

**DRAFT MINUTES:** Regular Monthly Meeting,  
PLANNING COMMISSION, August 20, 2014

PRESENT: Steve Martin, Chairperson; Thea Schwartz, Vice Chair; Dick Alderman, Secretary; Theo Kennedy; John Krezinski; Cindy Carlson, Zoning Administrator; T. Josh Jackson

The meeting was called to order at 6:38 PM at the Middlesex Town Offices.

Minutes of the previous meetings on April 17, May 17, May 21 and June 18 were reviewed and approved. There was no Commission meeting in July.

Earlier Commission decisions regarding Stream Setbacks zoning were discussed with Josh Jackson of 110 Portal Road.

Dave Jablonski, Town Emergency Coordinator, has been appointed town representative by the Selectboard to a new statewide program on disaster relief funding known as Flood Ready Vermont.

Revision of the *Middlesex Land Use & Development Regulations of March 1, 2011* continued as follows:

Article 3, new section on Sign Requirements: The current regulations contain no specific article or section that address sign requirements. A new section on the subject, drafted for Article 3, was discussed. Instead of a separate section, it was decided to add *Signs* as a Conditional Use in all Zoning Districts along with a brief paragraph under Section 5.4, Site Plan Review. A draft of the 5.4 paragraph to be taken up at the next meeting.

Article 3 general: Several specific subjects included in the zoning regulations of adjoining towns, but not in the Middlesex regulations, related to Article 3 were discussed. "Abandonment Of Structures", was felt to be important enough for further discussion. Another, Section 3.4, "Equal Treatment of Housing", was noted as having been removed from the current Middlesex regulations but not from the Index on Page 1.

Article 3 and Article 7: As a more logical sequence, it was decided to make Article 7, Specific Use Standards, Article 4; and Article 4, Administration & Enforcement, Article 7.

Article 4.2 (currently 7.2), Accessory Apartments: Change Section Subject to, "Accessory Dwellings".

Add to 4.2 (A): "There shall be only one principal dwelling per residential parcel".

Change in 4,2 (A) (2): "...shall not exceed 600 square feet, or 30%, of the floor area of the total existing living area of the primary single family dwelling", to "...50% of the total existing living area..." and, add, "Floor and living areas to be determined by the exterior measurements".

Agreed to change the Deadline completion date of the zoning law revisions to November 2015. Also, to decide at the next meeting a time and date for a future Planning Commission workshop devoted just to the revisions.

NEXT MEETING: September 17, 2014.

ADJOURNMENT: 8:15 PM.

Respectively Submitted,

Dick Alderman, Secretary