



Agenda

Planning Commission Meeting

Monday, July 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
2. Approval of the agenda
3. Consider minutes from July 13, 2026
 - a) Review and provide comments on AI minute takers
4. General business (comments from the public about something not on the agenda)
5. Comments from the Commission
6. Commission recommendation to CVRPC for the Regional Plan Future Land Use (FLU) areas map
7. Continue review and discussion of potential zoning regulation changes
 - a) Map changes

View working drafts here: <https://cityofmontpelier.maps.arcgis.com/apps/instant/compare/index.html?appid=6d3713fa62914b3a954f1e209dff36b5>

b) Unified Development Regulations

View current regulations in effect here: <https://www.montpelier-vt.org/1603/Regulations-and-Codes>

8. Adjournment

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

Planning Commission

Meeting Minutes

July 13, 2026, 5:30 PM

City Council Chambers, 39 Main Street, Montpelier, VT 05602

This public meeting was recorded, and the video will be available for viewing at this link:

<https://www.montpelier-vt.org/1094/CivicClerk>

Members Present: Aaron Kisicki (Chair), Maria Arsenlis (Vice Chair), Tim Sinnott, Sean Linehan, Gabe Lajeunesse, Leah Candland. **Staff:** Mike (Planning Director). **Guest Presenters:** Camille Wimpe and Tim Love. **Public:** Seamus Lombardo, Alan Goldman, Sandy Vitzthum.

1. Call To Order

The Chair called the meeting to order at approximately 5:30pm

2. Approval Of The Agenda

The agenda was approved by unanimous consent.

3. Consider Minutes Of June 22, 2026

The minutes were approved by unanimous consent.

4. General Business

Seamus (public, remote) noted that a recent article in The Bridge about the Commission's zoning work was shared in the Montpelier Facebook group and received a generally positive response from the community.

5. Comments From The Commission

The Chair reported being appointed as the city's primary delegate to the Central Vermont Regional Planning Commission (CVRPC), with Mike serving as alternate, and noted that regular updates would follow. The Chair also mentioned an informal conversation with Jon from the Foundation for Resilient Vermont regarding potential collaboration, particularly around river corridor studies running parallel to the Commission's zoning work.

6. Presentation From Camille Wimpe On ROOT Zoning Concept

Camille Wimpe and Tim Love of UTL presented the ROOT Zoning concept on behalf of the Let's Build Homes initiative. The concept is a "form-based light" zoning framework that regulates development through three simple parameters: maximum building footprint, maximum building height (in stories), and roof pitch requirements for lower transects. Five transects range from small-scale (1,400 sq. ft. footprint, 2.5 stories) to larger corridor-style development. Multiple structures per lot are permitted, with as-of-right approval for lots under two acres.

Commission members noted enthusiasm for the simplified approach while urging caution about over-prescribing standards in a market like Montpelier, where attracting development is a priority. Mike noted that the framework could replace existing architectural standards and potentially serve as a replacement for design review outside the historic district. The Commission agreed to continue the conversation at future meetings.

7. Discuss The Country Club Road (CCR) Subcommittee's Recommendation

Mike reported that the CCR Subcommittee voted to recommend DEW Construction to the City Council. Staff expressed support for DEW while noting a preference for more rental housing and improvements to the proposed street layout. Sean's draft letter on behalf of the Commission was reviewed.

Motion to approve and submit Sean's draft memo to the City Council was made by Commissioner Gabe and seconded. The motion carried unanimously.

8. Discuss Future Land Use (FLU) Map And Potential Recommendations To CVRPC

a. Interactive Map Developed By Tim Sinnott With The Housing Committee

Tim presented an interactive GIS map developed in collaboration with Sandy and Tim Healy from the Housing Committee, identifying parcels served by sidewalks, sewer, and housing zoning districts as a basis for expanding the city's planned growth area boundary in the CVRPC regional plan.

Mike outlined the process: CVRPC has submitted a preliminary FLU map to the Land Use Review Board (LURB). He identified clear errors in the current CVRPC map, areas that obviously meet planned growth area criteria (e.g., Berlin Street, Northfield Street, Mountain View Drive), and more contested expansions requiring stronger justification. Mike also described CVRPC's interest in creating a new "resilient infill" district to address urban areas currently misclassified as conservation. Sandy urged that the city's comments be submitted to LURB before their first meeting and offered several clarifications regarding the VAPDA methodology. The Commission agreed to bring a refined recommendation forward at the next meeting.

