

**Montpelier Planning Commission Meeting  
January 28, 2013**

*Subject to review and approval*

**Present:** Jesse Moorman, Kim Cheney, Eileen Simpson, Gwen Hallsmith, Jon Anderson, John Bloch, Alan Goldman, Tina Ruth.

**Call to order by the Chair:** The meeting was called to order by the Vice-Chair, Jon Anderson since the Chair, Jesse Moorman is running late.

**Comments from the Chair:** There were no comments from the Vice-Chair. There were no comments from the Chair.

**Review minutes of January 14, 2013:** Not yet available.

**Continue review of Article 2: Zoning Districts and Regulations – Towne Street**

**neighborhood:** A requested analysis of a comparison of densities in Sabin's, Crestview, and Towne Street are attached to the agenda.

Jon explained to the residents in attendance that the Commission is working on an entire rewrite of the City Ordinance section by section. There are three proposals being reviewed – the original ordinance, the proposed draft after initial review by the Commission, and the recommendations from staff on the initial review. During this explanation, Jesse entered the meeting.

Jesse asked Gwen to explain the details behind the proposed change to village residential. The area of Upper Main Street to Towne Street is now medium density residential, which is a target of 12 units per acre with a maximum of 24.

Dan Lindner, who lives at 242 North Main Street spoke before the Commission. He wishes to be part of the Towne Street neighborhood geographically because the North Main Street properties abut the wooded area, as does Towne Street area. He handed in a petition signed by many of his neighbors, as well as some eastside Lincoln Street residents asking for this consideration.

David Abbott from 11 Towne Street spoke next. He spoke to Towne Street residents and they were overwhelmingly in written support of North Main Street becoming part of their area.

Jill from 234 Main Street spoke next. Her driveway has runoff and she's concerned that more development in the neighborhood will make it worse.

Pam from 236 Main Street addressed the Commission, then Jack McCullough from 20 Towne Street. Heather from 6 North College Street voiced her concerns about the flow of traffic if there were development at 250 Main Street.

Tom McCormick from 244 Main Street also has a drainage problem. Peter Duncan from 248 Main Street spoke next. They both spoke to the change of the character of the neighborhood with the proposed increase in density.

A resident of 6 Towne Street spoke next requesting conditional use is considered. Roberta Harold from 5 Towne Street addressed the Commission next.

John Bloch made a motion to create a unified district that runs from Lincoln Street to Towne Street and then the density details be worked out later between the Commission and the residents of that area. Eileen raised a concern about 250 Main being included in that district. John thought that excluding that property would be considered spot zoning, Kim said it could be joined with Towne Hill district. There was no second to the motion and it died on the floor.

Kim made a motion that all the documents that were submitted tonight be included with the minutes, as well as the tax map.

Jon asked for the email addresses of the attending audience to be included on the Commission's email discussions of the proposal.

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

Respectfully submitted,

Tami Furry  
Recording Secretary