

**Montpelier Planning Commission Meeting  
July 13, 2015**

*Approved 8/10/15*

**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:** The agenda was approved unanimously as presented.

**Comments from the Chair:** There were no comments from the Chair.

**Discussion of re-adoption of Master Plan (Hearing set for August 10):** The Master Plan needs to be approved every 5 years. The last one was approved in September of 2010.

Not adopting the Master Plan affects designated downtown, applying for grants, and changing zoning.

The City Council moved to re-adopt it as written.

In September, it will be reviewed at Planning Commission. One Commissioner felt that the Master Plan is everything to everyone without the ability to enforce the guidelines set forth in it. The Plan should feed better into the zoning document. It has a lot of conflicting goals in it.

There was an issue with calling it the "Master Plan". It was warned with that title, so after reworking, it could be adopted with the title Comprehensive Plan, for example.

The Planning Commission proceeded to discuss the zoning amendments.

The changes are mainly in the spread of the high, medium, and low density.

A suggestion was that bed & breakfast be conditional in residential and inns would not be allowed in residential. The consensus agreed.

There was a discussion as to the distance between shops between districts. Brandy will write some language for review.

Fire escapes are exempt from zoning altogether. Slopes over 30% and class 2 wetlands will be removed from buildable areas.

The setbacks from the river differ by district.

Keep the staff recommendation for the residential numbers but to remove the development of non buildable lands due to slopes.

Jon made a motion to accept staff's recommendations on dimensional requirements, John seconded. After discussion, Jon withdrew his motion.

The setback numbers will need to be reviewed by lot sizes.

Jon made a motion to approve staff's recommendation for the MDR district and east of College Street. It was decided to table it for more information on the lot sizes.

**Discuss topics for Municipal Planning Grant application for September:** Mike will put together an application for a municipal planning grant for September 30. It will be reviewed by the Planning Commission and the City Council. Almost all grants the City applies for reference how the money will help the City reach the goals of their Comprehensive (Master) Plan.

[the audio and video cut out before other business and adjournment could be recorded]

Respectfully submitted,

Tami Furry  
Recording Secretary