

Montpelier Planning Commission Meeting
April 8, 2013

Subject to review and approval

Present: Kim Cheney, Eileen Simpson, Gwen Hallsmith - staff, Jon Anderson, Alan Goldman, Thomas Nowlin, Tina Ruth.

Also in attendance: Jessie Baker – Assistant City Manager, Gayle Hanson – Times Argus reporter, Jack McCullough, Nancy Sherman, and others.

Call to order by the Chair: The meeting was called to order by Vice Chair, Jon Anderson.

Comments from the Chair: There were no comments.

Continue review of Article 2 – Zoning Districts and Regulations – Crestview

neighborhood: The proposal is to include it in rural district. It would be among the least dense area in the city. It will be 10 acres with density bonuses. Alan Goldman stated that the surrounding areas have higher densities and that should be considered for this area.

The commission has asked staff to tweak the affordable housing issue part of the proposal.

Public Comments and Questions: Jack McCullough from the Montpelier Housing Task Force spoke in favor of a more suburban designation for Crestview since Montpelier can support more housing development.

Nancy Sherman spoke to how the zoning should be clear as to how the areas should grow. Another person agreed with Nancy and suggested that clustering not be driven by market forces.

Jack McCullough later mentioned that affordable housing is also for renters, not just buyers of a house. There are people who are just starting out in jobs in Montpelier who can't afford to buy a house but need a place to live.

Future Agenda Items: Jesse asked Gwen to mention that there is a developer in Burlington who has done infill and this person is willing to talk to the Commission about that process.

Crestview will be discussed in two weeks, as will the discussion on 250 Main Street. The discussion will also be about village commercial and village residential. Then there will be the retreat, the meeting after the retreat will loop back to the discussion on suburban areas versus residential areas.

Other business: Alan asked that the April 22 meeting be cancelled or rescheduled since it falls during school break. There is a retreat scheduled for April 29 for the Commission.

Adjournment: Kim made a motion to adjourn, Alan seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary