

DRAFT MINUTES : MIDDLESEX PLANNING COMMISSION,
Regular Monthly Meeting, November 29, 2017.

PRESENT: Steve Martin, Chair; Barry Bolio, Vice Chair; Dick Alderman, Secretary; Mitch Osiecki, Zoning Administrator; Susan Clark, Solutions Committee; Les Rosberg, Conservation Committee; Absent: Troy Sumner, VACANCIES; One.

Meeting postponed from November 15, 2017. Called to order at 6:05 PM.

Minutes of the regular monthly meeting of October 18, 2017 were read and approved. No changes made in Agenda of this meeting.

OLD BUSINESS: 2018 TOWN PLAN, DRAFT QUESTIONNAIRE

A questionnaire continues under development for distribution to Middlesex residents. Results from the questionnaire are expected to play a major role in drafting the 2018 Town Plan. Supporting committees include the Conservation Commission, Solutions Committee, Select Board and Historical Society. Also, the Recreation Director (formerly Recreation Committee). Drafts of the questionnaire are being maintained by Barry (barry.bolio@comcast.net). A list of Town Forest potential uses to be considered. How much emphasis and detail should be placed on the commercial and residential wind towers and solar panels issue? What is Middlesex current growth rate and trend? Para. 1 moved to a later page in the questionnaire. Time Lines of the Questionnaire and Town Plan need to be defined along with the roles and inputs of the Select Board and Regional Planning Commission. Steve to place on agenda of next meeting of Select Board. Upcoming Town Meeting considered appropriate for a 2018 Town Plan and questionnaire presentation. Solutions Committee is prepared to review questionnaire either before survey goes out or after results come in, or both. Regional Planning Commission contact, via Ron Krauth, is Eric Vorwald 229-0389.

BOUNDARY ADJUSTMENTS

Issue discussed. Mitch circulated notes he recently compiled from discussions on the topic with the town attorney and the East Montpelier

Zoning Administrator. Boundary adjustments usually come into the picture when adjoining land owners decide to adjust a common boundary line, or lines(s), that result in advantages for both owners. The main issue is whether the boundary realignment is just a minor lot adjustment or constitutes an actual subdivision of land. A zoning permit is required in either case. The MLU&DR specifies that any boundary adjustment cannot create a new lot or a nonconforming lot. Applicable MLU&DR sections are Article 6.1(B)(3), Article 7.1(A)(6), Article 7.2(A)(4), and the Appendix 1 Boundary Lot Definition on page 61.

NEXT MEETING - Wednesday, December 13, 2017, 6 PM.

ADJOURNMENT- 8: 47 PM

Respectively submitted,

Dick Alderman, Secretary