

Montpelier Planning Commission
January 22, 2007
City Council Chambers, City Hall

Subject to Review and Approval

Present: Ken Jones, Chair; Anne Campbell; Alan Goldman; Craig Graham; Christy Witters; and David Borgendale.
Staff: Gwendolyn Hallsmith, Director, Planning & Development.

Call to Order:

The meeting was called to order by Mr. Jones at 7:00 p.m.

Review of Minutes:

Ms. Campbell moved approval of the December 11, 2006 minutes; Mr. Goldman seconded the motion. The minutes of December 11, 2006 Planning Commission minutes were approved 7-0.

Regarding the January 8th minutes, on the bottom of page 2 where it talks about new construction at Redstone. It wasn't the new construction at Redstone but the new construction on Dog River and they might sell Redstone. Members talked about how concise the minutes should be. Mr. Jones said he thinks when they are having a discussion that leads to a particular decision that it is important to have more. As they are approaching the master plan that doesn't require a full documentation of the discussion. Mr. Borgendale moved approval of the January 11, 2007 Planning Commission minutes, as amended. Ms. Campbell seconded the motion. The minutes of the January 11, 2006 Planning Commission were approved and adopted 7-0.

Public Appearances:

There were no members of the public present.

Dewey Hall/Vermont College Campus:

The Planning Commission discussed a complaint that had been filed by a member of the public about the use of Dewey Hall on the Vermont College Campus by NECI as a meat fabrication facility. In the course of this discussion, the Planning Commission discovered that the zoning ordinance had changed in ways it was not made aware. Ken Jones is going to draft a memo to Mayor Hooper to notify them that their report did not include that change. The change in question relates to the process for the AI-PUD expiring. The old zoning allowed AI-PUD zones to revert to the underlying zoning district. The current zoning does not allow this to happen. This is consistent with other PUDs that are proposed and approved, but the relationship to the Master Plan for the academic institution in question might be an issue in the future.

Open Space Survey:

The Planning Commission discussed the open space survey that is being conducted at Montpelier High School and looks forward to seeing the results.

Master Planning Process:

Ms. Hallsmith said the Planning Commission needs to come up with a nomination process for the stakeholders. The way she has done this in other places that has worked quite well is members identify two or three people who are credible community leaders that represent a particular sector. Mr. Jones said he thinks the Commission needs more material because the response back was they didn't know about their level of participation. Ms. Hallsmith said they need the initial group to recruit.

Choosing a title should be on the agenda. Do members want to choose the name, or do we want this as an opportunity to engage school kids? Ms. Hallsmith said they could come up with some suggestions for a name at the All-Board meeting. I-Montpelier, Envision Montpelier, Imagine Montpelier and Inherit Montpelier were some choices for names for the master plan. Members agreed on envisionMontpelier.

The Planning Commission brainstormed a list of who the stakeholders would be.

David Borgendale is getting in touch with Julie Hendrickson, Jim Libby, Eve Jacobs-Carnahan, John Hollar, Anita and Jay Ancel, Chris Graff.

Alan Goldman is contacting Jeff Jacobs, Rachael Bissex, Steve Ribolini, Peter Hood, Gary Schy, Michael Baginski, Phil Scott, David Putter.

Ken Jones is contacting Fred Bashara, the Cody family, Bernie Johnson, Tim Heney, and Chuck Kaparis.

Christy Witters is contacting Noah at the Langdon Street Café.

Anne Campbell is contacting Marge Power and Nat Frothingham.

Gwen Hallsmith is contacting the clergy, Historical Association, Montpelier Rotary, Brooke Pearson at Montpelier High School.

We do have Jeb Spaulding, Deb Markowitz, Nancy Wasserman, and Elizabeth Courtney. Vermont Mutual and the Chamber of Commerce should be contacted. Chris Graff could Represent National Life.

The Planning Commission brainstormed a list of stakeholders and assigned people to phone them. All will report back at the next meeting.

Agenda for All Board Meeting:

The date tentatively set for the All Board meeting is April 4th. The Planning Commission will want to talk about the master planning process and get the other boards engaged in that process. This will be a chance for the Planning Commission to sit down with City Council, the Development Review Board and the Design Review Committee.

Mr. Jones said he believed the status of the state building on the Dog River lot is something that should be considered. What is the role of City Council as that develops? How do state building permits get managed? Ms. Hallsmith said they are required to comply with local zoning regulations up to the point where the regulations would prohibit the use from being constructed. There will be an application to the Development Review Board and the DRB will potentially set conditions on the development.

Mr. Jones said another topic for the agenda should be the Carr Lot. Whose building is that when it is built? Mr. Goldman said it will be the city's because they are going to acquire the lot. It is a municipal structure. The City of Montpelier is going to be a developer in this case.

Ms. Hallsmith said the RFP for the Carr Lot was due Friday, January 19th. There are two proposals. She said she had also been talking to them about having someone regularly attend the Planning Commission meetings. She reported they will be looking at the two proposals the city has received for Project Manager and three quotes for the property appraisal, which is required by the federal government. This is required by the FTA to use their money to buy the property. There needs to be a regular appraisal and a review appraisal done. The Carr Lot has not been reopened.

There should be a little more communication about the sequence of the decisions from the Development Review Board and how they align with the zoning ordinances and what the role of City Council is in all of that.

Project Updates:

With regards to the Transit Center there are two proposals in for the Project Manager.

Ms. Hallsmith said she is meeting with the Tax Department this week to try and get more money through the sales tax reallocation plan on Stonecutter's Way to help us fund the Turntable Park. The Piralisk has been working with the Central Vermont Community land Trust to put together a proposal that includes a performing arts center, housing and café/retail space on the ground floor. The Planning Department has submitted a letter to the state for an extension of the brown fields grant so it can be cleaned up.

Adjournment:

Mr. Borgendale moved adjournment, with Mr. Goldman seconding the motion. The Planning Commission was adjourned.

Respectfully submitted,

Gwendolyn Hallsmith,
Director, Planning and Community Development

Transcribed and prepared by:

Joan Clack,
City Clerk & Treasurer's Office

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 are acted upon.