

**Montpelier Planning Commission Meeting
August 10, 2015**

Approved 8/24/15

Present: Jon Anderson, 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 Vice-Chair, Jon Anderson.

Approval of the agenda: The agenda was approved as presented.

Comments from the Chair: There were no comments from the Vice-Chair.

Approve minutes of July 13 and July 27, 2015: Eileen made a motion to approve the July 13 minutes, John seconded. The sentence "The Planning Commission proceeded to discuss the zoning amendments" should be inserted after the sentence about changing the name of the Master Plan. The minutes were approved with this change.

Tina made a motion to approve the July 27 minutes were the insertion of the word "served" under 2102.c.3, the fifth line after single family dwelling (served)... John seconded. The motion passed unanimously.

Final decision on zoning map district boundaries: Most of the Sabin Street area under MDR could have the potential for 8 more dwelling units. A property can either have an accessory apartment or become a duplex, not both. John made a motion to move the district into MDR, Tina seconded. The motion passed unanimously.

The Sabin Pasture district would be impacted by the new PUD language. Low density and medium density are the options on the table. Sabin Pasture is 90 acres. 15% is unbuildable – about 77 acres. 555 units would be medium density – low density residential would be 472 units. Parking would preclude that many units and the top of the hill is conserved lands. Eileen made a motion to make the district LDR. There was no second. With the Vice-Chair polling the members, there would be a 3-2 vote for LDR.

Begin review of revised PUD language (Chapter 340) – One of the first questions is the applicability. Density bonuses and what they would look like needs to be addressed.

Open lands should be narrowed down as to use – private or public because the cost of upkeep and policing isn't addressed in the language.

The consensus would be to conserve up to 40% of the lands that show up on the map. Brandy will show what areas are affected at the next meeting to see if the number stays at 40%.

7:00 PM Public Hearing to take input on the City Master Plan re-adoption: The Plan needs to be adopted in order to be eligible for grants. With the review of the zoning, there has not been a chance to review the Plan. Linking designation to the municipal plan makes 6 proposed changes.

A member of the public asked about the phrase "stick approach" and it was decided to change it to regulatory. Another member asked that the wording be changed to encourage gardens in the downtown and to correct the street names that are in the document. The Commission will forward the Plan to City Council. Once adopted, it will be good for another 5 years. The Council recommended that the Commission review the Plan before it comes up for review again in 5 years.

John made a motion to readopt the Master Plan as proposed by staff including the changes made in 29A and regulatory wording. Leslie seconded. The motion passed unanimously.

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

Respectfully submitted,

Tami Furry
Recording Secretary