

**Minutes of the Montpelier City Council Meeting
December 20, 2017, 6:00 PM
City Council Chambers, City Hall**

In attendance: Mayor John Hollar, City Manager Bill Fraser, Councilors Anne Watson, Ashley Hill, Rosie Krueger, Dona Bate, Jean Olson and Justin Turcotte. City Clerk John Odum acted as secretary.

The Mayor called the meeting to order at 6:00PM

17-387. Without objection, the agenda was approved by unanimous consent.

17-389. Councilor Bate requested the item relating to the Library be pulled from the consent agenda for discussion. The remaining consent agenda was moved for approval by Councilor Watson and seconded by Councilor Olson, and carried unanimously.

17-390. The Master Plan Public Hearing was opened at 6:04. Planning Director Mike Miller came forward for a brief discussion before the floor was opened for public comment. Dan Richardson came forward on behalf of Alan Goldman. More discussion followed

Councilor Bate moved to revise the proposed master plan to reflect the page 132 addition and the strikethrough presented by attorney Dan Richardson (“Two areas are identified for further study. The first is the hillside area behind the statehouse, which may be removed from the growth center. The second is a portion of the Crestview neighborhood, which was included as part of the City’s original growth center designation in 2010, and which was removed in 2016. The city believes, based on the qualities and location of this parcel that it should return to the growth center and strongly recommends that the city work with the landowner to begin the process for readmission to the growth center. For future study including the hillside behind the statehouse (for removal from the growth center) and a portion of Crestview neighborhood (which was removed in 2016 but is being considered for addition to the growth center),The city also expects to review the types of designations, etc.”). Councilor Watson seconded. The motion passed unanimously at 6:17

Questions and input were offered from Ben Huffman. Sandy Vitzthum shared criticisms of the process.

The public hearing was closed at 6:24. Discussion followed, including statements from Councilor Turcotte.

Councilor Bate moved to approve the first four recommendations listed on Mr. Miller’s punchlist. Councilor Watson seconded. Motion carried unanimously.

17-391. The Zoning Public Hearing was opened, with Mr. Miller again up front for discussion. Dan Richardson came forward on behalf of Alan Goldman.

After discussion, Councilor Krueger Rosie moved to adopt the revised language offered by David Roos via email to amend sec 3405 f(4) (“Conservation area shall be designated

as permanent open space, not to be further subdivided, and protected through a condition of approval of the DRB decision, a statement on the site plan or subdivision plat and a legal mechanism, including but not limited to deed restrictions or covenants, an open space agreement or a conservation easement held by the city, state or a land trust or conservancy.”). Councilor Turcotte seconded. Motion carried unanimously at 6:49.

Councilor Turcotte moved to accept Mr. Richardson recommendations on page 8 of his memo as it relates to section 3002(c) Residential Density. Councilor Olson seconded. Barbara Conrey, Phil Dodd and Alan Goldman offered comments during discussion. Motion failed on a 5-1 vote (Councilor Turcotte voting aye, all others nay).

After more discussion, Councilor Bate moved to support the next two changes offered by Mr. Richardson to section 3006(d) and 3006(b) with direction to staff to correct grammatical errors. (Sec 3006B – Applicability. The provisions of this section apply only to ~~any~~ land identified as a wetland or vernal pool on the Montpelier natural Resources Inventory Map at the initial filing of a permit, as well as any required buffer... Sec 3006(D) Development Standards ~~To the greatest extent feasible~~, Land development in the affected area shall not have an undue adverse impact on the wetland or vernal pool. The Development Review Board shall consider the following factors in this determination as to whether the proposed development reasonably shall be designed to: ...etc.) Councilor Krueger seconded and the motion carried unanimously at 7:09.

Alicia Feiler of Malone Properties was joined by David Butsch with three more proposed changes. The Council discussed each in turn.

Councilor Olson moved to accept recommendation 1 to revise the per building footprint requirement in the eastern gateway district from 10,000 square feet maximum to 40,000 square feet maximum, with Councilor Krueger seconding. Motion carried unanimously.

A discussion of the second recommendation followed. No action was taken.

On the third recommendation, Councilor Watson moved to remove below grade portion of the stream from the natural resources inventory map that crosses the specified parcel. Councilor Turcotte seconded. Motion carried unanimously.

After discussion, Councilor Watson moved to strike Res 1500 from the Applicability and 3011b(1). Councilor Bate seconded. Discussion. Motion failed 4-3 (The Mayor and Councilors Krueger, Turcotte and Olson voting nay, Councilors Watson, Bate and Hill voting aye).

The discussion of Mr. Miller’s “punchlist” followed. Kirby Keene and Steve Sease of the Planning Commission came forward with input.

Councilor Turcotte moved to accept the recommendation of the Planning Commission to add to sec 3005(e) to the last sentence “except where the river is channelized.” Councilor Krueger seconded. The motion carried 5-1 (Councilor Watson voting nay).

The Chair called for a recess at 7:57. The meeting reconvened at 8:05.

Discussion of the Planning Director's list continued. Kirby Keene and Tom McArdle participated in the discussion.

Councilor Bate moved to change Res 1500, 3000, 6000, and 9000 to a 2500 square feet maximum footprint. Councilor Krueger seconded.

Councilor Turcotte moved to amend the motion to strike Res 1500. Motion died for lack of a second.

The original motion carried on a 4-3 vote (Councilors Bate, Hill, Watson and Mayor Hollar voting aye, Councilors Krueger, Olson and Turcotte voting nay).

Councilor Watson moved, and Councilor Hill seconded, to incorporate the remaining consensus recommendations on the Planning Director's punchlist and attached memo, as modified without objection during discussion, into the final draft. The motion carried unanimously at 9:15.

Councilor Krueger moved to amend the master plan map on figure 29 to reflect the zoning district changes that were approved tonight. Councilor Turcotte seconded. Motion carried unanimously

Councilor Watson moved to approve the master plan as amended this evening. Councilor Turcotte seconded, and the motion carried unanimously.

- 17-392. Montpelier Community Fund Board members Ron Wild, Michael Sherman, Amy Cunningham, Christine Zachai, and Judy Stermer came forward for a discussion of their grantmaking process. No formal action taken.

The Mayor called a recess at 9:47. Meeting reconvened at 9:51.

- 17-393. A water resource recovery facility update as offered by Public Works Director Tom McArdle joined by DPW staffer Kurt Motyka, along with Mike Hastings, Larry Doyle, Wayne Elliot and Chris Cox. Kate Stephenson, Chair of the Energy Advisory Committee, read a resolution in support of the organics to energy project. No formal action taken.

- 17-397. There was a brief discussion of four proposed charter amendments, followed by a discussion of the coming meeting schedule.

- 17-398. There was a discussion of the Library consent agenda item pulled at the request of Councilor Bate (item (e)). Councilor Turcotte moved the council approve consent agenda item (e), and Councilor Hill seconded. Motion carried 5-1 (Councilor Bate voting nay).

- 17-399. Councilor Bate announced her intent to run for re-election

Without objection, the meeting was adjourned at 11:05.