

**Montpelier Planning Commission Meeting
December 10, 2012**

Subject to review and approval

Present: Jon Anderson, Thomas Nowlin, John Bloch, Gwen Hallsmith, Eileen Simpson, Tina Ruth, Alan Goldman.

Call to Order by the Chair: The meeting was called to order by the Vice Chair, Jon Anderson. The Chair, Jesse Moorman has a new baby in his household and won't be at the meetings this month.

Comments from the Chair: Congratulations to Thomas Nowlin, the student member of the commission for winning a speaking contest at the Rotary this afternoon.

Review minutes of October 16 and October 22, 2012: Motion made by John Bloch to accept the minutes as presented, seconded by Thomas Nowlin, motion passed unanimously.

Continue review of Article 2, Zoning Districts and Regulations – Recommended Action – Direction to staff for drafting Article II: Setbacks for unnamed and named rivers was the starting point on Article 2, page 5. Alan said that it should continue with as per state standards, Jon said he didn't think there was state standards for buffers but he thought a 50 foot buffer was sufficient and to exempt the historical downtown. The conservation committee should identify streams that require this buffer. There was a consensus about this and no vote was needed.

Streetscape standards is the next section. After some discussions on how to break down the points, it was decided to get Tom McArdle's input, then continue the discussion on January 14.

Prohibited uses on pages 5 to 7 is the next section. There were no changes made. It may be revisited as the commission reads further if a use may be moved to another section.

Flood hazard overlay. The updated maps should be available by the next meeting. The GIS person has given notice and will not be replaced. Clancy's position will be changed to part-time.

Western gateway purpose. Same changes to buffers as previously made. On page 7 "all conditional uses" sentence be moved to the conditional uses section on page 6. Staff should place asterisks on sections that do not require site plan review. The section looks okay except for the minimum residential standard; it was agreed to change it from 6 to

Alan made a motion to vote to substitute the map from July 26, 2012 in this ordinance. John seconded. The motion passed unanimously.

Density standards on page 8. There is no maximum density since the development review board determines the details, parking, etc. 70% coverage for the western corridor and 80% for the rest, with a maximum building height of 45 feet for the western corridor. Gwen pointed out that 45 feet would make National Life a non-conforming building since it is 60 feet. John made a motion to set it at 45 feet, with the additional 15 feet as conditional use. Modifications and additions to buildings

constructed before 1960 that are over 45 feet are exempted. Alan seconded. The minimum density should be 6 units per acre. Alan disagreed with the minimum density and would prefer that people be given incentives to create dwellings instead of having the minimums imposed on them.

Tina requested that on page 11, paragraph 5, the first word on line 2, "control" be removed.

Other business: Two residents of the north side of upper Main Street were present to request that their neighborhood be redesignated to the Town Street neighborhood instead of where they are currently districted, the College Hill neighborhood. The woods behind their homes are shared with the Town Street residents so they feel that they share more in common with that neighborhood. They are not sure what the process entails. One of the owners of the former NECI property was at the meeting to hear the discussion.

Jon Anderson explained to them that after running through the ordinance, the Commission would conduct hearings. John Bloch suggested that the item be considered before the ordinance is completed. Gwen explained that Town Street is lower density, that's why Main Street wasn't included in that designation.

John Bloch made a motion to take up issue of neighborhoods in Main Street/Town Street complex versus College Street neighborhood for the next meeting. Alan seconded. Since not all of the commission will be at the next meeting, the discussion will be scheduled for the January 28, 2013 meeting.

Adjournment: Alan moved to adjourn, John seconded, motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary