

MIDDLESEX PLANNING COMMISSION

DRAFT MINUTES: Continuation of May 18, 2016 Monthly Meeting,
MIDDLESEX PLANNING COMMISSION, Thursday, May 26, 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: Myron Dorfman, Renee Carpenter

MINUTES/CHANGE TO AGENDA: Minutes of the April 28, 2016 regular meeting approved as written. Minutes of the Planning Commission May 18, 2016 Dorfman Site Visit, approved with changes. Minutes of the May 18, 2016 Dorfman Public Hearing approved as written. Minutes of the May 18, 2016 regular meeting approved as written. (**Agenda Item II** added below.)

AGENDA ITEM 1 (see attachment, Item continues from May 18, 2016 meeting: Myron Dorfman Zoning Permit Application #16-08, 160 Shady Rill Road.

AGENDA ITEM II (added Agenda Item): Time Line, Revision of Middlesex Zoning Regulations.

The latest draft of the revised Zoning Regulations, dated May 26, 2016, were distributed by Cindy. It was decided to forward the final version of the Planning Commission Revised Regs to the Selectboard prior to the Selectboard Meeting of June 21, 2016. SB Public Hearing to be called later. i

AGENDA ITEM III: Date, Time, Place, Next PC Meeting.
Wednesday, June 15, 2016, 6:30 PM, Middlesex Town Offices.

ADJOURNMENT: 9:08 PM.

Respectively Submitted,

Dick Alderman, Secretary

MIDDLESEX PLANNING COMMISSION
DRAFT MINUTES, May 18, 2016 Meeting
Agenda Item 1

Minutes from planning commission special meeting
May 26, 2016. (the minutes below reflect discussion on
Dorfman Development PRD permit application only)

PC discusses Dorfman permit application under article
5.7 of the Middlesex land-use and development
regulations for a Planned Residential Development
(PRD). The portion of the project pertaining to the
permit (3 small residential units) was discussed using
the PRD General Standards for guidance. The following
determinations were made.

Standard 1- The proposed PRD requires a subdivision
review as outlined in article 6 of the towns zoning
regulations. The proposed PRD is consistent with the
town plan. The proposed PRD will need to meet
applicable state regulations for sewage disposal and the
protection of water quality. The PC recognizes that these
standards must be met to obtain the required state
permits for a septic system and erosion control plan.

Standard 2- The placement of the three units represent
an effective and unified treatment of the development
site.

Standard 3- Not applicable

Standard 4- all setbacks comply with zoning regulations
standards.

Standard 5- The PC notes that there is only one owner
of the land held in common, but will confirm our
judgment with the towns legal counsel. The applicant
will maintain no less than 50% of the 6 acre sleeve as
open-space, as detailed in section 5.7 D(5). This
requirement must be defined in a required deed
restriction that will need to be put in place.

Standard 6- Not applicable

Standard 7- Not applicable

Standard 8- Not applicable

PC discusses Dorfman permit application under article 6.4 of the towns zoning regulations. The portion of the development pertaining to the permit application (3 small residential units) was discussed using the general standards for a subdivision review as guidance. The following determinations were made.

Standard A- The Dorfman development as it pertains to the 3 small residential units conforms to the town plan as described.

Standard B- The proposed 3 small residential units conforms with the districts settlement patterns.

Standard C- The proposed 3 small residential units do not fall in either the rural residential or conservation districts.

Standard D- The proposed 3 small residential units meet necessary setbacks and are placed in such a manner to not be obtrusive to neighboring landowners.

Standard E- Not applicable

Standard F- The landowner is currently in the process of acquiring the required state approved septic permit.

The PC conducts a vote on granting the permit application. The vote was unanimous to grant the permit pending confirmation from the towns legal counsel regarding General Standard 5 of the PRD review procedure.