

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Town Plan Review Committee
Draft Minutes

July 9, 2019 at 5:00pm
Central VT Chamber of Commerce Conference Room,
963 Paine Turnpike North, Berlin, Vermont.

Committee Members:

<input checked="" type="checkbox"/>	Bill Arrand, Worcester
<input checked="" type="checkbox"/>	Lee Cattaneo, Orange Commissioner
<input checked="" type="checkbox"/>	Ron Krauth, Middlesex Commissioner
	Joyce Manchester, Moretown Alternate Commissioner
<input checked="" type="checkbox"/>	Jan Ohlsson, Calais Alternate Commissioner

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1 Municipal Representative: Sandra Levine, Middlesex PC Chair
1 Staff: Clare Rock

1 **CALL TO ORDER**

1 The meeting was called to order by Bill Arrand, Chair at 5:05 pm. Introductions were made.

1 **CHANGES TO THE AGENDA**

1 None.

1 **PUBLIC COMMENTS**

1 None.

1 **PUBLIC HEARING: APPROVAL OF THE TOWN OF MIDDLESEX MUNICIPAL PLAN AND CONFIRMATION**
2 **OF THE LOCAL PLANNING PROCESS**

1 ----- made a motion to open the hearing, seconded by R Krauth, all in favor. Motion carried.

1 Sandra Levine provided an overview of the process, which included the motivation to apply for an MPG.
2 Middlesex worked with a consultant, and conferred with the RPC, the plan referenced *What's Next*
3 *Middlesex* vision forum, and the focus on the Village and discussion of the Putnamville area.

1 Discussion followed about the work being done at the old Railroad Depot, and how the town is divided
2 in half by a ridge. Question about industrial development in the floodplain area and whether the town is
3 considering adoption of river corridor. The Village hasn't sustained any significant flood damage as the
4 Village sits on higher ground above the gorge. The flood hazard regulations prohibit any new
5 development in the floodplain so this suppresses any future significant development in this area. But
6 there is an allowance to allow existing development to continue and make some improvements.

1 Area north of the interstate is an area for new mixed-used development but this will be different from
2 the Village area - one has been developed (Kingsbury Construction) and a marijuana grow facility. Krauth
3 mentioned possible changes to Act 250 regarding interstate interchanges. Levine referenced the State

1 Interstate Management Guide.

2
3 PC had their hearing; the SB public hearing is scheduled for the end of the month. And then the town
4 wide vote would take place in August. The PC has kept the SB informed along the way and have address
5 their comments. Some SB members attended the PC. Levine appreciates the CVRPC accommodation.

6
7 Inquiry about public participation, Middlesex had a core group of people who planned the *What's Next*
8 *Middlesex* and had resident volunteer Susan Clark who is a professional facilitator guide the process.
9 One of the successful outcomes of the event was the creation of 4 work meetings.
10 The town was a little divided over the school merger situation which did create some initiative to bring
11 people together.

12
13 **RECOMMENDATIONS TO THE CVRPC BOARD OF COMMISSIONERS:**

14 **a. CONFIRMATION OF THE TOWN OF MIDDLESEX MUNICIPAL PLANNING PROCESS**

15 **b. APPROVAL OF THE TOWN OF MIDDLESEX MUNICIPAL PLAN**

16
17 Motion by J Ohlsson to recommend to the CVRPC Board confirmation of the local planning process,
18 seconded by R Krauth, all in favor. Motion carried.

19
20 Motion by R Krauth to recommend to the CVRPC Board provisional approval of the Middlesex town plan
21 with the recommendation seconded by J Ohlsson all in favor. Motion carried.

22
23 J Ohlsson made a motion to close the hearing, seconded by L Cattaneo, all in favor. Motion carried.

24
25 **APPROVAL OF MINUTES**

26 J Ohlsson made a motion to approve the June 13, 2019 minutes, seconded by R Krauth

27
28 **ADJOURNMENT**

29
30 L Cattaneo made a motion to adjourn at 5:42 pm, seconded by, all in favor. Motion carried.