

Montpelier Planning Commission Meeting
May 13, 2013

Subject to review and approval

Present: Jon Anderson, Kim Cheney, Eileen Simpson, Gwen Hallsmith - staff, Tina Ruth, John Bloch.

Also in attendance: Kevin O'Connell, Will Schebaum, and others.

Call to order by the Chair: Jon Anderson, Vice Chair, called the meeting to order in absence of the Chair.

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

Public Comments and Questions: Kevin O'Connell raised his concerns about expanding the commercial district along Route 2 where it is now village commercial with the new zoning in consideration. He is concerned that it remains residential properties and not become a lane of fast food restaurants.

Area developers were invited to attend to give the Commission their feedback but only one was in attendance. He stated that any mandates add costs. He feels that density bonuses are a win-win for the city and the developer.

Infill housing: Will Schebaum, owner of Steeplechase Design Build, talked about infill development. His company worked on a house on South Willard Street in Burlington that had a large yard and wanted to build their own house. The footprint of the house is just under 700 square feet.

His company has also worked on some projects in Montpelier, including a house done with YesterMorrow's tiny house class.

Future Agenda Items: Suburban areas will be on the next agenda. Eileen made a motion to have the next meeting at be 5-7 pm in the Council meeting room. John seconded, motion passed unanimously.

Other business: Commission members will let Audra know if they want hard or electronic copies of meeting items.

Jon mentioned that he feels that the permit fees for the City are expensive, especially compared to other towns. There is also the sprinkler ordinance. Gwen understood that the fees were the same as the State. John asked her to verify that before the meeting closed.

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

Respectfully submitted,

Tami Furry
Recording Secretary