

**Montpelier Planning Commission Meeting  
December 8, 2014**

*Approved January 26, 2015*

**Present:** Kim Cheney, Jon Anderson, John Bloch, 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:** There was a motion and a second to approve the agenda. There were no dissenting votes against the motion.

**Comments from the Chair:** Kim turned the mic over to Phil Dodd, who was present with Jim Abrams and Carol Grodinsky about the Sabin's Pasture redistricting into high density. He wanted to review the history of Sabin's Pasture with the Commission. It might require another meeting to go into more detail. Brandy explained that public meetings will be scheduled once the draft is finished and distributed. Phil said that he will keep in touch and be back for those.

Kim discussed whether the signs at VCFA should go under Act 250 review and where the Commission should ask for a jurisdictional review. There wasn't any comments from the Commission, so the discussion was ended.

**Brandy to report on meeting with Design Review Committee:** Jay White and Eric Gilbertson from the DRC were present.

One of the issues is the scale of accessory structures and what would be necessary for design review. One of the comments was that if it were a matter of being reviewed for feedback and not a punitive process, people might be more willing to go through design review.

The Secretary of Interior Standards is a good guideline for restoration projects. The architectural standards presented by Brandy are agreed upon by the DRC.

DRC approval will not be needed to replace like materials with like materials in the historic district, as well as other districts. This instance would be an administrative review.

**Continue review chapters 220 and 230 in the 11/10/14:** The model from Jamestown, RI is the one most likely to explain design concepts. There was some others that would deal with in-fill housing issues.

There are misunderstandings between neighborhoods being within districts in the zoning ordinances.

The applicability piece needs to be worked on – what defines an accessory structure and does that need design review, for example.

Unless there is a sign going to be installed where a sign has never been before, a replacement sign doesn't need review.

There was a thought that maybe the guidelines for accessory structures be exempt from review if less than 240 square feet is exempt from design review.

Brandy will have a clean copy at the January meeting with clear definitions.

**Other business:** Tina cannot be at the December 22 meeting. PUDs can be reviewed at the next meeting.

Leslie spoke to a River Engineer at ANR who would be willing to speak to the commission about the Winooski and the North Branch. Mike will contact her to set up a time.

Chair elections will be done in January.

**Adjournment:** Jon Anderson made a motion to adjourn, John Bloch seconded, the motion carried.

Respectfully submitted,

Tami Furry  
Recording Secretary