

**Montpelier Planning Commission Meeting
November 23, 2015**

Approved 12/14/15

Present: Kim Cheney, Jon Anderson, Barbara Conrey, Tina Ruth, John Adams, Leslie Welts, Brandy Saxton.

Call to order by the Chair: The meeting was called to order by the Chair, Kim Cheney.

Approval of the agenda: Leslie moved to approve the agenda as presented, Barbara seconded. The motion passed on a 6-0 vote.

Comments from the Chair: The Chair mentioned that there were many residents of Cliff Street present and there is a petition that has been submitted. Copies of it were handed out to Commission members. There is a question as to why Cliff Street is in the historic district.

Continue consideration of zoning changes based upon public input sessions:

a) Continue review of Revised Part 2 draft dated 10/21/15 and Chapter 220 dated (10/26/15)

This was reviewed at the last meeting. Tina mentioned that there is a section that requires 2 acres and she'd like that section revisited. Brandy said more than one residence could be built on that. Tina would like further discussion put on the next agenda.

b) Review of Revised Part 3 (dated 11/4/15 and 11/18/15)

Brandy reviewed changes made and questions posed by staff's review.

There was a discussion about feasibility as related to demolition and how to prove that versus simple neglect. Brandy said that some other areas state you must offer the structure for sale where it stands or to be moved before demolition is allowed. Brandy will write up something and present it to the commission.

Some storm water experts will be invited to discuss that section.

There were questions on the non-conforming signs section. The existing non-conforming signs can stay but not replaced with new non-conforming signs. John would like internally light signs banned. Jon will check with some sign makers and see if price changes for gas stations can safely be changed with halo lit signs and report back to make a determination.

i. Take comments from Conservation Commission on draft Part 3.

There is still discussion going on about how to or should the maps be integrated into the zoning or referencing them as an appendix.

Approve minutes of November 9, 2015: Jon made a motion to approve the minutes as presented, Tina seconded. The motion passed on a 6-0 vote.

Adjournment: John made a motion to adjourn, Barbara seconded. The motion passed on a 6-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary