

DRAFT MINUTES: Regular Monthly Meeting, MIDDLESEX
PLANNING COMMISSION, June 19, 2013

PRESENT: Steve Martin, Chairman; Thea Schwartz, Vice Chair; Dick Alderman, Secretary; Theo Kennedy, and Cindy Carlson, Zoning Administrator. **Absent -** John Krezinski

Minutes of the previous meeting, May 15, 2013, were read and approved. Revision of the Middlesex Land Use & Development Regulations was continued with the focus on Article 2, Zoning Districts. Members were requested to review the Permitted and Conditional Uses Tables in Article 2 and submit in a timely manner any suggested changes regarding the Uses to Cindy Carlson for compilation and discussion at our next meeting.

A zoning permit application from Strider Development, LLC for development of a project on their property, Parcel US002-033 in the Village District Zone, was discussed. The application had been approved on 3/23/13 by the Zoning Board of Adjustment for a Permitted Use of a Professional/Business Office. Subsequently, the application was changed to a Mixed Use Conditional Use Permit. In response, the ZBA held another meeting pursuant to Article 5.5 Conditional Use Review, including holding a public hearing. ZBA approved the application on 5/20/13. However, the ZBA review did not include a Site Plan Review as stipulated by Article 5.4. The Planning Commission notes that while a Site Plan Review should have been conducted, the ZBA review process appears sufficient to compensate for the absence of a Site Plan Review.

Vermont's Department of Building & General Services is scheduled to meet July 24, 2013 with the ZBA to request approval of a revised Site Plan regarding the Middlesex Therapeutic Community Residence nearing completion at 1066 US Route 2. The Planning Commission has been invited to join the meeting. The Commission will attend but considering the ZBA has worked with the State on the project from the beginning, will likely defer to the Board in the consideration of the revised Site Plan.

Meeting adjourns 8:10 PM.

The July Meeting of the Planning Commission was canceled.

Respectively Submitted,

Dick Alderman, Secretary

A handwritten signature in cursive script, appearing to read "Dick Alderman", with a long horizontal line extending to the right from the end of the signature.