

**Montpelier Planning Commission Meeting
December 14, 2015**

Approved 1/11/16

Present: Kim Cheney, Jon Anderson, Barbara Conrey, Tina Ruth, Eileen Simpson, John Adams, Leslie Welts, Michael Miller, Brandy Saxton.

Call to order by the Chair: The meeting was called to order by the Vice-Chair, Jon Anderson.

Approval of the agenda: The agenda was approved as presented.

Comments from the Chair: Jon had no comments.

Continue consideration of zoning changes based upon public input sessions:

a) Continuing with review of Part 3 starting from section 3202

The landscaping section doesn't specify what type of trees and how the sidewalks are affected by the roots of the trees. Brandy will reference a document that offers a tree selection guide as to which trees would work best.

Performance standards haven't changed since the last review.

The waivers should be removed for new developments and solar installation. Previously developed lots will stay have the waiver wording.

There are five standard ones in any conditional use requirements in the state - capacity of facilities, traffic, character of area, energy, and conformance with these regulations.

The Conservation Committee has expressed more interest in reviewing some zoning applications that are relevant to their work. However, the interest has been in streamlining the process, not adding another layer of review. They always have standing in the design review standards, this wording just adds a layer where they may be aware of that.

The understanding is that the zoning will not regulate wetlands, since the State already does that. Entire section 3306 will be removed.

3301 - change surrounding uses to nearby uses.

The entire section 3306 will be removed since the State regulates wetlands and vernal pools.

Chapter 340:

3401g2 – on common open space – you can waive it if the proposed development is ½ mile of a recreation area.

3405F3 – add “d” – except under review by the conservation commission.

3505A2E – add “high speed” to through traffic

3505A3 – change to “without causing significant adverse impact to”

3505F – “and provide additional landscaping as each lot is developed” under landscaping – Brandy will consider the wording.

Public trails and greenways at the top of that page should be changed from “strongly encouraged” to “required”.

2201H1 – notwithstanding, the foregoing vinyl cladding is okay with windows

replacing historic roofs – notwithstanding, standing seam roofing can be used for replacing

historic siding – no metal or vinyl siding allowed

historic porches – okay to enclose an existing porch with glass as long as the rest of the historic elements are maintained

Approve minutes from November 23, 2015: Leslie moved to approve the minutes as presented, Jon seconded, motion passed unanimously.

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

Respectfully submitted,

Tami Furry
Recording Secretary