

Chapter 10: Land Use



A land use plan for Middlesex is a significant tool for achieving the goals set out in this plan. The major land use tool in Middlesex today is our Zoning Regulations. These regulations have recently been updated and should be periodically reviewed to make sure they achieve our priority goals. This Land Use section of the Town Plan does not specify details of which areas of Town should be used for particular purposes. Instead it identifies the decisions the Town should make about land use and proposes a process for gathering information necessary to help make these decisions.

A land use plan is a key tool for managing the effects of residential and commercial growth so that these effects are positive and do not adversely affect the town. This land use plan and the actions it anticipates are designed to:

- plan for the possible allocation of lands, if needed, for public facilities and services,
- strike an equitable balance between the interests of property owners and public purposes when there is potential for conflict in the use of land, and
- employ land use tools, as appropriate and approved by the citizens, to achieve the town's goals.

Facts About Middlesex:

Total area:	28,173 acres + (44 sq. miles)
Area above 2000 ft.:	1469 acres
Area above 2500 ft.:	501 acres
Area where slope exceeds 15%:	13,470 acres (48% of the Town)

The Town's zoning bylaws establish and regulate development according to six land use districts, as follows:

Village District: Allows residential, commercial, office, and public uses on 1 acre lots (1/4 with public sewer or water). Includes areas just south and east of Exit 9 and in Putnamville.

Mixed Use District: Allows uses complementary to the Village in an area just north and west of Exit 9. There is no minimum lot size but overall density in the zone "must be" equivalent to one building per two acres.

Industrial District: Includes a small are south and west of Exit 9 and the area along Route 2 from the Village to the Montpelier line. Industrial uses are encouraged. There are agricultural uses in this zone. The minimum lot size is 1 acre.

Medium Density Residential District: A minimum lot size of 2 acres is required in this primarily residential zone. This district occurs in the vicinity of Shady Rill and Rumney School and along Route 2 north and west of the Exit 9 and along Middlesex Center Road.

Rural Residential District: Allows similar use on lot sizes of 2 acres provided a 5 acre density is maintained.

Conservation District: Allows residential and other low intensity uses on 4 acre lots provided a 10 acre density is maintained.

Middlesex Village/Exit 9: Land Use and Development Plan

In October 2001, Middlesex completed the “Middlesex Village/Exit 9 Land Use and Development Plan” to guide actions in those areas. That Plan is specifically incorporated by reference into this Town Plan. A copy is available at the Town offices.

Town-wide Goals, Objectives, & Implementation Strategies

Land Use Goals:

1. The town’s zoning bylaw should effectively support growth management and land use that meets the goals set out in this plan.
2. Lands employed in production will be recognized as potential assets to the community, and zoning will promote land use that benefits owners and the community.

Objective 1: To maintain a detailed land use plan and keep zoning regulations up to date and aligned with the goals as outlined in this plan. Priority should be assigned to keeping regulations up to date relating to the following:

- the development of housing subdivisions,
- uses in the Village,
- business parks,
- home-based businesses,
- commercial/retail zones,
- residential zones and cluster housing, and sewage.

Objective 2: To identify land to be zoned for production use and recommend zoning regulations, ordinances, and tax policies to support agriculture and forestry in the best interest of land owners, users and the community as a whole.

Objective 3: To maintain a long-range plan, schedule, and associated budget for the location, capacity, and installation of public services and facilities that voters will want and need

Objective 4: To complete a comprehensive Zone Map that is coordinated with zoning regulations.

Implementation Strategy:

- Our current Zone Map will be updated as amendments to this Town Plan are approved and as zoning regulations are amended, added, and approved.