

**Montpelier Planning Commission Meeting
September 10, 2012**

Subject to review and approval

Present: Alan Goldman, John Bloch, Jesse Moorman, Clancy DeSmet, Gwen Hallsmith, Jon Anderson, Kim Cheney.

Call to Order by the Chair: The meeting was called to order by the acting chair, John Anderson. Jesse Moorman came into the meeting later.

Review meeting minutes from June 25 and July 23: Motion made and seconded to approve minutes as presented, motion passed unanimously with a 4-0 vote.

Zoning Ordinance package: Gwen reviewed the changes that have been considered over the past two years and incorporated into the ordinance language to bring the ordinance into compliance with the Master Plan. The Commission needs to determine an appropriate schedule for review and adoption of these changes.

It is not a final version and in a form to go to public hearing, it's mostly based on the zoning office's conversations with various people and boards.

Land Use regulation is based upon Acts 200 and 250 and VSA 24 §117. The State law mandates that State and regional rules be in compliance.

Articles 2 and 3 have the biggest changes. It is the same length as the existing ordinance.

Consensus was to start understanding Article 2 (Districts & Regulations). Commission members are to review the draft and communicate any potential changes to the office staff to be included in the agenda for the next meeting. Clancy suggested that instead of referring to the article numbers, the titles would be more helpful since the numbers could be shifted around. It was also mentioned that walking some of the lands might be helpful as far as determining designations.

Design Competition Entries: There were 3 entries for Sabin's Pasture and 1 for commercial infill, there were no entries for residential infill. They were displayed at the meeting. The Sabin's Pasture entries were shared with the landowner who was pleased with all of them. The commercial entry was not shared with the Main Street landowners yet. The judges meeting will be open to all committee members to attend or not.

Other business: There was no other business.

Adjournment:

Respectfully submitted,

Tami Furry
Recording Secretary