Draft Minutes

Meeting of the Middlesex Planning Commission
Wednesday, July 15, 2026
5:00 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 – absent
Ben Klein
Dave Magida
Mitch Osiecki

Others:
Niki Sabado, CVRPC
Lincoln Frasca, CVRPC
Reuben MacMartin, CVRPC
Bill Preis – resident
Alyssa Johnson – resident
Kate Biggam – resident
Bill Preis – resident
JJ Vandette – resident

Call to Order
Chair Sandy Levine called the meeting to order at 5:07 pm.

Roll Call
All Planning Commission members except Tom Jackson were present. Others present: Niki Sabado, Lincoln Frasca, and Reuben MacMartin, all from the CVRPC and residents Alyssa Johnson, Kate Biggam, Bill Preis, and JJ Vandette. Reuben, Alyssa, Kate, Bill, and JJ participated via Zoom; all others were present at the Town Office.

Sandy welcomed guests and led introductions.

Agenda
No changes

Minutes
Motion: Dave moved to approve minutes of June 17. Ben seconded.
Vote to approve: 4-0.

Old Business

Middlesex Village Demonstration Project
Sandy provided background on this project.

VTrans is not in favor of some elements of our "hoped for" demonstration of traffic-calming measures.

Mad River Path is working on a long-term project to interconnect many trails and recreation paths in the Mad River Valley. Completion of this project is likely several years away; our traffic-calming project may be more viable once the Mad River Path project is closer to completion.

Motion: Sandy moved to suspend work on the Middlesex Village Demonstration Project. Ben seconded.
Discussion: Dave offered a friendly amendment to table work on the Middlesex Village Demonstration Project, with the intent of resuming work once development of the Mad River Path approached Middlesex.
Vote to approve: 4-0.

{Meeting interrupted by agitators. Sandy ended Zoom meeting at 5:25 and relaunched. Meeting resumed at 5:30.}

Niki Sabado of the CVRPC discussed draft of the Future Land Use Map.

Middlesex Village and Putnamville are Tier-1 eligible.

Niki suggested that Middlesex may wish to defer applying for Tier-1 designation until after updates to our Town Plan are completed, at which time we can seek feedback form town residents.

MPG – Natural Resources & Density Housing Updates
Lincoln Frasca of the CVRPC presented an outline of this project timeline. Timeline will be attached to final meeting minutes.

Question from Alyssa Johnson: Is there a possibility of infill exceptions? Alyssa is also curious whether state regulations will preclude property owners from building on their land, and if so, whether owners

will be compensated. And finally, if an existing structure is in the floodway or river corridor, will that preclude any future development or additions?

Response: There will likely be additional steps required for additional development of existing structures.

Comment form Kate Biggam: Post-flood cleanup was traumatic. Asked what homeowners can do to mitigate against future flooding?

Response: the primary focus of this MPG is to address this question.

There is a delicate balance to achieve between flood resilience and abandoning at-risk properties. There are pros and cons on each end of the spectrum.

The goal of this planning grant is to identify viable options for homeowners in at-risk areas.

Sandy proposed writing up a summary of the 3-month project timeline and sharing it via FPF post and in a letter to Brook Road property owners inviting them to participate in this project.

Perhaps a community forum is September. A roundtable discussion is another possibility. Topics: Future of Great Brook and options for development along Brook Road.

The project timeline anticipates another Community Forum is October to discuss density housing issues.

Updates to ongoing projects:

Class 4 road policy
Select Board is reviewing current policy (Paul Cerminara and Zara Vincent)

FIT (Facilities Improvement Team)

Town Hall: still researching options and costs. A vote has not been scheduled.
Town Garage: still gathering quotes on project.

Next Meeting:

Wednesday, Aug 19 at 5:00 pm. (will be a short meeting focused on MPG)

Adjournment

Mitch moved to adjourn. Dave seconded.
Meeting adjourned at 7:11 pm.

Respectfully submitted,
Mitch Osiecki, Secretary