

DRAFT MINUTES : Middlesex Planning Commission, Regular Monthly

Meeting, December 14, 2016. 6:30 pm

PRESENT: John Krezinski, Chair; Barry Bolio, Vice Chair;

Steve Martin, Troy Sumner.

ABSENT: Dick Alderman, Secretary

- Meeting called to order at 6:30 PM.
- Draft minutes from November 19, 2016 regular meeting reviewed and approved (see attached)
- Draft of "MPC 2016 Annual Report" reviewed and approved. (see attached)

OLD BUSINESS

- John Krezinski reported on his meeting with Select Board on 12-6-16 regarding the MPC's requested change to the proposed Zoning Regs. John Krezinski reported that the meeting was brief, with short discussion to clarify that the requested changes only regard the table lists in section 2. Steve Martin reported that the Select Board will be conducting another public hearing on the proposed zoning regs in the near future.

NEW BUSINESS

- Discussion began on the work needed to draft the new Town Plan scheduled for update in 2018.

A timeline was discussed and agreed upon to have the draft ready for submittal to the select board by the end of 2017. This timeframe would give the Select Board ample time to review and receive public input so that a finished draft could be put to a vote no later than the November 2018 election cycle. There was further discussion on coordinating our work with the CVRPC. An email from Sarah Merriman was shared regarding the MPC's ability to take advantage of the CVRPC offer regarding "Enhanced Consultation" in the MPC's work to update the Town Plan. It was decided that John Krezinski would contact Eric Vorwald at CVRPC and schedule these consultations at his earliest convenience. Hopefully, he will be able to attend the MPC's next meeting on 1-18-17.

There was discussion regarding the processes of how the MPC could gather information from the public to help in developing the Town Plan. It was discussed that the MPC could reach out to The Middlesex Solutions Committee to ask for their input and participation on ways to effectively gather information that would be as comprehensive as possible. Specifically as it pertains to disseminating and gathering data from a questionnaire/survey the MPC plans to develop. It was discussed that the MPC could reach out to Susan Clark when the time was right for their assistance. Other ways of gathering information were also discussed, such as Front Porch Forum, door to door surveys and mailers. It was discussed that

it would be good if the MPC could have a questionnaire in time to hand out at the Town Meeting in March of 2017.

Steve Martin introduced discussion to include updating the Zoning Districts map at the same time the Town Plan was updated. It was agreed that this may be a good idea given the amount of time since it was last updated. Several opinions were shared regarding the current map and its existing boundaries for each district.

It was shared that the existing map was influenced during its development by the "Exit 9 Study" document that is approximately 15 years old. There was a general consensus that the Exit 9 Study at least needed to be reviewed to determine if it is still relevant to the planning needs of the MPC given its age. Examples were given that showed significant changes in the town since its introduction, primarily, the loss of a gas station and grocery in the Route 2 Village District. There was also other discussion regarding the Route 12 Village Districts validity as a "Village District". It was agreed that historical information needed to be gathered as to how the Route 12 Village District ended up getting established as such. It was discussed that the CVRPC may also be able to offer assistance in the efforts to update the Zoning Districts Map and that we would inquire with Eric Vorwald when he visits at an upcoming meeting.

- Meeting adjourned at approximately 8:30 pm.

- Next Planning Commission meeting: January 18, 2016 at 6:00 pm. Change of meeting time requires warning.

Respectively submitted,

John Krezinski, Chairman

