

Middlesex Planning Commission

Minutes

January 11, 2006

DRAFT – prepared by Sandy Levine 1/16/06

Approved: _____

1. Present: Sandy Levine, Gregg Faber, Lowell Smith, Steve Martin.
2. Agenda approved; October minutes approved.
3. Correspondence from VLCT, zoning changes from Montpelier & Waterbury, response from DHCA to James Colby letter;
4. Bills approved for mapping services, postage & copying for zoning changes
5. Next meeting Feb 8. This will also be information session for zoning changes; Reviewed plans for information session hosted by the TMSC on January 18.
6. 7:00 – Site Plan Review for White Out, LLC. Site plan approved by unanimous vote. Gregg to draft findings.
7. 7:30 – Public Hearing on Zoning Changes; Present: Peter Hood, Felicia Fox, George Fox, Chris Reilly, Dale Klein, Larry Devlin, Paula Gosselin, Joe Gosselin & Jane Dudley.
 - Review of changes by Sandy Levine
 - Questions and comments regarding lot sizes and how acreage would be determined for allowed subdivisions in Conservation & Rural Residential districts
 - Effect of lot being in two districts
 - Question need for zoning changes; people are pretty responsible and zoning not needed. Those who will break the law will do so anyway
 - Process developing zoning changes was not conducive to public comment and input
 - Changes in lot sizes too much of a leap from existing zoning & too restrictive of property rights.
 - Any interpretation of zoning rules should favor the landowner
 - Good idea to manage density instead of lot sizes in rural districts. This helps keep more land open. These provisions fairer in this proposal than in previous one
 - Thanks to PC for hard work on a very tough project. Proposal represents a good compromise from many perspectives and advances the best interests of the town as a whole

- Proposal will help Middlesex be prepared for future changes we see happening in communities around Middlesex.
 - Particular concern about Middlesex exit and how much development there will be in rural areas of town
 - Concern about effect on property values. Less land available for development will increase already high land prices
8. Reviewed comments from Public Hearing & consider whether proposed changes should be forwarded to the Selectboard.
- Recommendation from CVRPC to correct typo & change group home from 6 to 8 residents in the district standards. It is correct in the definition & 8 is required by VT statute. PC approved change.
 - Considered advancing to Selectboard. Gregg & Sandy in favor; Lowell & Steve opposed. Decided to hold special meeting before public information session and hold vote when all PC members could be present. Sandy will send out notice.

Middlesex Planning Commission

Minutes

Monday, April 10, 2006

6:30 p.m.

Middlesex Town Hall

Present: Sandy Levine; Lowell Smith; Gregg Faber; Dick Alderman; Steve Martin

Michael Crane – for Town Plan

9. Approved December, February & March minutes & Findings for site plan review.
10. Correspondence: Seedling; Safe Routes to School
11. Election of officers:
 - a. Chair: Gregg Faber – nomination by Sandy; second by Dick; all approve
 - b. Vice Chair: Lowell Smith – nomination by Sandy; second by Steve; all approved
 - c. Secretary / Treasurer: Steve Martin – nomination by Sandy; second by Dick; all approved
12. Schedule: Continue meetings on second Wednesday of every month beginning at 6:30.
13. 7:30– Town Plan Update – Michael Crane. Discussed Town Plan update and legal requirements for Town Plan. PC members to review goals in current Plan and give feedback to Michael for drafting. Recreation section and energy section to be added, as well as economic development section Mapping underway. Draft should be complete by August.

Draft minutes 4/11/06 by Sandy Levine

Approved: _____

Middlesex Planning Commission

Minutes

May 10, 2006

6:30 p.m.

Middlesex Town Hall

Present: Sandy Levine; Dick Alderman; Steve Martin

Others: Susan Clark, Dave Shepard, David Siegel

14. Approved April minutes

15. Town Meeting Solutions Committee & Conservation Commission request for Planning Comm'n assistance to send Town Plan survey to remaining Middlesex property owners.

- a. On motion by Sandy seconded by Steve and unanimously passed, the Planning Commission authorizes the TMSC to send the survey to the remaining 50% of property owners with the PC agreeing to pay up to ½ the cost or \$200, whichever is less.

16. David Siegel, a realtor, who represents Dick Atwood had questions about zoning in the area near the interchange north of I-89 where Mr. Atwood owns 14 acres. PC explained that the interim zoning no longer is in place & the 1987 zoning sets the standards & rules for developing the property.

17. Reviewed priority goals from Town Plan. Planning Commission agrees that all the Priority Goals listed on page 2 are still priority goals that should be reflected in the new Town Plan.

Draft minutes prepared 5/14/06 by Sandy Levine

Approved: _____