

DRAFT MINUTES: Regular Monthly Meeting, MIDDLESEX PLANNING COMMISSION, November 20, 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, October 16, 2013, were read and approved.

Due to the holiday period, it was decided to reschedule the next regular meeting from December 18 to December 12.

The Planning Commission budget for 2014 for submission to the Select Board for approval, was discussed. A budget request in the amount of \$1500 was decided which would be less than the 2013 budget of \$2500. The reason for the reduction is the ample amount of unobligated funds still available in the 2013 budget.

The meeting continued, as recent prior sessions have, with the revision of the *Middlesex Land Use & Development Regulations March 1, 2011*,

It was felt that the deadline for completing the Revision, before placing before the Town voters, will be either November 2014 or March 2015.

Article 2, Zoning Districts, Tables 2.4, 2.5 and 2.6

The language in Paragraph (E), Supplemental District Standards (Tables 2.5, 2.6) was felt to be somewhat unclear. Each Member was asked to suggest revised wording for Para. (E) for the next meeting.

Members were also asked to review for the next meeting, the Stream Set-back distance (75 feet) which appears in Paragraph (D) under all Zoning District Tables.

Article 2, Zoning Districts, Table 2.7 Flood Hazard Overlay District

Dick reported on a meeting he had with Sacha Pealer, Floodplain Manager, State Watershed Management Division. Dick was advised that Flood Hazard Regulations currently included in the Middlesex Zoning Regulations under Section 5.6 Flood Hazard Areas are derived from "State Flood Hazard Regulations Model 4". The most recent version of Model 4 was then obtained for Planning Commission Review. Members were asked to do a language comparison between the latest Model 4 revision and the current language in Section 5.6 for the next meeting.

A motion was made to combine Table 2.7 and Section 5.6 into a separate, new Flood Hazards Areas Article in the Middlesex Zoning Regulations which would be Article VIII. Motion defeated.

Article 3 General Regulations

Dick provided a draft revision for Article 3 based on General Regulations Articles in Zoning Regulations of East Montpelier, Calais, Moretown and Fayston. The draft also includes revisions previously submitted by Thea. Article 3 will be taken up at the next meeting

Next Meeting: December 12, 2013, 6:30 PM. Adjournment: 7:32 PM.

Respectively Submitted, Dick Alderman, Secretary
