

___ John Krezinski, Chair
___ Thea Schwartz, Vice Chair
___ Dick Alderman, Secretary
___ Steve Martin
___ Barry Bolio

**MIDDLESEX PLANNING COMMISSION**  
**Thursday, April 28, 2016**  
**6:30 PM**  
**Middlesex Town Clerk's Office**  
**5 Church Street**  
**Middlesex, Vermont 05602**  
**(802) 223-5915**

**AGENDA**

6:30 PM

- Call to Order
- Welcoming of guests
- Amendments to Agenda
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**ORGANIZATIONAL**

- Approve Minutes of Previous Meetings

**SPECIAL MEETING**

- I. Myron Dorfman Permit Application, 160 Shady Rill Road  
(cont. from previous meeting).
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- II. Proposed Revisions to the Land Use & Development Regulations.
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- A. Suggestions, 4/11/2016, Central VT Regional Planning Commission.
  - 1. Town Highway Ordinance, Section 3.2 & 3.12.
  - 2. Stormwater/Erosion Provisions, Site Plan/Conditional Review Sections.
  - 3. Section 6.4, Plat Recording requirements, 24VSAC Chapter 117 Sect 4463.
  - 4. Appeals of the ZA, Section 7.4(A)(4).
  - 5. River Corridor Protection Standards.
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- B. Comments, Planning Commission Public Hearing, 04/20/16, 7 PM
  - 1. Section 5.2 Review Coordination.
  - 2. Table 2.1 Village District vs Table 2.2 Mixed-Use District.
  - 3. Mixed-Use District Conditional Uses (1) Contractor's Yard,  
(5) Gas Station, (16) Research 7 Development Facility, (18) Retail  
Store Over 1,500 SF.
  - 4. Mixed-Use District: do propose changes conform to Town Plan?
  - 5. Second PC public hearing? date, SB public hearing? Revised Town  
Zoning Map? list of proposed changes since current regulations,  
other.