

DRAFT MINUTES : MIDDLESEX PLANNING COMMISSION,
Regular Monthly Meeting, October 18, 2017.

PRESENT: Steve Martin, Chair; Barry Bolio, Vice Chair; Dick Alderman, Secretary; Troy Sumner. GUESTS: Mitch Osiecki, Zoning Administrator. VACANCIES , One.

Meeting called to order at 6:01 PM.

Minutes of the regular monthly meeting of September 20, 2017 were read and approved.

OLD BUSINESS: 2018 TOWN PLAN, DRAFT QUESTIONNAIRE

Discussion continued in completing a property owners questionnaire to be used in drafting the 2018 Town Plan. The I-89 interchange was discussed as it offers a variety of potential uses. The interchange falls in both the Mixed-Use and Village Zoning Districts but its actual location and shape has never been adequately defined. A more precise definition would be helpful in town planning. It was also suggested that a question be included regarding usage of private and commercial solar panel arrays and private and ridge-line or commercial wind towers. The U-32 Education Union recently launched a similar questionnaire regarding Act 46. However, according to a newspaper account, the questionnaire attracted only a 10% response from the 5 towns. The survey period has now been extended another week. The Middlesex response was about 14%. Copies of the questionnaire were passed out.

NEW BUSINESS: BOUNDARY ADJUSTMENTS

A growing trend has been noted by the Listers involving conveyances of lots and other small parcels of land between adjacent property owners. Such transfers are normally done via the usual subdivision permits but, in the past several years, more and more have been executed through applying the Boundary Adjustment Definition. The Boundary Adjustment Definition (Pg. 61, Zoning Regs) states that, in these types of land division, the creation of either a new lot, or a nonconforming lot, are not permitted. To add to the confusion, other passages in the Zoning Regs appear to

condone such transfers. See Subdivision Definition, Page 71; Section 7.1(A)(6) on Page 51 and Section 6.1(B)(3) on Page 43. These contradictions need to be reconciled at the next revision of the Middlesex Zoning Regulations.

NEXT MEETING - November 15, 2017, 6 PM.

ADJOURNMENT- 7: 30 PM

Respectively submitted,

Dick Alderman, Secretary