

**Montpelier Planning Commission Meeting
November 24, 2014**

Approved January 26, 2015

Present: Kim Cheney, Tina Ruth, John Adams, Leslie Welts, Michael Miller, Brandy Saxton. (Eileen joined the meeting at 28:00.)

Call to order by the Chair: Jon Anderson, acting Chair called the meeting to order.

Approval of the agenda: Hearing no objections, the agenda was approved.

Comments from the Chair: Kim apologized for missing the last meeting.

Review of minutes of November 10, 2014: Tina made a motion to approve the minutes as presented, John Adams seconded. The motion passed on a 4-0 vote.

Brandy to report on meeting with Design Review Committee: Another meeting will need to be scheduled since the business at the meeting didn't allow time for a conference call with Brandy.

People had mentioned to Kim that the VCFA's sign might be under Act 250 review, he asked the commission to consider that and talk to people who might know for sure and let him know at the next meeting.

Review chapters 220 and 230 in the 11/10/14: The definitions have been in the works right along.

The water quality overlay district standards have remained the same. Resource protection area is one way to consider the standards for that area. The 100' buffer makes sense for wetlands. A boathouse for canoes would be considered a water dependent use.

There was a general consensus that there will not be an overlay, it will be in the standards. A decision will be delayed until Jon Anderson is present to discuss his point of view in keeping it an overlay. Brandy will send an email to Kim and/or Jon with the details of the discussion to make a decision at the next meeting.

The Capital Complex is exempt from design review as per state statute.

There was a discussion on site plan review by design review committees and administrative review for projects.

Brandy will send around some examples of design guidelines but the city would need to create their own.

Reviews of different types of planned unit developments, infill housing development, cottage clustered housing, traditional neighborhood development, and net zero housing were presented by Brandy. Kim asked for pictures of the types to better imagine how they would look. Mike mentioned

that some sort of prior agreements are needed for infill where a house shares a waterline or a driveway and one person doesn't do as they should.

Kim wants to make sure all the work done is fully vetted before it goes public. He understands that the State can offer review assistance. Mike said that he, Dina, and Audra will go over the package to see if there's anything that may not work.

Adjournment: There was a motion to adjourn and there was no opposition.

Respectfully submitted,

Tami Furry
Recording Secretary