

DRAFT MINUTES: Regular Monthly Meeting, MIDDLESEX
PLANNING COMMISSION, September 18, 2013

CALL TO ORDER: 6:32 PM, Middlesex Town Offices

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 monthly meeting, August 21, 2013, were read and approved.

The meeting was devoted to continuing revision of the Middlesex Land Use & Development Regulations March 1, 2011.

Article 2. Zoning Districts, Table 2.3 Industrial District (continued).

Definitions of the following Zoning District Uses were discussed and approved: "Retail Store", "Gas Station", "Motor Vehicle Repair Service", "Motor Vehicle" and "Restaurant".

It was decided to add "Mixed Use", a term that currently appears in Tables 2.1 and Table 2.2, to Tables 2.3, 2.4, 2.5 and 2.6 under Conditional Uses. (The term is defined under Appendix 1. Definitions.)

It was decided to maintain the Use, "Research & Development Facility" under "Industrial District (B) Permitted Uses".

Next Meeting: October 16, 2013, 6:30 PM.

Adjournment: 8:05 PM.

Dick
Respectively Submitted,

Dick Alderman, Secretary


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ZONING DISTRICTS DEFINITIONS

RETAIL STORE

Premises where goods or merchandise are offered for retail sale or short term rental to the general public for personal, business or household consumption and any services provided incidental to the sale of such goods. Retail Store shall exclude any drive-up service, ~~free-standing retail stand~~, gasoline service and motor vehicle repair service, new and used car sales and service and trailer and mobile home sales and service. Also see *Gas Station*.

GAS STATION

An establishment principally used for the sale of automobile or motor vehicle products. This definition specifically excludes motor vehicle repair services and the sale of food and unrelated convenience or grocery items. Also see, *Motor Vehicle Repair Service, Retail Store*.

MOTOR VEHICLE REPAIR SERVICE

An establishment whose principal purpose is the repair of motor vehicle and/or heavy equipment including body shops, general vehicle and engine repair shops. Gas Stations are specifically excluded from this definition. Also see *Gas Station*.

MOTOR VEHICLE

Includes all motor vehicles that are required to be registered for legal operation on Vermont highways. Specifically excluded from this definition are all-terrain vehicles (ATVs), boats and associated trailers, snow machines and construction and excavating equipment.

RESTAURANTS

Premises where food and drink are prepared, served and consumed primarily within the principle building. This definition includes taverns but specifically exclude entertainment clubs.