

**MIDDLETOWN PLANNING COMMISSION SPECIAL
MEETING**

March 22, 2021| 7:00 p.m.

Commission Present

Mark Dalton –Chair (01/2022)
Joan Roche – Vice Chair(06/2022)
Marco Furman
Dave Gustaffson
Dennis Fusaro
Jeff Pennington – Council Liaison

Commission Absent

Staff

Eric Bittner- Zoning Administrator

Meeting Minutes

CALL TO ORDER

Chairman Dalton called the meeting to order

ROLL CALL

Mark Dalton, Joan Roche, Marco Furman, Dennis Fusaro, Dave Gustaffson, Jeff Pennington, and Eric Bittner Present

SET AGENDA

Vice Chair Roche made a motion to amend the agenda to add approval of November 2020, and January 2021 meeting minutes. Motion was approved, and agenda was set

PUBLIC COMMENTS

Sue addressed her concerns about the historic overlay. She is concerned not specifically about the overlay, but what it restrictions it may lead to in the future. Suggested the town to have informative historic markers near properties, and also finding a way to provide an annual recognition for a property owner. She also shared it would be helpful for historic property owners to have a reference point in town

to find historic contractors, as well as a way to educate historic property owners on tax credits and possible grants.

Tess Clem discussed the Monk Family application to amend the RA zoning on their properties. They want to rezone their property in order to allow for 2 acre plots to be subdivided. She explained the value of 2 acre plots being allowed, and discussed the benefits it would have to the town if the amendment was passed.

OLD BUSINESS

Motion was made, and approved to approve meeting minutes from November of 2020, and January of 2021.

ZA-20-001: Amendment for the historic overlay to be added to the towns zoning ordinance. Planning commission reviewed and approved in January. More firm boundries were recommended from the ordinance committee. Planning commission made a motion, and approved a recommendation to approve the amendment.

NEW BUSINESS

ZA-21-001, is the zoning amendment which was submitted for the Monk Family property to adjust the R-A zoning for lots of 2 acres to be allowed. Staff recommends to adjust section G to define the setback limitations to include properties less then 5 acres. A public hearing has been scheduled for April 12th, 2021 for ZA-21-001

Seasons at Middletown plan alterations. J2 engineering has been in touch to ask that if the town has a strong desire not to add turning lanes to Rt. 11 for us to go with them in trying to convince VDOT to not require the turning lanes. Planning commission discussed the details of the request, and sent a recommendation to council to require the developer to adhere to any requirements that are given by VDOT. The town wants to adhere to any VDOT recommendations.

NOTES

Chair Mark Dalton informed the planning commission he will be stepping down. He has accepted an integral role for the counties fire department, and does not feel he will be able to give the required dedication to both positions. The planning commission thanked Chairman Dalton for his dedication and great work for the town.

The planning commission will next meeting need to nominate a chair.

ADJOURNEMENT

Vice Chair Joane Roache made a motion to adjourn, planning commission voted to adjourn

Eric Bittner
Middletown Zoning

Chairman