

Montpelier Planning Commission Meeting
April 27, 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, Meredith Crandall, ORCA Media (recording).

Also in attendance: Peter Kelman, Alan Goldman, Doug Zorzi, Seamus, Stephen Whitaker.

Call to order by the Chair: The meeting was called to order by the Chair, Aaron Kisicki, at 5:33 PM.

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

Consider minutes from April 13, 2026: Tim made a motion to approve the minutes, Sean seconded. The motion passed unanimously.

Comments from the Commission: There were no comments.

General business (comments from the public about something not on the agenda): Alan Goldman read an article from 2018 *Times Argus* regarding his plans for trails on the Redstone property on Terrace Street. He offered a tour of the property to the commissioners.

Seamus from Grandview Terrace read the article on housing goals and wanted to chime in on that work.

Discuss Planning Commission recommendation regarding Country Club Road

development: Sean gave an update on the CCR subcommittee. The Council might ask for more detailed information from the developers.

One of the difficulties in choosing a development idea is balancing a great plan with reality financials to back them up. Gabe mentioned that info is private and only privy to the subcommittee.

Discuss potential revisions to the zoning map: There was discussion on the merits of changing Res 3000 to Res 1500, Res 1500 stays Res 1500, and leaving rural the same.

Gabe made a motion to forward Maria's template (below) to the Planning Department to get an initial draft back, there was a second. The motion passed unanimously.

1) Combine eastern and western gateways

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).

Adjournment: Leah made a motion to adjourn, Rowan seconded. The motion carried.

Respectfully submitted,

Tami Furry
Recording Secretary