

**Montpelier Planning Commission Meeting
November 10, 2014**

Approved 11/24/14

Present: 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 Acting Chair, Jon Anderson.

Approval of the agenda: John Adams moved to approve the agenda as presented, John Bloch seconded, the motion passed unanimously.

Comments from the Chair: Jon just commented that he was acting chair in Kim's absence.

Review of minutes of September 29, 2014, October 13, 2014 and October 27, 2014:

Tina made a motion to approve the minutes of September 29, John Adams seconded. The motion carried.

John Adams made a motion to approve the minutes of October 13 and October 27, John Bloch seconded. Leslie noted that the minutes need more detail and requested that effort be made to make that happen. The motion passed unanimously.

Discuss Gateway districts and resolve any conflicts:

Chapter 230 replaces performance zoning. Chapter 220 has two design overlay districts. Brandy will be on a conference call in the next DRC meeting to review those further. It was talked about breaking the design review into historic district and neighborhood district. The Gateway has been broken into east and west. This meeting is to go into more details on uses. The base zoning districts were finished at the last meeting but the uses need more discussion.

Water quality overlay district still needs to be looked at.

Review use tables for all districts:

The definitions were included in the packet given to the commission. A helicopter landing pad would be a conditional use. Eileen does not agree with it being a conditional use. John Bloch mentioned that National Life might have a use for one. It was decided to strike it as a conditional use.

There was a discussion of the mixed use building language.

Jon mentioned that the size of a factory should be considered. Brandy said a square footage limit might be effective in the downtown district. Jon mentioned 5-10k square feet. Brandy will work on exclusions by definition. Mike mentioned that you might have enclosed manufacturing that doesn't affect the neighborhood at all and then outside with heavy truck traffic that can affect the neighbors.

Banks with drive throughs in the downtown would be acceptable but not food drive throughs.

Change to waste collection facilities since composting is a separate definition.

Riverfront starts at the Senior Center and contains parts of River Street and Sabin's Pasture. All future drive throughs on River Street will be prohibited.

Conditional use of gas stations in that district including Barre Street. Jon said only in the Crossroads area. Crossroads and riverside of River Street for gas stations for now. Carwashes will become conditional use everywhere.

Brandy to prepare revision to parking rules - possible single ordinance revision for City Council:

This will be presented at the next meeting.

Brandy to report on meeting with Design Review Committee. (Cheney to be absent 11/10 so full discussion postponed.)

The PUD and design review pieces will be discussed at the next meeting.

Adjournment: John Adams made a motion to adjourn, Eileen seconded, the motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary