

DRAFT MINUTES: Regular Monthly Meeting,
MIDDLESEX PLANNING COMMISSION, March 18, 2015

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

PRESENT: Steve Martin, Chair; Dick Alderman, Secretary; Theo Kennedy, Cindy Carlson, Zoning Administrator. **Absent:** Theo Schwartz, John Krezinsky

Meeting Agenda and Minutes. Meeting agenda approved. No minutes available for the monthly meetings of December 2014, January 2015, and February 2015.

Commission Meetings and Offices, 2015. Item postponed until the April Meeting due to absences of 2 members.

Zoning Permit Application, Mixed-Use Zoning District. Lot 1 of a permitted 2-lot subdivision of a parcel owned by the Estate of Richard Atwood, #002-001.000, 58 Center Road, was recently purchased by KCOS Holdings, LLC, of Waitsfield, Vermont (Book 115, Page 161). Lot 1 consists of 9.7 surveyed acres of unimproved land located in the Mixed-Use District. Subsequently, KCOS Holdings submitted a Zoning Permit Application and Site Plan proposing construction on Lot 1 consisting of an "Office Building and a Garage Structure" (Application #15-01). Since neither use is a Permitted Use in the Mixed-Use District, the Commission requested the Zoning Administrator to pass the KCOS application to the Zoning Board of Adjustment.

Town Attorney Opinion.

(References: email messages dated 2/4/15, 2/18/15 and 2/20/15 between Rob Halbert and Cindy Carlson). Messages discuss a zoning permit application relating to a possible boundary adjustment between two property owners at or near 153 Wood Road. No new lot would be created. The Town Attorney's opinion is that a zoning permit, in this case, may be issued by the ZA without PC review as the Regulations exempt this type of application from PC subdivision review [Article 6.1(B)(3)].

Review/Timeline, Revision of Middlesex Zoning Regulations

A new deadline for the PC's completion of this major Zoning Regulations Review was set for June 2015. The revised date would allow time for the Selectboard's review, public hearings and a final vote at the 2016 Town Meeting. To expedite the Review, the next regular PC meeting on April 15, 2015 will begin at 5PM instead of 6:30PM and another meeting is to be warned for April 18, 2015, 8AM to Noon.

Meeting Adjourns: 8:22 PM.

Respectively Submitted,

A handwritten signature in black ink, appearing to read 'D. Alderman', with a horizontal line extending to the right.

Dick Alderman, Secretary