

DRAFT MINUTES: Regular Monthly Meeting, MIDDLESEX PLANNING COMMISSION, April 28, 2016

CALL TO ORDER: 6:40 PM, Middlesex Town Offices

PRESENT: John Krezinski, Chair; Thea Schwartz, Vice Chair; Dick Alderman, Secretary; Steve Martin; Barry Bolio; Cindy Carlson, Zoning Administrator.
ABSENT: None. GUESTS: Jim Gallagher; Richard Saudek

MINUTES/CHANGE TO AGENDA: Minutes of the April 20, 2016 meeting approved as written. Minutes of the Planning Commission April 20, 2016 Public Hearing, prepared by the ZA, approved with changes. **Agenda Item I**, Myron Dorfman Permit Application removed from Agenda -- Item unwarned.

AGENDA ITEM 2A: Comments, Central Vermont Regional Planning Commission (CVRPC) memo dated 4/11/2016, Proposed Revisions to Land Use & Development Regulations.

1. Sections 3.2 & 3.12, Town Highway Ordinance - Draft Regulations appear compliant and consistent with Ordinance.
2. Provisions on Stormwater Management and Erosion Control, Sections 5.4(C)(7) and 5.5(C)(7) - expanded as suggested.
3. Section 6.4(B), Minor Subdivision Review - Act {4463} provides allowing 180 days for recording an approved subdivision plat.
4. Section 7.5 Appeals - "PC" changed to "ZBA".
5. Flood Hazard Regulations, River Corridor Protection - PC to make contact with Dan Currier (currier@cvregion.com) on the River Corridors issue.

AGENDA ITEM 2B: Comments, Middlesex Conservation Commission memo dated 2/4/2016 and Sandy Levine email dated 4/24/2016.

1. Section 5.5, Site Plan Review and 5.4, Conditional Use Review - Both sections now written with similar formats. If both reviews are required, updated coordination guidance now provided in Section 5.2.
2. Table 2.2, Mixed-Use District -
Contractors Yard eliminated (5-0 vote).
Gas Station stays (3-2) with number of pumps limited to 2 and

retail space limited to 2000 SF.

Retail Store Over 1500 SF stays (3-1-1)with store area increased to 10,000 SF max.

Retail Store Less Than 1500 SF under Permitted Uses eliminated (3-1-1).

Warehouse/Storage Facility stays (3-1-1)with building(s) limited to 10,000 SF max.

Research & Development Facility stays (no vote); now defined in Appendix 1

3. Table 2.1, Village District -

Retail Store Over 1500 SF and Research & Development Facility Under Conditional Uses and Retail Store less than 1500SF under Permitted Uses - same changes made as in Mixed-Use District above (same votes).

4. Table 2.6 Conservation District -

"Critical" changed to "Significant" under "A. Purpose" paragraph.

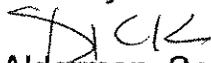
5. Zoning District Map - PC's original decision was to update and improve the current Town Zoning Regs. No attendant decision was proposed regarding updating the current Town Zoning Map.

6. Density Averaging (Article 6) - MCC input included a description of Density Averaging as contained in Section 6-10, Calais Zoning Regulations. The concept was viewed favorably by the PC but would require major changes to adopt at this late stage. Decision made to keep Density Averaging on the table.

Jim Gallagher spoke briefly on certain adverse effects current development on an adjacent property is likely to have on his land.

ADJOURNMENT: 8:10 PM.

Respectively Submitted,


Dick Alderman, Secretary