

Committee Meeting Minutes

Committee Name: Montpelier Housing Committee

Date: Tuesday, February 3

Time: 6:00–7:30 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, Sandy Vitzthum, Ben Linder

Absent: Sean Sheehan

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

Meeting Summary

Chair called the meeting to order at 6:00 p.m.

Committee unanimously approved previous minutes from both January 6, and January 20.

Public Comment

No public comment

City Update

Matt Jelacic gave a City update and discussed the following matters:

- Country club road - working on grants
- Community college parcel - opportunity for housing development near old stump dump, CVRPC offered to help with looking at soil testing (maybe remediation) etc.
- VT Chamber – recognizes housing as major issue
- UVM, National Life - potential connections to employers building housing, they own a lot of land

Brief Updates:

Vacancy Ordinance – Matt J. spoke with the City Attorney and confirmed that such an ordinance is viable within the existing city charter.

- ❖ The sub-committee will talk through details present their findings/ recommendation to the entire Housing Committee.

Budget Matters – Cary confirmed that \$100k funding item remains in the City's budget. Tax Stabilization (updated to meet State standards) measure will appear on the ballot, with corrected wording. The Committee discussed ways that this measure could be communicated with the public to clarify any confusion.

- ❖ Cary and Matt will draft a descriptive paragraph for publicity and outreach.

Cary also confirmed that the Committees' recommendation to freeze development fees has been communicated to the Council. The Committee awaits further explanation from the Planning Office.

State Appeals Process – Lauren reported that the legislatures discussion on confronting appeals process is underway. As this is a time sensitive topic, and seemingly of high priority, the Housing Committee will focus on this issue.

- ❖ Lauren, and All, will work on collecting case studies of appeals to present to the Legislature. Down Street had an example to share.

Montpelier Development Regulations

The Committee discussed the development regs, and different approaches to potential revision in the interest of promoting housing development. Discussions will continue on this topic in coordination with the Planning Commission, than then recommendations to the Council.

Discussion & Decision: Priorities Framework & Order of Operations.

The committee agreed that the current priorities framework is workable and recommended a few additions and edits.

- ❖ Alyssa will continue to refine this document, per comments and discussion.

Next Meeting

Date: Tuesday, March 3

Time: 6:00 – 7:30p.m.

Location: Montpelier Senior Center

Meeting adjourned at 7:29 p.m.

Minutes prepared by: Dan Wheeler

Date: February 4, 2026

LEGEND

❖ Action