

Montpelier Planning Commission Meeting February 9, 2026

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at this link:
<https://www.montpelier-vt.org/1094/CivicClerk>

Present: Maria Arsenlis, Aaron Kisicki, Gabe Lajeunesse, Leah Candland, Sean Linehan, Timothy Sinnott, Rowan Hawthorne, Michael Miller, ORCA Media (recording).

Also in attendance: Doug Zorzi, Alan Goldman, Steven Whitaker.

Call to order by the Chair: The meeting was called to order by the Chair, Aaron Kisicki.

Approval of the agenda: The agenda was deemed approved by consensus.

Consider minutes from January 12, 2026: The content needs to be moved under the proper heading. Sean made a motion to approve the minutes with that change. Tim seconded. The motion passed unanimously.

Comments from the Chair: Maria and Aaron would like to change this item in the agenda to read "Comments from the Commission" so as not to limit the comments to just the Chair.

Aaron and Maria met with the Housing Committee. They wanted to talk to the Planning Commission about collaborating on the zoning standards to encourage housing development. The Housing Committee members will offer zoning examples from other cities.

General business (comments from the public about something not on the agenda):
Steven Whitaker reviewed perceived issues with the Country Club Road project that are not being addressed by the Planning Commission.

Update on City planning projects: Work is still being done on the CDBGDR application for around \$ 5 million.

Continue work on new (permanent) zoning amendments:

Discussion and review of Chapter 330, Conditional Use Standards and Chapter 340, Planned Unit Development Standards – One of the ideas is to move traffic studies from conditional use to general use.

Character of the neighborhood should only be considered when there is a mix of commercial and residential with regulations placed on the commercial site. The definition of character of the neighborhood is never addressed in the standards.

Mike reviewed the other areas in the standards with a history on the development of them.

Adjournment: Rowan made a motion to adjourn; there was a second and the motion carried.

Respectfully submitted,

Tami Furry
Recording Secretary