

**DRAFT MINUTES: Regular Monthly Meeting, MIDDLESEX  
PLANNING COMMISSION, September 19, 2012**

**CALL TO ORDER: 6:34 PM, Middlesex Town Offices**

**PRESENT:**

**Steve Martin, Chairman;  
Dick Alderman, Secretary;  
John Krezinski, Planning Commission  
Thea Schwartz, Planning Commission  
Jim Colby, Middlesex Property Owner**

The meeting represented the first warned public meeting on the draft 2012 Town Plan. This initial draft was put together with assistance from the Town Clerk and from the Regional Planning Commission. The draft was reviewed page by page

Written input was received from the Middlesex Fire Department.

Dick described how the Planning Commissions of the towns of Castleton, Hubbardton, West Rutland and Pittsford were currently amending their Town Plans. The objective of the rewrites is to clarify and amplify their towns' positions regarding industrial wind turbines on ridgelines and on wind, hydro and solar renewable energy projects and private wind towers. Our Regional Planning Commission can provide us wording of the amended provisions of the Plans for possible inclusion in the Middlesex Town Plan. The amended sections are available via the Rutland RPC who is assisting the 4 towns.

Jim Colby stated that subdivision requirements in the Mixed-Use Zoning District were too difficult. The standards provide that any land development requires a full Planned Residential or PUD review in accordance with Section 5.7 of the MLU&DR. No other Town Zoning District includes this requirement. Mixed-Use Zoning covers only a small section of the town located just NW of the interstate interchange and Jim owns most of the property in this zone. As a land owner, he feels that

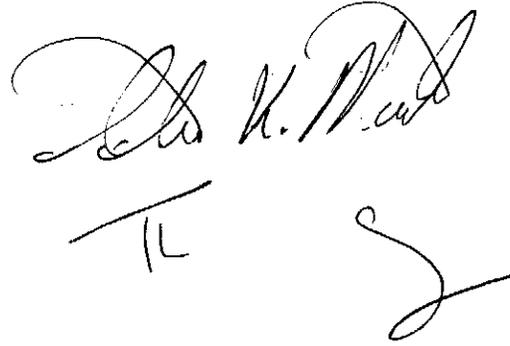
*CD Morris 1966 @ my fair point. net*

the requirement is overly restrictive.

Next meeting: September 26, 2012.

Meeting adjourns 8:14 PM.

Respectively Submitted,  
Dick Alderman, Secretary



The image shows two handwritten signatures. The first signature is written in cursive and appears to read "Dick Alderman". Below it is a horizontal line with the letters "TK" underneath. To the right of the first signature is another cursive signature that is less legible but appears to start with "S".