

**Montpelier Planning Commission Meeting
June 22, 2015**

Approved 7/27/2015

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 Chair, Kim Cheney.

Approval of the agenda: Jon made a motion to approve the agenda as presented, Eileen seconded. The motion passed unanimously.

Comments from the Chair: The Chair commented that progress is being made on the revisions.

Approve minutes from April 13, April 27, May 18, May 21, and June 8, 2015:

Jon made a motion to approve the minutes as presented, John seconded. Kim mentioned that the minutes do not reflect actions that were taken and wouldn't help anyone who is reading them.

The motion to approve the minutes was unanimously approved.

Continue consideration of zoning changes based upon public input sessions:

Presentation of new potential zoning map ideas for consideration

Begin review of other changes to draft regulations

Brandy redrew the neighborhood zoning districts based on rerunning the density analysis. High density and high density residential have been split. She presented the new map to the Commission. The biggest change is around College Hill. It is now in 3 districts.

The Liberty Street neighborhood also got split, as did Franklin Street, and the Meadows – there is now high density and high density residential pieces.

High density residential is now River Street's designation.

Brandy looked at Sabin's and believes there is no contour lines that make delegation of zoning easy. The wetlands in Sabin's are not on the map.

The 90th percentile numbers show that each of these districts has only 10% that are more dense than the numbers listed there for the lot size per dwelling unit.

High density goes from 1,700 square feet to 3,000 square feet. Maximum building footprint will be stepped down to 5,000 square feet.

Medium density will go from 4 up to 6.

A question from the audience specified that footprint involves the base of the building, not how far up it goes.

The Commission agreed that the presented map should be the one that alterations are made, instead of the old map.

Jon made some suggestions to lower the numbers per acre in each of the zoning districts. HD would be less dense.

There will be some topographical maps and the use table that will be made available for the members to look at to further discuss any changes.

Other business: The next meeting is July 13.

Adjournment: Leslie made a motion to adjourn, Tina seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary