

Montpelier Planning Commission Special Meeting
March 16, 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: Stan Brinkerhoff, Alan Goldman, Peter Kelman, Eva Schectman

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.

Comments from the Commission: Aaron thanked everyone for showing up for the meeting.

General business (comments from the public about something not on the agenda): There were no members of the public with comments in attendance.

Review and consider developer responses to Country Club Road RFP: The pros and cons of the four proposals from Chinburg Properties from Newmarket, NH; DEW based in Williston, VT; Execusuite from Lebanon, NH; and Pennrose from Boston, MA were discussed.

Execusuite's proposal needs specificity regarding the number of rental units and a retail space in the proposal. It also seems that they haven't done a project of this scope before.

The Chinburg proposal was discussed, and the awkward positioning of the play area is a question to ask them. They have not done a project like this in Vermont, but they have in other states.

D.E.W.'s proposal isn't very creative. The rental units would be owned and managed by Downstreet Housing.

Pennrose is the one the commissioners think would need a total rework. The other proposals could be tweaked, but this one would need more work.

Aaron will compile a letter to send to the review committee with the commission's concerns – playspace and a retail space are some of the primary concerns to address. He will send it out to the commissioners for wordsmithing and edits.

Adjournment: Tim made a motion to adjourn, Leah seconded.

Respectfully submitted,
Tami Furry
Recording Secretary