

Draft Minutes

Middlesex Planning Commission
Wednesday, October 16, 2019
6:00 PM
Middlesex Town Clerk's Office
5 Church Street
Middlesex, Vermont 05602
(802) 223-5915

Planning Commission Members

Dick Alderman
Elias Gardner
Theo Kennedy
Sandy Levine
Mitch Osiecki

Guests

Zachary Maia – CVRPC
Clare Rock – CVRPC

Call to Order

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

Adjustments to Agenda

No adjustments to agenda.

Old Business

Village Center Designation has been approved.

Municipal Planning Grant

MPG application has been submitted. Grant awards are announced in December.

New Business

Zach Maia leads a brief overview of Enhanced Energy Planning.

We're on a fairly tight timeline, because CVRPC has a contract through the state to provide planning assistance for CY2019.

Final draft anticipated by 12/31/2019. This draft can be adjusted based on subsequent public input – it's just a working draft.

The current draft plan suggests some edits for consistency (page 45, for example).

Some language/terminology of importance:

Highest Priority Forest Blocks.

Highest priority forest blocks are identified as possible constraints. Based on feedback from community, we might wish to escalate this to “known constraint” category, which would require EEP to justify the elevation in status.

Note: this language does not apply only to renewable energy projects, but development in general.

Areas with endangered or uncommon species.

Class I and Class II wetlands.

Ridgelines of the Worcester Mountain range.

Ridgeline definitions:

- Lands above 1500’ in elevation (Worcester Mountain)
- Land above 1400’ in elevation (Dumpling Hill)

Potentially suitable

Should clarify whether town intends that “potentially suitable” is meant to refer to lands identified by the state as “possible constraint” for development.

And finally, make clear which sites are intended to be designated as “preferred” for development.

We may also wish to clarify whether rooftops (as preferred sites) are meant to apply only to existing structures and not to new structures.

Other considerations

Pathways & Implementation actions

Objectives can identify possible measures to address ways to meet goals.

At some point, it may be advisable to edit the Energy chapter of our Town Plan to align more closely with the EEP.

Next Meeting Wednesday, November 20 at 6:00.

Other Business

Middlesex has been selected to participate as a case study in a Zoning for Great Neighborhoods project. The kickoff meeting for this project is Monday, November 4. Sandy and Mitch are planning to attend.

Meeting adjourned at 7:20 pm.

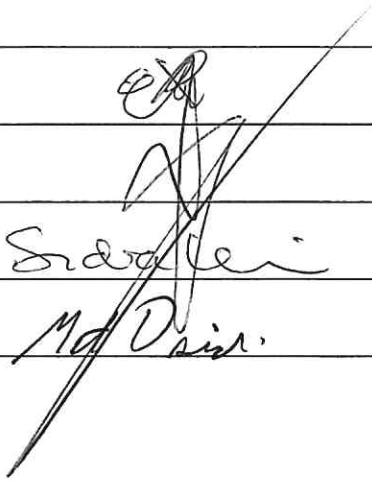
Dick Alderman _____

Elias Gardner _____

Theo Kennedy _____

Sandra Levine _____

Mitch Osiecki _____

A large, diagonal handwritten slash is drawn across the signature lines. The slash starts near the top right of the Dick Alderman line and extends down to the bottom left of the Mitch Osiecki line. There are also handwritten signatures: a cursive signature on the Elias Gardner line, a signature that appears to be 'Sandra' on the Sandra Levine line, and a signature that appears to be 'Mitch Osiecki' on the Mitch Osiecki line.