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DRAFT MINUTES: Regular Monthly Meeting, MIDDLESEX
PLANNING COMMISSION, August 21, 2013

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

Minutes of the previous meeting, June 19, 2013, were read and approved. The Commission did not meet in July.

A draft Municipal Plan was received from Waterbury which will be the subject of a Waterbury Planning Commission Public Hearing warned for September 12, 2013.

The meeting turned to the ongoing revision of the Middlesex Land Use & Development Regulations with the focus continuing on Article 2, Zoning Districts.

Table 2.1 Village District

Decided to change Conditional Use 18 from "Retail Store" to "Retail Store (1500 sf or less)" and to add "Gas Station" as a Conditional Use.

No decision on the proposal to change Permitted Use 7, "Dwelling (2 Family)" to "Dwelling (2 - 4 Family)".

Table 2.2 Mixed - Use District

Decided not to merge the Mixed - Use District with either Rural Residential, Medium Density or Conservation Districts. Mixed - Use is the smallest District containing only 3 properties.

Table 2.3 Industrial District

Decided to add "Retail Store", "Gas Station" and "Restaurant" as Conditional Uses and to remove Permitted Use 6 "Research & Development Facility".

Questions arose regarding the meaning of some of the Use Definitions, such as, "Retail Store", "Gas Station", "Equipment Repair", etc. Secretary to research Definitions for next meeting.

Next Meeting: September 18, 2013, 6:30 PM.

Adjournment: 8:05 PM.

Respectively Submitted,

Dick Alderman, Secretary

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