

**Montpelier Planning Commission Meeting  
August 24, 2015**

*Approved 9/14/15*

**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.

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

**Approve minutes of August 10, 2015:** Jon made a motion to approve, Tina seconded. Barbara was not present. The minutes were approved with a correction. The motion was approved unanimously.

**Continue consideration of zoning changes based upon public input sessions:**

**a) Continue revisions to Part 2 – Chapter 220.**

There was concern from the audience that abutting neighbors be able to have input sooner in the design review process. Mike's concern was that the proposed changes cause people to believe that their input would make a difference to the applicants but it doesn't actually do that.

Leslie moved to adopt the design standards to capture aspects of 220.2 The DRC would be self executed for the most, if they approve, there's no need for a hearing. They would send notice to the DRB and if there were no problems, they wouldn't even meet about it. Leslie redrew her motion.

Mike would like to see the standards only to major site plan review and add a DRC review. Minor site plans would be administratively approved. They would apply only to the districts that are specified. Leslie cited this as a motion. Neighborhood design review standards would be applied. Jon seconded the motion. The motion passed on a 7-0 vote.

The discussion turned to the historic district. Jon has mentioned that he is redoing a historic building and because of the design standards, he can't replace the roof with a standing seam and he can't replace the windows, he needs to repair the ones that are there.

Eileen moved to amend section draft section 2201.e so the final sentence replaces the period with a comma then "as interpreted by the Montpelier DRC" and to change the wording in relevant sections to strike references to standards and add "as interpreted by the Montpelier DRC". Leslie seconded. The motion passed on a 7-0 vote.

Syntax corrections : 2201B under applicability under # 3A should be repainting previously painted areas and B is not necessary and C should be moved to the end of 2201E. Jon made

a motion to make these changes. He will discuss it further with Brandy. The motion passed on a 7-0 vote.

2202F5 should have the same changes as previously agreed upon since it addresses historic districts.

**b) Final decision on Zoning map district boundaries for Sabins Pasture.**

5 were present at the last meeting and 3 would have supported LDR, the other 2 wanted MDR.

Eileen made a motion to make Sabins Pasture LDR. There was a second. Eileen asked to withdraw the motion.

Brandy will put together some language. There was a discussion on J and how much an owner should be included in conservation vs recreation plans. Mike is going to research how the conversation maps came to be.

**Adjournment:** Leslie moved to adjourn, Barbara seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry  
Recording Secretary