

**Montpelier Planning Commission Meeting
July 28, 2014**

Approved 9/15/14

Present: Kim Cheney, Jon Anderson, John Bloch, Alan Goldman, Tina Ruth, Michael Miller, Brandy Saxton, Eileen Simpson.

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

Comments from the Chair: Kim mentioned that Michael had gone through previous minutes and discovered that the July 14 map had previously been approved.

Review of Minutes of May 27th and July 14, 2014: Jon made a motion to approve the May 27 meeting, Tina seconded. Eileen made a motion that the minutes state that there wasn't a quorum at the meeting. The motions passed unanimously.

Jon made a motion to approve the minutes of July 14, Eileen mentioned that there was motions on the names of districts except for Sabin's and Stonewall. It was agreed to amend the minutes and the minutes were unanimously approved.

Presentation and discussion of Goldman written proposals: Alan raised the question that three residential districts were decided upon and why change the names? Sabin has all three zoning districts. HDR, MDR, and LDR have worked fine for years.

Jon suggested that the review of the maps start at the western side.

Jon suggested that west of the brook is LDR, east of the brook is MDR. Eileen made a motion that the Park west neighborhood boundary be expanded to the brook and it within the MDR. The eastern side of the brook and the Crestview area would become part of the Parkwest neighborhood. John seconded. The motion passed with Alan abstaining. Jon made a motion that east of the brook be LDR, Tina seconded. The motion passed with Alan abstaining.

Discussion and vote on map districts: John made a motion to call it the Sabin's Pasture District, Eileen seconded. The motion passed.

Eileen made a motion to connect to the Towne Street neighborhood north of Main Street and east of Lincoln Street excluding 250 Main, John seconded, the motion passed with Kim abstaining.

Eileen made a motion that the northern boundary of Berlin Street neighborhood be extended to the river so that it includes River Street and the river itself, ending at the last residential property, Jon seconded. The motion passed.

Eileen moved that Brandy zoom in on the Crossroad district that shows the hotel to divvy it up between the Gateway district, John seconded, the motion carried.

Jon moved to put Gasoline Alley into the Gateway, John seconded. The motion passed. Brandy will prepare a blowup of the area so the detail is more understandable.

Discussion of growth center and vote on procedure to follow to define it: The legislature has made changes to the growth centers and Eileen is asking that the Commission authorize the sub committee to meet with the State to discuss specific properties. Kim thinks that Mike should be the liaison with the State.

Mike has met with the State and the standards will be reviewed every 5 years. In order to get a growth center, you have to meet certain principles. Once he understands all the rules and boundaries *and incentives*, he will contact Eileen.

Vote to remove impact fees and flood hazard area regulations from zoning bylaws: Impact fees are written into the zoning and a separate ordinance on impact fees that aren't the same. The impact fees can be taken out of the zoning.

Jon moved and Alan seconded that the impact fees and flood hazard will be removed from the zoning regulations. (Jon A/ John B, motion carries)

Adjournment: John made a motion to adjourn.

Respectfully submitted,

Tami Furry
Recording Secretary