

Draft Minutes

Middlesex Planning Commission
Wednesday, October 17, 2018
6:00 PM
Middlesex Town Clerk's Office
5 Church Street
Middlesex, Vermont 05602
(802) 223-5915

Planning Commission Members Present

Steven Martin, Chair

Barry Bolio

Sandy Levine

Mitch Osiecki

Absent

Troy Sumner

The meeting was called to order at 6:04 pm.

Addition to agenda: correspondence from Conservation Commission chair Lee Rosberg regarding Emerald Ash Borer infestation.

New Business

No new business was discussed.

Old Business

Discussion of the findings of the ZBA, which has approved the conditional use permit sought by KCOS/VPA for the medical marijuana grow facility.

It was noted that the ZBA raised the question of whether traffic might eventually pose a concern at the site, but imposed no permit conditions related to traffic control.

PC discussed the traffic at the site, but has no specific concerns. It was noted at the public hearing that truck traffic to and from the site will be minimal. It seems that the largest impact on traffic would be employees entering and leaving the facility at the start and end of each workday.

The PC will require the following conditions:

1. The two businesses at the site cannot exceed a total of 60 employees.
2. The VPA facility must adopt sound stormwater management practices and should ensure that there is no direct runoff of stormwater to neighboring properties.
3. The VPA facility should be encouraged to work with its electric utility and Efficiency Vermont to explore opportunities energy efficiency measures.

Discussion of the PUD Review. The PC's findings should highlight that one of the seven objectives of a PUD has been addressed.

Since the hearing on the subdivision request has concluded, the clock is now ticking on the formal release of the PC's findings. Steve and Sandy will collaborate on a draft. The PC will convene a special meeting on Monday, 10/29 at 6:00 to approve.

The observation was made that at future hearings, it would be useful to layout a timeline at the initial hearing, so that the applicant has a clear idea of how they may expect the permit process to unfold.

Discussion of Town Plan survey. We haven't posted a reminder about the survey on Front Porch Forum lately. Mitch will do so this week. We'll also plan to have paper copies of the survey available at the What's Next Middlesex forum next weekend. We still plan to mail copies of the survey to residents. We'll address that after the WNM forum.

Correspondence

Members of the PC received an email from TJ Kingsbury on 10/21 expressing concern over the length of the permitting process. Steve met with TJ to discuss his concerns.

Ginny Burley sent an email to the PC on 9/27 expressing her interest in conducting a Health Impact Assessment in relation to the proposed VPA facility. The PC does not feel that an HIA is within its purview, but will invite Ginny to bring the matter to the Selectboard if she wishes.

The PC received an email from Nancy Reilly concerning the VPA facility. Nancy followed up to note that she found the hearing minutes on the town website and those addressed most of her concerns.

Mitch reported that with the assistance of JB Hinds of Birchline Planning, he completed the online grant application process for the grant for a feasibility study of a village streetscape, as proposed at the September meeting.

Discussion of ash tree inventory. Members of the Conservation Commission (plus a few other interested community members) participated in a training session to learn how to use an Arc/GIS app to create an inventory of the ash trees within the town road right of way. Part of this effort will involve training volunteers in the identification of ash trees. While it's possible to identify an ash tree by bark and tree form, doing so while the tree has foliage has advantages, since leaves or lack of them, can indicate the health of the tree. It will probably be spring before this effort gets fully underway.

Meeting schedule

The PC typically meets on the third Wednesday of the month. In November, that would put meeting the night before Thanksgiving. The PC will instead meet on Wednesday, November 28 at 6:00.

Meeting adjourned at 7:25pm.

Steven Martin _____

Barry Bolio _____

Sandra Levine _____

Mitch Osiecki _____

Troy Sumner _____