

Minutes of the Middlesex Planning Commission Public Hearing April 20, 2016

Present: Steve Martin, Chair – Thea Schwartz, Vice Chair – Dick Alderman, Secretary – John Krezenski - Barry Bolio - Cindy Carlson, Zoning Administrator – Michael and Sandy Levine – Dave Shepard – James Gallagher – Charles Merriman – Richard Saudek, Attorney for James Gallagher

Meeting called to order at 7:20 pm

A copy of the comments received from the Regional Planning Commission were distributed for review to the members of the public.

Comments heard:

1. Have there been any changes made to the draft since the Middlesex Conservation Commission submitted comments in February of 2016? Editorial changes have been made, not substantial changes.

2. Have any changes been made to the zoning map as part of the process to update the regulations. There have been no changes made to the existing map. **It was suggested that perhaps the Planning Commission do this as well, there was a study done several years ago that could be utilized.**

3. What changes have been made to the “site plan review” when a permit requires both Planning Commission and Zoning Board of Adjustment hearings? The conditions for both are now one in the same. Under the current regulations, conditional use review was not as stringent as permitted uses review. Coordination when a permit requires both reviews is still a requirement.

4. Members present disagree with the proposal to broaden the conditional uses in the Mixed Use District. When the regulations were drafted in the past, and when the Town Plan was adopted it was made clear that the Mixed Use District should not be an extension of the Village, but that should complement it. Members present commented that it appears that “spot zoning” is being recommended for this “Mixed Use” district. Districts should not be changed for the benefit of one developer.

5. It is not in the best interest of the Town to allow Retail, Contractors Yard or Gas Station in the Mixed Use District. These uses do not complement the Village, and the recommendations made by the Conservation Commission in February of 2016 should be considered and amendments made to the draft.

6. It is asked if Research and Development has been defined. All terms are now defined including Research and Development.

7. Concerns that development in the Mixed Use District will affect the stream, affect traffic and that this district is a gate way to the remainder of the Town.

8. Concerns that residents want development to be in the Camp Meade and Village area and not in the Mixed Use District.

The Planning Commission noted that zoning regulations of surrounding towns similar to Middlesex were referenced during the updating process. This was helpful, as these other regulations follow the same format and are similarly arranged as those in the proposed draft.

The Planning Commission will consider all comments and provide written response.

Meeting adjourns at 8:12 pm.

**Respectfully submitted,
Cindy Carlson, Zoning Administrator**