



Agenda

Planning Commission Meeting

Monday, March 23, 2026 at 5:30 PM

HYBRID MEETING

Join in person: City Council Chambers, City Hall

or

Join Zoom Meeting:

<https://us06web.zoom.us/j/85769092031?pwd=wO6z68t1kkF14lf06l8Gki5yFomnmB.1>

Meeting ID: 857 6909 2031 Passcode: 814594

Phone in: +13052241968,,85769092031#,,, *814594# US

Members: Aaron Kisicki (Chair), Maria Arsenlis (Vice Chair), Gabriel Lajeunesse, Leah Candland, Sean Linehan, Timothy Sinnott, and Rowan Hawthorne

Please note: Changes in the agenda may occur

1. Call to order
 - a) Review of Zoom procedures
2. Approval of the agenda
3. Consider minutes of March 9 and March 16
4. Comments from the Commission
5. General business (comments from the public about something not on the agenda)
6. Designate Commission members as liaisons to other City committees and the CVRPC

7. Public Hearing — Amendments to River Hazard Area bylaws

- A draft redline version of the proposed amendments may be viewed at: www.montpelier-vt.org/1603/Regulations-and-Codes

8. Discuss amendments to the Unified Development Regulations

9. Adjournment

PC meetings are open to the public. For questions about accessibility or to request accommodations please call (802) 223-9506.

Montpelier Planning Commission Meeting March 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

Call to order by the Chair: The meeting was called to order by the Vice Chair, Maria Arsenlis.

Approval of the agenda: Aaron suggested moving the discussion agenda to the end. Sean seconded with the change. The motion carried.

Consider minutes from February 23, 2026: Leah made a motion to approve the minutes as written, Tim seconded the motion and it carried.

Comments from the Commission: Tim mentioned that some citizens are going to City Council with concerns about the sprinklers rules. Mike explained that the Fire Marshal has determined it's a safety issue. They are not required any longer in private residences.

Leah reminded the others that there is a CCR community input session at the high school. Mike urged people to fill out the survey.

Sean urged people to review the Act 50 exemptions to compare them to a map referenced by Steven Whitaker in previous meetings. He also recommended that the other commissioners review their responsibilities as written. Maria noted that she and Aaron had talked about that and want it to put on a future agenda.

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

Development of guiding principles for suggested zoning amendments: (this was moved to the end of the agenda) Leah and Gabe both had tentative wording for ideas.

Presentation from Planning Director on Country Club Road RFP responses: (this was moved ahead of the previous item) Mike showed a video that was compiled for public information and is on the city's website.

Mike reviewed the different proposals for the commissioners.

The commissioners discussed the pros and cons of each proposal. Aaron asked if the commissioners wanted to have another meeting to discuss this further. It was decided to have a meeting on Monday over Zoom, since city space is limited that night.

Initial presentation of River Hazard Area amendments: Mike had hard copies for the commissioners that he sent out in an email since it didn't make the meeting packet. There will be a public meeting about them in a few weeks, and Mike will put together a PowerPoint presentation with the details for review.

Adjournment: Sean made a motion to adjourn; there was a second and the meeting adjourned.

Respectfully submitted,

Tami Furry
Recording Secretary

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

Chapter/Section #	Change Options for PC Direction	Staff Comment
Chapt. 210 & Zoning Map	Merge RES 1500 with RES 3000 District	Staff supports
	Merge RES 6000 with RES 9000 District	Staff supports
	Eliminate "Municipal" District – merge parcels into adjacent Districts	
Urban Center District Options		
	Convert UC-2 (begining Barre St & Stone Cutters Way) to UC-1	This is a more densely built stretch of Barre St, including only one privately-owned parcel on Stone Cutters Way
	Merge UC-2 and UC-3 (School St to Brown section of Main St)	
Riverfront District Fixes		What is special about RIV District requirements that wish to keep? (1) encouraging taller buildings – minimum 24' height for new buildings, same as UC; (2) other dimensions step-down from Urban; (3) increased options for development access to river.
	Carve out Gasoline Alley as own District – Memorial Drive from Taylor St to Main Street, and Berlin St from Main to 51 Berlin St	This cluster of gas stations (6), Montpelier's only drive-through for food (Dunkin Donuts), and Domino's Pizza is a unique section of Montpelier that does not easily fit into other district types
	Change Barre St section to MUR or merge with UC-2	
	Put all of Stone Cutters Way and parcels on river side in a single District – Keep Riverfront OR UC2?	
Chapter 210: Neighborhood ("Character of the Area") Descriptions	Options: (1) Get rid of "neighborhoods" and have District Character Descriptions instead; or (2) make existing Neighborhood descriptions more forward looking and less architecturally/use specific	
	Delete Character of the Area as criteria for Major Subdivisions, so only applicable for Conditional Use review	
Chapts 210, 220, 320: District-Specific Architectural Standards	Delete District Specific Architectural Standards in Chapt 210	Architectural Standards are only used in Major Site Plan review outside of the Design Review District. Removing these from District specifics will reduce potential "character of the area"-style restrictions on future development

	Create 2 tiered Design Review District: (1) Applies Sec. 2201 fully - at least the Designated Downtown, maybe also Registered Historic District; (2) Sec. 2201 only applies to bigger projects (Major Site Plan)	Design review focuses on compatibility, but not sameness, and the Section 2201 standards and Guidelines adopted in recent years are forward looking. The City was purposeful in maintaining a "design" review district overlay, versus adopting the more restrictive "historic" review district overlay.
Raise Downtown Height Limit		
	Add 10 feet to Urban Center height maximums	Very few structures in downtown at max height - 60 ft in UC1; 55 ft in UC2; 45 ft in UC3. The only new build applications approaching the UC height limits since 2018 were the hotel and parking garage.
	Loosen height waiver in Urban Center OR River Hazard Area - currently limited to extra 5 feet in all Districts	Staff recommends. An option to allow for taller buildings where cause shown -- such as with flood elevation projects. Could see assisting future renovations of churches, Federal building, or other large structures, as well as new build options that use lower level for parking.

[illegible]