9. Continue Discussion On Zoning Regulation Updates

a. Zoning Map Changes

b. Unified Development Regulations

These items were not reached due to time constraints.

10. Adjournment

Motion to adjourn was made and seconded. The motion carried unanimously.

The meeting adjourned at approximately 7:30 PM.

Planning Commission - Meeting Minutes - July 13, 2026

City of Montpelier

July 13, 2026 at 5:30 PM

DRAFT — Not yet approved

This public meeting was recorded, and the video will be available for viewing at this link:

<https://www.montpelier-vt.org/1094/CivicClerk>

Call to Order

Meeting called to order at 5:30 PM by Chair Aaron Kisicki.

Members Present:

- Aaron Kisicki (Chair) — Present
- Maria Arsenlis (Vice Chair) — Present
- Gabriel Lajeunesse (Member) — Present
- Leah Candland (Member) — Present
- Sean Linehan (Member) — Present
- Tim Sinnott (Member) — Present
- Rowan Hawthorne (Member) — Absent

Also present: Mike Miller (Planning Director), Camille Wimpey, Tim Love, Seamus Lombardo, Sandy Fitzthum, Alan Goldman

Approval of the Agenda

Chair Aaron Kisicki asked for unanimous consent to approve the agenda. Hearing no objections, the agenda was approved.

Consideration of the June 22nd, 2026 Minutes

Chair Kisicki asked for unanimous consent to approve the minutes from June 22, 2026. Hearing no objections, the minutes were approved.

General Business and Comments from the Commission

Chair Kisicki shared that he was appointed as the primary delegate to the Central Vermont Regional Planning Commission (CVRPC), with Mike Miller acting as the alternate. Chair Kisicki stated he would provide regular updates to the commission. He also mentioned a recent conversation with Jon Copans from the Foundation for Resilient Montpelier regarding their river corridor studies and flood resiliency work. Chair Kisicki expressed a desire to find ways for the commission to interface with the nonprofit organization, noting that their work runs parallel to the commission's zoning regulation changes. Tim Sinnott noted his updates would be covered under a later agenda item.

Seamus Lombardo commented that it was heartening to see an article in The Bridge discussing the commission's work to support more housing in Montpelier. He noted that the article was posted in a local Facebook group and that the majority of commenters were generally supportive of the zoning and map changes being discussed.

Presentation on Root Zoning Concept

Mr. Miller introduced Camille Wimpey and Tim Love from UTL, who are working with Let's Build Homes on a "root zoning" concept. Mr. Miller suggested this could be an opportunity to replace some of the city's design review standards. Mr. Love presented the concept of a model form-based code designed to be easy to use across municipalities. He explained that traditional zoning relies on floor area ratio (FAR) or dwelling units per acre, which can lead to unpredictable built forms or privilege large units. Instead, they propose "form-based light," which relies on a maximum building footprint, building height, and a roof form requirement. Mr. Love outlined five transects ranging from a 1,400 square foot footprint at two-and-a-half stories to larger corridor-accessed apartments. Ms. Wimpey shared test fits showing how the transects could be applied to existing parcels, allowing for multiple structures on a lot to prevent penalizing large lots.

Leah Candland asked if developers prefer to build new units rather than expanding existing footprints. Mr. Love responded that the format allows for a second new structure on a larger lot, but they also have rules allowing additions to existing structures as long as the addition is set back and smaller than the original footprint. Sandy Fitzhugh asked if a community could choose to build smaller, denser buildings in a transect that allows up to four stories, and how historic buildings would be protected. Mr. Love confirmed lower transects could be used and suggested form-based light rules could dictate where additions go to preserve historic structures.

Mr. Miller discussed how this concept could replace the city's major site plan architectural standards and design review outside the historic downtown core, providing more flexibility and predictability for developers. Gabriel Lajeunesse expressed concern that the prescriptive nature of the examples might make it harder for local developers to do incremental infill, suggesting the commission should be cautious about being too restrictive. Sean Linehan supported the idea of form-based light, noting that current architectural standards have not achieved desired outcomes, and a simplified box approach with add-ons sounded appealing.

