

**Montpelier Planning Commission Meeting**  
**April 23, 2012**

*Subject to review and approval*

**Present:**

Jesse Moorman, Jon Anderson, Kim Cheney, Eileen Simpson, Tina Ruth, Gwen Hallsmith, Clancy DeSmet.

**Call to order:**

**Comment from the Chair:**

**Continuation of Gateway district standards:**

- a. Review Western changes
- b. Review Eastern changes

"The Corridor neighborhood recognizes demand by the traveling public, and provides for these activities in especially designated areas. They are designed for accommodating automotive activities, overnight accommodations and uses generally associated with the traveling public."

There is similar language in each one. There was consensus on removing the phrase "New projects will need to consider transit, pedestrian and bicycle transportation, energy efficiency and renewable energy, the integration of mixed use to promote economic viability, and affordable housing needs."

A recommendation was made to bring all six districts into consistent wording and formatting. There was an agreement to do this.

**Consideration of the Inclusionary and Replacement Housing Draft Ordinance:**

Agreement to table inclusionary housing to concentrate on replacement housing ordinance.

A suggestion presented was to grant a certificate per square foot to create housing within the district and half a certificate for the rest of Montpelier. These certificates can be used to change housing to commercial. People can buy certificates and the certificates will go back to the town after five years.

Continuation of the discussion was tabled for the next meeting due to time constraints.

**Review Infill Map and Incentives:**

Map was created July 8, 2008. A possibility is to use the design competition to help identify infill sites. There is a zoning boundary running down Barre Street where zoning laws are different from one side of the street from the other. A study of fiscal development versus growth might need to be done. If the map model can be tweaked to show potential growth with potential development standards, it would be helpful for the commission but it is expensive and takes 20 hours to run.

Identify the facts that prove more density is good financially and otherwise to present to the public. There is a growth impact study possibly on the city's website.

A motion was made to collect data that supports the fiscal impacts of increased density, with special regard to increased school population and education funding. The motion passed with one nay vote.

**Discuss design competition:**

The Barriers to Housing report recommended a design competition. Doing the competition at the same time of the zoning revision to include feedback from the competitors on barriers that they encounter.

There would be 4 competition categories - submission for infill housing; submission for infill commercial; proposal for Sabin's Pasture; proposal for Joslin Farms (Alan Goldman's property). A nominal entry fee would allow for cash prizes. A motion was made to accept the proposal for a design competition as written. The motion passed unanimously. John, Eileen, and Jessie volunteered to be on the jury for submissions.

**Future agenda items:**

Next meeting is May 14<sup>th</sup>. Further housing replacement discussion then. Infill incentives. Flood hazard information.

Meet 7<sup>th</sup> and 21<sup>st</sup> since the next regular meeting is the 28<sup>th</sup> which is Memorial Day. Gwen and Clancy can't make it the 21<sup>st</sup>. The next one will be the 29<sup>th</sup>.

**Adjournment:**

Respectfully submitted,

Tami Furry  
Recording Secretary