

Historic Preservation Commission Special Meeting Minutes

Subject to review and approval

Tuesday, July 16, 2019 at 6:30 PM

Office of Planning and Zoning Administrator- City Hall, 39 Main Street, Montpelier, VT 05602

Commission Members Present: Eric Gilbertson (Chair), Liz Peebles, Bob McCullough, Joe Strain

Commission Members Absent: Jamie Duggan (Vice Chair), Jenna Lapachinski (via phone), Lily Fournier (student representative)

Others Present: Meredith Crandall (staff); Mike Miller, Planning Director

Call to Order

Chair Gilbertson called the meeting to order.

Approval of the Agenda: Liz moved to approve the agenda, Bob seconded. The agenda was adopted as written on a 4-0 vote.

Comments from the Chair: Chair Gilbertson reported on the approval of the 5 Home Farm Way project plan by the City Council, thanked Mr. Miller for his work assisting the Commission with its work on the Historic Preservation chapter on the Master Plan.

Review and Approval of Minutes

- Minutes of 6/11/19 approved 4-0

AGENDA ITEMS

1. Continued Work Session: HPC Montpelier Master Plan Chapter

Members present had extensive discussion with Mike Miller, Planning Director, regarding his proposed reorganization of the Historic and Cultural Resources Implementation Strategy portion of the related master plan chapter. In addition to more minor revisions, discussion focused on

- A. Possibilities for tax abatement or stabilization programs to support preservation of historic buildings, particularly single and two-family, owner-occupied homes that don't qualify for other sources of funding or tax credits. Eric noted that he would like the Design Review Committee and/or the Historic Preservation Commission to be involved in the process for evaluating plans or completed work that is proposed under any such program. There was discussion regarding focusing the programs on projects where preservation would be more expensive than replacement costs..
- B. Issue of demolition of historic buildings, and the need to revise the associated economic feasibility analysis when these projects are raised. Eric suggested a requirement that any demolition of buildings (or parts thereof) that are more than 50 years old require

- consultation with the Historic Preservation Commission to determine the building's historic significance.
- C. Design review Committee to include a member with preservation training or education.
- D. Possible goal of securing a location for display of historical items.

Tasks from Discussion:

- a. HPC Members to review Strategy document in-depth, and suggest any edits or additions at the next meeting for final edits to this portion of the chapter. Planning Commission will review in August or September, and then direct HPC on next steps.
- b. Bob to suggest any further revisions to the demolition-related strategy/goal.

Other Business

- A. Outcome of 6/24/19 Presentation of Draft Design Review Regulations to Planning Commission
 - a. The Chair reported on the meeting with the Planning Commission on June 24th regarding the draft Design Review Regulations proposed by the Commission: noting that Commission members present and DRC Chair, Stephen Everett, provided clear testimony to the Planning Commission on the draft regulations. Eric highlighted his take aways from the meeting: (i) that there's likely only an incremental cost on applicants from going through Design Review; (ii) that there may need to be some discussion regarding how home owners are notified about the process; (iii) that it's impossible to provide a redline of the changes from the current Design Review regulations to those proposed; and (iv) that neither Mr. Everett nor Eric believe that the changed regulations will make significant changes in the application outcomes – but will provide for a simplified process.
 - b. Mike Miller indicated that the next steps in the process are: (i) Ms. Crandall to attend the next meeting on the Planning Commission on July 19th – at the Planning Commission's request – to do a section-by-section review; (ii) Ms. Crandall will then bring those comments back to the HPC for discussion; (iii) there will also be a future discussion regarding the Overlay District Boundaries.

Next Regular Meeting Date – 8/13/2019.