

**Montpelier Planning Commission Meeting
October 22, 2012**

Subject to review and approval

Present: Jesse Moorman, Jon Anderson, John Bloch, Tina Ruth, Eileen Simpson, Gwen Hallsmith, Kim Cheney, Alan Goldman.

Call to Order by the Chair: Jesse Moorman called the meeting to order.

Comments from the Chair: Jesse asked Jon Anderson to review his meeting with the City Council, who had requested that they be advised of any issues that may create a firestorm.

Review meeting minutes from September 10th and 24th: Jon Anderson moved to approve both sets of minutes, John Bloch seconded. Jesse noted that the minutes did not reflect that the motions had been passed on page 3 and also that 204B should actually be 204C. Jon Anderson amended his motion to include these two changes, Kim seconded. The motion passed unanimously.

Design Competition Recommended Action: Eileen and Jesse have been judges for this competition. The next meeting, November 20th will be a special awards meeting. The entrants will be present for a reception and receive the awards.

Classes of Wetlands: Recommended action is to determine buffers for all classes of wetlands. Chris Hilke and Roy Schiff from the Conservation Commission and Shannon Morrison, State of Vermont District Wetlands Ecologist were present.

Wetlands over ½ acre in size are significant. The state map is a starting point for Class 2 wetlands, but wetlands change over time, so the barriers would change, also. The state has ecologists available to come out and help determine wetlands and what the barrier should be for that area and there are wetlands consultants that provide guidance.

Kim moved that on page 5, section 44 starting after "wetlands", 50 feet be struck and it state "in conformity with State law and after review by the Conservation Committee and the Technical Review Committee..." There was no second, Eileen made a motion that on page 5, section 44 starting after "wetlands", 50 feet be struck and it state "in conformity with State law". Jon Anderson seconded. Motion passed with Kim Cheney dissenting.

Continue review of Article 2: Zoning Districts and Regulations: Recommended action is to direct staff on drafting Article 2. *The conversation continued from other business.* There was no action taken, but further discussion on growth.

Other business: *This discussion actually occurred before the classes of wetlands topic.* Alan Goldman and Doug Zorzi raised the question from the audience as to why the maps have changed and reclassified Sabin and Crestview. The commissions other members said that the maps were not changed, had not been discussed yet, but had been handed out by Gwen as a suggestion. The discussion will be a future agenda item.

Adjournment: Motion to adjourn made by John Bloch, seconded by Jon Anderson.

Respectfully submitted,

Tami Furry
Recording Secretary