Sandy Fitzthum asked if a community could step down density to build smaller buildings in a higher transect, and raised concerns about the lack of protection for historic buildings under form-based zoning, fearing destruction or inappropriate additions.

Alan Goldman thanked the presenters, noting he grew up in one of the Massachusetts villages shown in the examples. He asked if the commission had seen a recent development in South Hero that successfully broke density into multiple smaller structures. He later agreed with Mr. Lajeunesse that the city needs a "light" version to allow local developers to build without being overly prescriptive.

Country Club Road (CCR) Subcommittee Recommendation

The commission reviewed a draft letter prepared by Mr. Linehan regarding the developer selection for the Country Club Road site. Mr. Miller provided an update that the CCR subcommittee decided to recommend DEW Construction to the City Council. He explained that staff will also submit a recommendation laying out the facts: while Chinberg's proposal featured better neighborhood design and streetscapes, DEW's model works financially and includes single-family owner-occupied options. Mr. Miller noted that staff places a higher priority on rental housing due to low vacancy rates, but believes they can work with DEW to improve their street layout and add more townhomes. The subcommittee's primary concern with Chinberg was their lack of responsiveness regarding the maintenance of recreation fields.

Mr. Linehan noted that DEW's phase one design has improved into more of a neighborhood, though he would still prefer a semi-grid road network and the inclusion of commercial space. Mr. Lajeunesse suggested moving forward with Mr. Linehan's draft letter, as it highlights the commission's desired principles without being overly committal to one developer. Ms. Candland suggested condensing the three-page letter to reduce repetition, and Mr. Sinnott proposed moving the specific thoughts on DEW and Chinberg to the top of the letter, with the methodology placed below. Chair Kisicki expressed a preference for keeping the letter as written, noting it provides good context. The commission agreed to submit the letter as drafted.

Motion: Motion to use Sean's letter as feedback to the city council

Made by: Gabriel Lajeunesse

Second: Tim Sinnott

Vote: 6-0-0 — PASSED

Future Land Use Map and CVRPC Recommendations

Mr. Sinnott presented mapping work he completed with members of the Housing Committee to inform the city's recommendations to the Central Vermont Regional Planning Commission (CVRPC) regarding the regional future land use map. Mr. Miller explained the timeline, noting the CVRPC submitted a preliminary map to the Land Use Review Board (LURB), which will review it in August. The city has an opportunity to submit comments requesting adjustments before the LURB makes a decision. If approved, areas designated as planned growth areas would be eligible for Tier 1B status, exempting them from Act 250.

Mr. Sinnott shared maps showing current sidewalk areas, sewer service areas, and housing zoning districts. He combined these to show a potential expanded growth boundary, arguing that future land use should not be strictly boxed in by current infrastructure. He highlighted areas where sewer and sidewalks could potentially be expanded. Mr. Miller presented the planning department's perspective, identifying easy errors to fix on the CVRPC map and areas that clearly meet the methodology for planned growth, such as Berlin Street, Northfield Street, and Mountain View Drive. Mr. Miller also discussed the CVRPC's desire to create a "resilient infill" district to

address areas like the north end of Barre and parts of Montpelier that are currently designated as conservation due to floodplains, despite being heavily developed. The commission agreed to have Mr. Miller and Mr. Sinnott work together to categorize the requested map changes into "easy fixes" and "creative expansions" for review at the next meeting.

Sandy Fitzhugh stated that the city should submit its recommendations to the LURB before their first meeting to ensure a collaborative process. She argued that the VAPDA methodology allows for conservation infill and that current use parcels can be included if field verified. She also asserted that roads like Gallison Hill should count if there is a budgeted plan for reconstruction, even if it is years out.

Alan Goldman thanked Mr. Sinnott for the maps and noted that he has about 18 acres of pasture land near his house with sewer and water access that could be considered for future land use expansion.

Adjournment

Chair Kisicki noted the time was 7:30 PM and asked for a motion to adjourn.

Motion: Motion to adjourn

Made by: Sean Linehan

Second: Tim Sinnott

Vote: 6-0-0 — PASSED

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