



CITY HALL

# CITY of MONTPELIER

*Vermont*

THE CAPITAL CITY OF THE STATE OF VERMONT

June 9, 2009

Ed Stanak, District Coordinator  
District #5 Environmental Commission  
5 Perry St. Suite 60  
Barre, VT 05641-4267

Dear Mr. Stanak,

The Montpelier Planning Commission reviewed the plans submitted by the Trust for Public Lands at our regularly scheduled meeting on June 8, 2009. After discussion, the Planning Commission voted that the proposed development is consistent with Montpelier's Master Plan. In particular, the development addresses the issues raised in the following provisions:

### **3.2 Natural Features and the Environment Goals and Recommendations**

- Control future development on ridgelines and hillsides as well as other key natural features such as designated wildlife habitats and rare plant and animal communities, wetlands, meadowlands, agricultural lands and unique views and vistas.
- Encourage preservation of open space by carefully balancing the community need for open space and other land uses.

### **4.5 Historic Resources and the Built Environment Goals and Recommendations**

- Reinforce Montpelier's neighborhoods, both commercial and residential, by encouraging diverse, compatible and dense land uses that build upon the existing variety and character in these neighborhoods.
- Ensure that new development complements its surrounding neighborhoods where possible. Where development cannot tie into and reinforce existing neighborhoods, the scale and diversity of that development should follow Montpelier's existing patterns.
- Existing affordable housing and light industry along Barre Street should be protected. Additional housing and space for the arts might be incorporated into new development in the Barre Street neighborhood.

### **5.3 Transportation and Circulation Goals and Recommendations**

- Encourage alternative means of mobility and public transportation services that reinforce and strengthen our community. This includes addressing the transportation needs of residents who do not drive and/or own a car. Note: The Planning Commission felt that compliance with this provision would be strengthened if the network of sidewalks in the proposed development connected with the sidewalks along Barre Street.
- New Roads and streets in the city should: 1) Tie into existing street grids wherever possible. Encourage two means of egress for any road servicing twenty or more units, 2) Aim for speeds suggested for similar kinds of neighborhoods, and 3) Include neighbors in the design process.

### **6.4 Population and Housing Goals and Recommendations**

- New residential growth should be encouraged both in the areas designated in the zoning regulations for new housing development and in the city's downtown area.
- Encourage housing development that maintains and expands housing diversity.
- Pursue and apply for public funds for the creation and/or preservation of affordable housing.
- Encourage housing that provides a range of ownership options and is affordable to a range of income levels.
- Encourage new residential development in accordance with the principles of traditional patterns of neighborhood development that includes new dense, residential development that supports and enhances mixed uses, pedestrian circulation, intensively-used open space, inter-connected street patterns, architecture in harmony with the neighborhood, and a sense of community.
- Create opportunities for new housing development that respects the city's existing settlement patterns and allows for a diversity of types of housing and which adheres to the principle that Montpelier should be organized around a more dense center with multiple, less dense zones around the center.

### **11.6 Land Use and Development Goals and Recommendations**

- Encourage the provision of public amenities in future development such as playgrounds, parks, community rooms, public art, performance space and exhibition space.

Please don't hesitate to contact me or Gwendolyn Hallsmith, the planning director, if you have any questions.

Sincerely,



Karen Vogan, Chair  
Montpelier Planning Commission