



Agenda

Planning Commission Meeting

Monday, April 27, 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 April 13, 2026
4. Comments from the Commission
5. General business (comments from the public about something not on the agenda)
6. Discuss Planning Commission recommendation regarding Country Club Road development
7. Discuss potential revisions to the zoning map
8. 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 April 13, 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, Alan Goldman, Doug Zorzi, Steven Whitaker.

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

Approval of the agenda: Aaron suggested moving up the general business line item on the agenda.

Rowan made a motion to approve the agenda with the changes, Tim seconded. The motion carried.

Consider minutes from March 23, 2026: The minutes were deemed approved by consensus.

Comments from the Commission: There were no comments.

General business (comments from the public about something not on the agenda):
Steven Whitaker asked about the status of the open meeting violation he had filed.

Steven also mentioned that the Planning Commission's duty is to set up a master plan for the Country Club Road project for the developers.

Peter Kelman stated that he likes the guiding principles. He also asked that the phrase "red lining" not be used since it was a phrase used for discrimination. Again, he emphasized how administrative approval should be less restrictive.

Alan Goldman said he liked the guiding principles. He asked that the dialogue remain open.

Aaron addressed Steven's comments about the open meeting violation. He said that Steven had mentioned that minutes hadn't been posted to the city's website since April 2019. Aaron checked and the minutes had been posted, so he didn't comment on Steven's email alleging the violation.

Sean then spoke about the Country Club Road subcommittee that he's been attending.

Tim is the liaison on the Housing Committee. He gave an update that the sprinkler ordinance is going to be brought inline with the state recommendations. There was mention of the steep fees for

development and how city regulations duplicate state regulations, so those duplicates should be eliminated.

Review the introductory liaison form letter to committees/commissions: Maria drafted a letter, introducing the commissioners to other entities in the city. The commissioners didn't have any edits, so it's good to send out.

Regulatory revision process discussion: Aaron asked for ideas on different processes as the regulations get reviewed.

Meredith mentioned that if commissioners need help with the GIS map on the city website, she and Nick Gauthier are available to help.

If commissioners have questions, they can send them to Aaron so they can be added as an agenda item.

Discuss amendments to the regulations based on the commission's guiding principles:

Zoning district consolidation as a potential starting point – It was decided to have the commissioners review the maps and to move this and the next item to the next meeting.
Review staff recommended changes -

Adjournment: Tim made a motion to adjourn, Maria seconded. The motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary

Zoning Map Discussion Items

Aaron

Do regulatory or grant/revenue source requirements dictate any of the current overlay district boundaries (e.g. historic district, designated downtown, design review)?

Would changes to the design review district boundaries run afoul of city charter requirements or DRB authority?

Sean

Future zoning districts

Consolidate: Urban 1/2/3, Res 1500/3000, upzone res 6/9 to res 3000, Gateways, Riverfront/Mixed use res

Remove: Municipal, Urban res

Maintain: Rural

- Urban
- High Density Residential (Res 1500)
- Medium Density Residential (Res 3000)
- Mixed Use Residential
- Gateway: Incorporate gasoline alley (gasoline esplanade?)
- Rural

*Extend appropriate district (Mixed Use Res, Res 1500/3000, Urban) through Sabin and CCR based on desired future use.

Maria

1) Combine eastern and western gateways (this seems to be a traditional "industrial" zoning)

2) Combine Urban Center 1 and 2 into one Urban designation. Extend the boundaries of the new district a block in every direction.

3) Arterials should all be mixed use. I think this is already true for Barre, Main, Elm and E State Streets.

4) I actually kind of like the riverfront district, from The Nature Conservancy/River Dentistry through to Barr Hill. I think it should be zoned very permissively and seen as easily developable land.

5) Residential districts should be rezoned to Medium and Low Densities. Medium would extend all the way up to College Street, include blocks surrounding River Street, the neighborhood around National Life, and the Terrace Street neighborhoods. Low Density would be for Town Hill Rd, farther out on Northfield Street, and past Dairy Lane. (I also want to see low density remove frontage rules, so that we can begin building into some of these properties, even if they aren't directly on the road. Aka, the long driveway up to a hilltop house or wooded house, which exist everywhere else in VT)