

# Draft Minutes

**Middlesex Planning Commission**

**Wednesday, March 6, 2019**

**6:00 PM**

**Middlesex Town Clerk's Office**

**5 Church Street**

**Middlesex, Vermont 05602**

**(802) 223-5915**

Planning Commission Members Present

Elias Gardner

Theo Kennedy

Sandy Levine

Mitch Osiecki

Absent

Dick Alderman

Guest

Cathyann LaRose, Planning Consultant

The meeting was called to order at 6:07 pm.

Cathy was welcomed.

New members of the Planning Commission were also welcomed.

## **New Business**

### **Election of Officers**

Mitch nominated Sandy as Chair. Elias seconded.

Sandy was elected to chair the Planning Commission.

Theo nominated Elias as vice-chair. Mitch seconded.

Elias was elected as the vice-chair.

Theo nominated Mitch as secretary. Elias seconded.

Mitch was elected secretary.

## **Meeting Schedule**

As in recent years, we will set the 3<sup>rd</sup> Wednesday of the month at 6:00pm as our default meeting date and time. Additional meetings will be warned as needed as we work through our Town Plan revision process.

## **Town Plan Revision**

Cathy shared a timeline for a revised meeting schedule to keep us on track for a completed draft Town Plan by early May.

Cathy emphasized that any schedule will require five votes, each with a 30-day warning period. In addition, we should anticipate two reviews by our Regional Planning Commission.

An important date will be a Public Review on May 19 (not a formal hearing). The timeline will likely be pretty tight after May 19, meaning this date will be a good opportunity to review the remaining schedule.

Theo advised that he will be out of town for two weeks sometime between May 16 and June 19.

An adjustment to the revised schedule was proposed and adopted: the PC will meet on May 15 instead of May 16 to avoid a conflict with the Corporate Cup road race in Montpelier. The purpose of the meeting on Wed, May 15 will be for the PC to review the plan and warn a public hearing.

Cathy advised that the revised Town Plan should include language that anticipates possible further adjustments to our town Land Use (Zoning) Regulations. But this language should not be so specific as to invite discussion and debate on specific regulations too early. All we're doing now is revising our Town Plan. Updating Land Use Regulations is not on the table at this point in the process.

Homework assignment (Mitch): provide Cathy with a couple of sentences discussion when the Walter Kelley Park was established and facilities/amenities currently available.

Homework assignment (Mitch): provide Cathy with a brief summary of recent zoning activity (a 5-year average will suffice).

Brief discussion of development in the mixed-use district.

## **Discussion of Town Plan Draft**

We should include mention of the Makers/Creators event that preceded the What's Next Middlesex forum. Pass along language to Cathy.

Homework (Theo): Provide Cathy with the names of the four work groups that grew out of WNM.

Four each of the four work groups, provide Cathy with a couple of sentence summary of the work of each group. Members of the PC can do this for three of the four groups; we'll need to reach out to the Events & Spaces group for their summary.

Discussion of particular sections of the Draft Town Plan:

Page 27. The paragraph covering growth over past decade doesn't ring true. We should revisit this section and make sure we're comfortable with the language here.

Discussion of whether we would desire a housing subcommittee. What would be the purpose? Towns that have established such a committee have often tasked it with exploring issues related to developing/encouraging affordable housing. Do we have this kind of expertise available to us?

Homework: South Burlington has an affordable housing report with bullet points of possible items we might find desirable in our community. Theo will explore.

Page 32. There are limited active farms in town. Sandy will try to provide an inventory.

Waterways: we may want to add language to define/limit the "buildable area" of land in the flood hazard areas.

Homework: when net metering is proposed, regulators will look to the Town Plan to see if this is addressed. Theo will investigate.

Enhanced Energy Plan (EAP). It is permissible for a town to restrict energy infrastructure in some areas, but we should make it clear that there are areas in which such infrastructure is welcome.

### **Schedule Discussion**

Cathy's contract specifies that she will attend certain meetings. On the updated schedule distributed tonight, meetings Cathy will attend are indicated by a dot in the rightmost column.

### **Next Meeting**

Wednesday, April 3<sup>rd</sup> at 6:00. Sandy will make sure to have meeting warned.

### **Public Outreach**

Elias will oversee updates on Front Porch Forum highlighting the ongoing work of the PC, including important dates, summary of progress, etc.

**Correspondence**

The Planning Commission received a letter from Jim Colby asking whether the Exit 9 Study (of October 2001) will be revised prior to a public hearing on the Revised Town Plan.

The Revised Town Plan should acknowledge the past work that has gone into the Exit 9 Village Plans. Further, the Revised Town Plan should include any elements of such plans that we still find relevant.

The short answer to Jim’s question is that these documents will not be revised.

Mitch will email Jim and explain that while the Exit 9 Study and Village Plans will not be revised, both documents will be reviewed and relevant elements of each will be incorporated into the Revised Town Plan.

Meeting adjourned at 9:15.

Dick Alderman \_\_\_\_\_

Elias Gardner \_\_\_\_\_

Theo Kennedy \_\_\_\_\_

Sandra Levine \_\_\_\_\_

Mitch Osiecki \_\_\_\_\_