloch stated that affordable housing hasn't been addressed at all. He also asked who would pay for the open space if that is written into the PUD. There was a discussion on that question.

Eileen mentioned the sprinkler ordinance – Brandy said that discussion will have to wait for Mike to come back.

Tina mentioned that low income housing will need to be in an area that has existing services.

Composting is to move to conditional from permitted.

Brandy will define PUD criteria for the commission to discuss.

The Gateway district keeps having the Crossroads district drift into it.

The purpose statement for the Gateway district had the suggestion that farm and factory be moved to the southeastern edge.

There was a discussion on splitting the Gateway district into eastern and western since they are so different.

At the last meeting, high density was changed to 20 and urban was changed to 24. There was a discussion on increasing the numbers in this district. It was decided to increase it to 12.

The next meeting will be to discuss the meeting with the design review and the revised zoning districts. There will also be a revised design review.

Adjournment: Tina made a motion to adjourn, Eileen seconded, the motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary