Draft Minutes

Meeting of the Middlesex Planning Commission
Wednesday, May 21, 2025
6:00 PM
Middlesex Town Clerk's Office
5 Church Street
Middlesex, VT 05602

This meeting was conducted in-person at the Town Clerk's Office and remotely using the town's Zoom account.

Planning Commission Members:
Sandy Levine
Tom Jackman
Dave Magida
Mitch Osiecki
Paula Otenti -- absent

Guests:
Bill Preis, resident

Call to Order
Chair Sandy Levine called the meeting to order at 6:10 pm.

Roll Call
Planning Commission members present: Sandy Levine, Tom Jackman, Dave Magida, and Mitch Osiecki. Paula Otenti was absent.

Others in attendance: Bill Preis.

Sandy Levine and Bill Preis participated via Zoom; all others were present at the Town Office.

Minutes
Approval of Apr 16 minutes.

Motion: Dave moved to approve draft minutes of Apr 16. Tom seconded.
Vote to approve: 4-0.

Old Business:

Proposed Zoning Changes
Sandy and Dave met with the Select Board to discuss propose changes. A Public Hearing has been warned for June 17.

Select Board will send a notice of this hearing to local property owners. Will do additional outreach to publicize the hearing.

The Select Board seemed to be engaged in the proposal. Interested in the potential for problems with proposed changes in height requirements. Fire Chief did not appear to view the proposed changes as problematic.

Discussed proposed changes to allowable uses in the Mixed Use district.

Rumney School Road (update)
Mitch checked in with Chris McVeigh on status of walking paths to Rumney. Chris is still trying to make contact with a couple of area landowners. The folks he's talked to are all said to be enthusiastically supportive of the idea.

Middlesex Village Traffic-calming Demonstration Project
Still in progress.

Sandy has reached out to CVRPC for guidance. Project seems to be on track for the summer months.

Neighborhood In-fill Housing
Mitch has located a survey that former PC member Elle O'Casey had prepared to gauge interest various aspects of housing outreach. Mitch will share with other PC members. Will plan to discuss next steps at an upcoming meeting.

Mitch also mentioned a presentation made at a CVRPC meeting that surveys various forms that Accessory Dwelling Units might take. Will locate and share with everyone.

Middlesex Community Festival
Mitch shared updates from recent Community Fair. Good turnout from vendors and exhibitors. The weather was far from ideal and foot traffic was a little light. Organizers have been discussing what worked, what didn't, and strategies that might boost attendance.

Municipal Planning Grant
Success! Middlesex received a grant (to the Road Committee) to explore the feasibility town repairs of privately owned driveway culverts, and to develop a rigorous 5-year plan for an ongoing maintenance schedule.

Grant award is in the neighborhood of $15K. There is a 10% local match that will be paid out of the Planning Commission budget.

Rules of Procedure
Adopted at our last meeting.

Ethics Training
Sandy reminded everyone that there is a 45-minute Ethics Training video available that all are advised to view. Sandy will locate and share a link.

Next Meeting: Wednesday, June 18 at 6:00 pm.
It's the day after the Select Board's Public Hearing on proposed changes to zoning regulations.

Discussion of next update of the Town Plan.
The Town Plan was updated in 2019, and amended in 2022. The amended Twon Plan resets the clock on when Town Plan next needs to be updated (now every 8 years).

Adjournment
Tom moved to adjourn; Dave seconded.
Meeting adjourned at 7:56 pm.

Respectfully submitted,
Mitch Osiecki, Secretary