

Montpelier Planning Commission
May 27, 2003
City Council Chambers, City Hall

Subject to Review and Approval

Present: Chair David Borgendale, Members Bryan Mitofsky, Anne Campbell, Irene Facciolo, Curt McCormack, Carolyn Grodinsky, Sara Teachout, Planning Director Valerie Capels, Planner Stephanie Smith.

Call to Order

Mr. Borgendale called the meeting to order at 7:15 p.m.

Comments from the Chair

A comment from the Chair included a discussion of the reappraisal and how it might affect the master planning process.

Review of Agenda

The Chair reviewed the agenda. He felt that a reconsideration of the 4/30/03 action on the petition recommendation was appropriate at this time. Ms. Grodinsky had an addition under other business— a discussion of development of a basic structure for the public forums. Mr. Mitofsky added that he would like a moment to discuss the parking forum from May 12.

Operating Procedures

Mr. Borgendale distributed a copy of his draft motions to amend the Planning Commission's Rules of Procedure. Ms. Capels pointed out that the Commission adopted the rules in September of 2002. The Commission discussed the draft motions. The members as a whole felt that comments provided by the public could be curbed by the Chair if it becomes repetitive. Some of the other items in the draft motion, which the committee discussed were:

- The agendas would make a provision for up to ten minutes at the beginning of each meeting for ad hoc comments from the public, with a limit of two minutes per person.
- If a member of the public has a comment that takes up more than two minutes the chair will recommend that they be placed on a future agenda.
- Commissioners are free to ask members of the public questions if they are germane to the agenda item at hand.
- The Chair shall review, if appropriate, these guidelines at the beginning of each meeting to inform or remind those members of the public who are present, of these rules.

For warned public hearings the following was discussed:

- Public comments should be limited to five minutes per person, unless a different time limit is specified as part of a motion to warn the public hearing.
- At the beginning of each agenda item, the public may be given limited opportunity to comment.

Mr. Mitofsky made the motion to table the discussion. Ms. Grodinsky seconded. The motion passed unanimously and the item was tabled to the next meeting.

Reconsideration of 4/30/03 PC Action on Petition Recommendation

Mr. McCormick asked that this to be on the Agenda, because he thought that in light of the outcome at the City Council meeting more PC members might be on board with their previous decision and give the interim zoning their full support. Mr. McCormick made a motion for reconsideration of the PC action on 4/30/03. Ms. Facciolo seconded. The motion to reconsider was denied 4/3.

The Commission briefly discussed the need for more background information before beginning their

work on the re-zoning of the area known as Sabin's Pasture. Some of the issues outlined by Mr. Borgandale were:

- the broader impacts of adopting the Draft View and Vistas Study, 6/12/02;
- the City's desire for more residential and light commercial development; and
- and how to preserve land and compensate landowners.

Mr. Mitofsky where in the Master Plan was this research requested and did it satisfy the goals outlined in the Master Plan.

Ms. Capels stated that the Mayor directed the Planning Commission to proceed and development zoning for the area but to do it thoughtfully. Ms. Campbell read from the minutes of the City Council meeting to clarify the exact language of the Mayor's directive.

Ms. Teachout commented that this is not just a zoning issue, and that many items that the Commission will discuss during the Master Plan update is applicable to developing zoning for the Sabin's Pasture area. Ms. Facciolo agreed and stated that because this tract of land is so large, the Master Planning process would help the Commission make informed decisions concerning re-zoning. Mr. Mitofsky agreed.

Ms. Smith thought that a letter to the City Council explaining the Commission's thoughts on re-zoning Sabin's Pasture prior the completion of the master planning process could possible allow more time to address this issue.

Mr. Borgandale commented that unfortunately the reality of the situation intrudes. The Commission should gather information about the site and the surrounding area, and work on developing new zoning as requested by the City Council.

Ms. Campbell asked what could happen under the interim zoning? Ms. Capels explained the process for as outlined under T. 24 Chapter 117 §4410 (d). That any proposed development affect by the interim zoning would need to be reviewed and approved by the City Council. The proposal would also be required to go through the development review process.

Ms. Campbell distributed an email from Rich Hecht, lawyer specializing in land use law, who offered his services to the planning commission

Adjournment

Ms. Teachout moved that the meeting be adjourned, seconded by Mr. Mitofsky. The motion carried unanimously. The meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

Stephanie Smith, Planner

scribed 5/2, 30 /2003 by Sara E. Moulton

These minutes are subject to approval by the Planning Commission. Changes, if any, will be recorded in the minutes of the meeting at which they were acted upon.