



# CITY OF MONTPELIER PLANNING COMMISSION

Monday, September 12, 2005, 7:00 p.m.  
City Council Chambers, City Hall

## PROPOSED AGENDA

### MEMBERS

Marjorie Power, Chair  
Carolyn Grodinsky, Vice Chair  
David Borgendale  
Anne Campbell  
Craig Graham  
Ken Jones  
Richard Sedano

### STAFF

Valerie Capels, Planning &  
Community Development  
Director

Stephanie A. Smith,  
Administrative Officer

George Seiffert, Community  
Development Specialist

Eric Scharnberg,  
GIS/Web Specialist

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- 7:00 p.m.
1. **Call to order by the Chair**
  2. **Review and approval of the August 17 and August 22, 2005 meeting minutes.**
  3. **Comments from the Chair**
  4. **Review of agenda**
5. **Public appearances**
- This is an opportunity for members of the public to address the Commission on any matter not on the agenda.
6. **Municipal Planning Grant Application Resolution**
- The Conservation Commission wishes to submit a planning grant application to continue the natural resource inventory work. Barry McPhee will be present to describe the proposed application.
  - The grant application requires the PC and the City Council to sign a resolution.
7. **Conservation Overlays**
- The Conservation Commission has prepared research on the application of conservation overlays and will present their findings to date regarding its use on Sabin's Pasture.
  - A summary and three draft options will be discussed and can be downloaded from the City's Web site.
8. **Density Discussion Regarding Sabin's Pasture**
- The build-out study conducted by the CVPRC has been used to examine the potential density implications of different zoning district designations of the Sabin's Pasture area. Staff will present an analysis comparing the present build-out under the present zoning with alternative LDR, MDR, and HDR scenarios.
  - An analysis of non-conforming lots throughout the city and appropriate lot sizes for this area may also be presented.
9. **Continued Zoning Revisions Review - Planned Development Standards (time permitting)**
- Review statutory authority, Master Plan provisions, and existing and proposed bylaws relating to planned development standards.
  - 24 VSA 4417. Planned Developments
  - 24 VSA 4463. Subdivisions
10. **Continued Review of Chapter 117 Revisions (time permitting)**
- Review of proposed revisions to Article 3. Non-conformities, previously distributed.

11. **Other business**

- Next regularly scheduled meeting: Monday, September 26, 2005
  - \* Topic: \_\_\_\_\_.
- Future agenda items
  - \* Mixed uses
  - \* Chapter 117: Review of Waivers.
- \_\_\_\_\_

12. **Adjourn**

**Please note:**

**All times are approximate and changes in the agenda may occur.**

**This meeting is expected to be aired on Adelphia cable channel 17.**