

Planning Commission Meeting Minutes
July 27, 2026
City Hall, 39 Main St, Montpelier, VT 05602 & Zoom

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

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

Present:

Aaron Kisicki (Chair), Maria Arsenlis (Vice Chair) Leah Candland, Timothy Sinnott, Sean Linehan, Rowan Hawthorne (online), Gabe Lajeunesse

Also in attendance:

Mike Miller (Planning Director) Alan Goldman, Stephen Whitaker, ORCA Media (recording)

Call to order by the Chair:

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

Approval of the agenda:

The agenda was approved by unanimous consent.

Consider minutes from July 13, 2026:

The Commission reviewed two AI-generated versions of the minutes: a shorter summary version and a longer, more detailed transcript-style version. Commissioners discussed benefits and drawbacks of each format, noting that shorter minute's better match Montpelier's longstanding practice.

Tim made a motion to adopt the shorter AI-generated version of the minutes. Rowan seconded.

The motion passed unanimously.

A correction was needed to fix the spelling of Tim Heaney's name in the minutes.

Leah made a motion to approve the July 13 minutes as corrected. Tim seconded.

The motion passed unanimously.

General business (comments from the public about items not on the agenda):

Steve offered comments related to Vermont statutory requirements for Tier 1A and Tier 1B designations.

No other public comments were offered.

Comments from the Commission:

Tim summarized the recent Land Use Review Board meeting held with CVRPC, noting extensive discussion of regional land use designations and statutory requirements. Commissioners discussed concerns about balancing Montpelier's housing needs with state criteria for growth areas. The Commission also reviewed past issues surrounding the Growth Center.

Planning Commission recommendation to CVRPC regarding Future Land Use Areas Map:

Planning Director Mike Miller presented draft recommendations and a map of proposed changes for future land use designations. He outlined corrections to mapping errors, additions to planned growth areas, and justification for adding them.

Commissioners agreed that the Housing Committee should be notified of the proposed edits but did not anticipate substantial changes.

Tim made a motion to authorize the Chair to approve final edits and sign the memo prior to submission to CVRPC. Leah seconded.

The motion passed unanimously.

Discuss potential revisions to the zoning map:

The Commission reviewed draft zoning map adjustments including expansion of Urban Center 1, application of mixed-use residential districts along appropriate corridors, and updates to high-density residential areas. Commissioners discussed topography constraints, redevelopment opportunities near the State House, and the importance of allowing flexibility for infill development.

Gabe made a motion to direct staff to update the zoning map to include changes discussed. Tim seconded.

The motion passed unanimously.

Adjournment:

Leah made a motion to adjourn. Rowan seconded.

The meeting was adjourned at approximately 7:30pm