

Montpelier Planning Commission Meeting March 23, 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, Meredith Crandall, ORCA Media (recording).

Also in attendance: Peter Kelman, Steven Whitaker, Doug Zorzi, Alan Goldman, Dan Wheeler

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 March 9 and March 16, 2026: The March 9th minutes from March 9 had comments by Tim and Sean reversed. Also the act referenced should be 250, not 50.

Leah made a motion to approve both sets of minutes, with the corrections. Rowan seconded and the motion carried.

Comments from the Commission: Aaron thanked the commissioners for making themselves available for three weeks in a row for meetings.

Aaron advised the commission that Housing Committee listening session on the developers of Country Club Road will be on April 7 at the Senior Center, if anyone is interested in attending, they can get further information from Mike or Meredith.

Mike mentioned that CVRPC is doing an essentials of planning municipal training online on March 25. He will forward the email to commissioners.

General business (comments from the public about something not on the agenda): Peter Kelman spoke of his appreciation for the commissioners' work. He's glad that they are getting involved in the Country Club Road project.

Peter also mentioned the sprinkler code and how strict they are – he knows it's an agenda item. He expressed concerns with the neighborhood and zoning districts in relation to character of the neighborhood specifics. He also strongly recommended that a commissioner be the city's representative on the CVRPC and not the Planning Director.

Steven Whitaker mentioned that a traffic study needs to consider the full buildout on Country Club Road, as well as concerns with brownfields and prime ag soils. A cross contamination of good soil and cleaning up the brownfields might happen. These and other issues need to be addressed in a master plan for the project that should be written by the Planning Commission.

Designate commission members as liaisons to other city committees and the CVRPC:

Aaron mentioned that Mike is currently the sole representative on the CVRPC. There are two seats – a main rep and a secondary rep. City Council will appoint those two roles. Mike will ask to stay on the CVRPC for at least the next year given the State-required land use changes currently in process. No one asked to be appointed to the second seat.

The Complete Streets committee is also looking for a rep. Maria gave an overview of that committee.

Tim offered to be the liaison to the Housing Committee. Sean offered to be Commission outreach to the Council's CCR Subcommittee. Rowan is interested in the Energy Committee, Maria the Parks Commission, and Leah the Conservation Commission.

Many times, a review of some of some of the committee agendas is all that is needed, unless there is something there that the commission might need to find out more info.

Public hearing – amendments to the River Hazard Area bylaws:

A draft redline version of the proposed amendments may be viewed on the City's website –
Aaron opened the public hearing. Mike gave an overview of the bylaw amendments.

After a few questions answered by Meredith, from Peter Kelmen and Commissioners, Aaron closed the public hearing.

Sean made a motion to forward the draft of the river hazard area regulations to City Council for their approval. Maria seconded the motion and it was approved unanimously.

Discuss amendments to the Unified Development Regulations: Mike provided a brief overview, and then started to discuss some specific questions Staff have for the Commission to help move forward with drafting amendments. Gabe asked that the Commission step back, and confirm whether there's agreement on the guiding principles that were distributed, as drafted by Tim and Sean, per discussion at a prior Commission meeting.

Commission reviewed the draft document. Gabe made a motion to adopt the guiding principles document twice, but it wasn't seconded.

Instead, amendments to the guiding principles document were discussed and proposed.

Maria made a motion to approve the guiding principles document as amended, Sean seconded. The motion carried.

Adjournment: There was a motion and a second to adjourn. The motion carried.

Respectfully submitted,

Tami Furry
Recording Secretary