

Committee Meeting Minutes

Committee Name: Montpelier Housing Committee

Date: Tuesday, January 20

Time: 6:00–7:00 p.m.

Location: Montpelier Senior Center & Zoom

Chairperson: Alyssa Schuren

Minute Taker: Dan Wheeler

Attendance

Committee Members Present: Alyssa Schuren (Chair), Lauren Hierl (Vice Chair), Dan Wheeler (Secretary), Dan Coppock, Alexandra Halasz, Tim Heney, Sean Sheehan and Sandy Vitzthum(Zoom), Ben Linder (Zoom)

Absent: None

Councilors & City Staff: Cary Brown (District 3 Councilor)(zoom), Ben Doyle (District 1 Councilor), Matt Jelacic (Montpelier Community and Economic Development Specialist), Mike Miller (Planning Director)

Meeting Summary

Chair called the meeting to order at 6:01 p.m and explain the meeting focus on Montpelier's Development Regulations.

Public Comment

Stephen Whitaker commented on the need for a Housing market study as a vital piece for encouraging developers to build appropriate housing types. Stephen encouraged the Housing Committee to advocate for funding for such a study. Peter Kelman encouraged the Housing Committee to work with other committees and the Council closely to avoid overlap, and focus priorities.

Discussion: Montpelier Development Regulations

Tim Heney presented a summary and assessment of the development regulations. Tim suggested that the regulations' format and content be reworked so that they are simplified and eliminate as many barriers to development as possible. Sandy commented that vagueness within the regulations leave open grounds for appeal.

Mike Miller described the provenance of the current regulations, which underwent a comprehensive rewrite, completed in 2018. An outside consultant was hired for the rewrite. Mike would not recommend starting over and simplifying, as the detail that is included in the regulations are needed so that potential appeals may be stymied with direct and specific wording. Mike described the importance of having a robust regulation document so that the City may qualify for Tier 1A status. He advised to continue the redline and revision approach that is currently the standard, and is scheduled to resume in March.

Lauren Hierl suggested the committee pay close attention to the current State process, as their regulations evolve.

Ben Doyle asked Mike Miller what the committee can do to help in the revision process. Mike recommended that the committee make specific recommendations for specific sections and wording, rather than general recommendations. These revisions should focus on details that may assist in avoiding appeals, and also eliminate engineering requirements, which can be a financial barrier to potential development.

Next Steps

- ❖ Alyssa proposed that the Housing Committee engage in a discussion focusing on guiding principles for development, which will help in decision making regarding prioritizing action. All committee members were in favor of such a discussion.

Next Meeting

Date: Tuesday, February 3

Time: 6:00 – 7:30p.m.

Location: Montpelier Senior Center

Meeting adjourned at 7:05 p.m.

Minutes prepared by: Dan Wheeler

Date: January 23, 2026

LEGEND

- ❖ Action