Select Board Members
_x_ Liz Scharf, Chair
_x_ Zara Vincent, Vice Chair
___ Stacey Skadberg
_x_ Larry Rooney
_X_ Paul Cerminara

Middlesex Select Board
5:00 PM
Tuesday, Sept. 2, 2025
Middlesex Town Hall and via Zoom*
5 Church Street
Middlesex, Vermont 05602

5:00 Call to order and welcome guests

- Approve Aug. 26th meeting minutes
    - Zara moved to approve minutes, Larry seconded, motion approved, Paul abstained
- Approve agenda for Sept. 2 2025 meeting – adjusted board meeting agenda to include codes for guardrails, and posts on road
    - Paul moved to approve revised agenda, Zara seconded, motion approved

5:05 Highway report and FEMA roadwork update from Eric Metevier and Zara Vincent

- Received a break down of types of repairs needed for Old Brook Rd slide – 4 options presented by engineer (Dexter L.) – recommended least expensive and simple maintenance option – see full engineer report for details
- Eric recommends going with this option
- FEMA does not have a say in which option town chooses as long as town follows the process required
- Paul also took a look at the area – agreed there is ledge on both sides of the erosion; engineer included an estimate of about $80,000 for temporary access to the road; Eric agreed there is no other option; impact zone is big and space is tight for temporary road; will need good communication with property owners while work is being done
- No permits have been received yet; Eric reported that town needs permit in hand before going out to bid; will need to get RFP out ASAP
- Repaving of McCullough and Shady Rill – only able to get one quote of about $58,000; FEMA documentation is completed; timeline is end of Sept or first of Oct.; not a big area so it should be done quickly; FEMA funds have been obligated but have not been received; pavement will extend over the bridge at McCullough Hill Rd.
- FEMA estimated and obligated more than $58,700 of this paving cost already and we are able to keep overage as long as it is used for emergency related upgrades
    - Zara moved to approve going forward with the process, Paul seconded, motion approved
- $12,000 grant from Better Roads will take place to install new culvert in the same areas
- Zara reported: From 2023 flooding, town has been waiting on Portal, Lower Sunny Brook and East Hill – FEMA pushed through all except Lower Sunny without permits – will bring in about $1M to town in next couple of weeks
    - Town anticipates receiving another $20k needed for Lower Sunnybrook Rd. for A&E to pay for work already completed
- Town got an email saying State is changing the STOP sign at Brook and Center Roads; there are new white wooden posts near this intersection; may mean new safety signs are coming such as arrows at sharp curves; town agreed to state recommendations a number of years ago
- Bridges and Road Standards update: Town missed out on some funding ($14,000) because town didn't have a check box on a form that indicated the town would upgrade anything that might need a guardrail; this decision was made years ago to limit obligations for future projects that might require

guardrails; past selectboards made this decision based on potential financial implications for the town

- Zara recommends reviewing codes; could put town in position to have to put in new guardrails if safety concerns require it
- Eric said state would only require these if new construction is being done in the area
- Board agreed to include this as a future agenda item – to discuss pros and cons and get input from road experts
- Bill Preis – explained that the approx. cost of guardrails might be about $65/foot – and would increase if long posts are needed

5:25 Approving E911 Road name for future subdivision off of Zdon Rd

- Mitch Osiecki – George Pierce and son attended – the parcel they are referring to will be divided into several lots; state rules say if you have three or more "living" structures you need to have a new name; developers are proposing a new name "***Ravens Hollow Road***" and ask the selectboard to approve
- Paul asked if the road has to meet any requirements in terms of width – need to ask zoning administrator about this
- Sean Pierce – when access permit was put in, they had engineering done for full development plans and a road – culverts and road size were considered to be future private road
  - Paul moved to approve the new name, Larry seconded, motion approved

5:35 Update on roof for Town Hall

- Lauri Scharf read the VIA document; they recommended sistering the rafters with 2x10s and adding more supports to ceiling; he indicated there might need to be thousands of dollars in lumber and lots of volunteer hours to hammer them in; recommends the town contact the VIA to find out why they made this suggestion
  - Paul and Bill walked around the building – talked about feasibility of excavation work; Paul is optimistic it's possible to do some test digs to see what the material is; Lauri estimates material needs would be under $10,000 to do this digging; Paul found some voids in the foundation – does concrete go all the way down or turn to stone at some point; Paul may be volunteering his equipment to do this excavation work
  - Lauri recommends asking VIA if they have specific recommendations re: materials for foundation insulation – e.g., moisture-retarding material
  - Paul said he'd be concerned about sun's EV rays impact on foam insulation
  - Sandy Levine – wondered if EF Wall may have information from past work
  - None of the weatherization work that would follow the excavation requires a professional – can all be done by volunteers
  - Lauri said he could talk with Randy about what the labor needs are for attic bolstering; he'll keep fact-finding
  - Also need to make a decision about heat system at next meeting
  - Lauri suggested the estimate for foundation weatherization be increased from $20,000 to $25,000

5:45 Middlesex Purchasing Policy, Final review and possible approval of update

- Moved to next meeting

5:46 Website recommendation

- Committee met today
- Came down to two vendors and liked them both
- Committee recommends to go with the company "Revize"
- Proposal is $9,800 and annual cost is $2,900

- Zara moved to accept Revize proposal, Paul seconded, motion approved
- Liz thanked the volunteers for all their work

5:50 OTHER BUSINESS

Correspondence: State of VT monitoring FEMA buyout property 28 Rich Road

- State employee reported that it looked like someone is tenting on the property and this is not permitted; town needs to take action
- Liz went by and confirmed it looks like a family is camping there
- Paul called VSP; they asked him if he asked them not to camp there and he said he did not talk with anyone; VSP will go to the site and call Paul after they send an officer there
- The town needs to put no trespassing signs so police can enforce
- With future buy outs, other signs will be needed on those properties
- Discussion about whether where campers are located is on future buy out property or past; state indicated they are located past buyout, J Evans old property.
- Upcoming buy out walk-throughs are necessary; Ben on road crew expressed interest and said he'd do them in the future as a town employee
- A check list for the walk-through is available
- Liz – She doesn't know where property lines are on Rich Rd and trespassing signs need to be posted every 20' or so
- Paul has a property boundary map of the area that may or may not be accurate
- Future action – Wait to hear from VSP and discuss further

- **Possible / Bird Bombing at Winery on Portal Rd.**
  - Noise complaints heard from residents
  - Town doesn't have noise ordinance and this is a residential area
  - Person who sent concern said they were trying to work out with property owners; bird bombs keep the birds away from the vineyard and some blueberry orchards use them as well
  - If neighbors work it out there is no action needed; if people continue to complain there may be ways to work it out without having to adopt a noise ordinance

- **Any other matter that may come before the Board**
  - Eric will work on RFP for Old Brook Rd. with Zara's help; Paul is willing to help

5:50 Issue on Mead Road

- Property boundary issues came before the board
- Kevin Thompson as zoning administrator stated that this morning Eric and he went to Mead Road because there was a zoning complaint; town zoning regulations have one page on fencing; Kevin's interpretation of the rule is that if a fence is not obstructing the public ROW (road) then there isn't a problem – town requires 24'8" of clearance from center of road; the fence is in the ROW as it is now; observed that neighbors also have a fence that appears to be within the town ROW but not within the traveled road way
- Shelley – reported that a few years ago that the clearance needed is 22' is enough; over 11' on each side the selectboard decided not to get involved; Shelley did this as a concerned resident and neighbor
- Kevin responded he normally estimates where the center of the road is and measures from there – and not from the property pins that previous boards and administrators have done; if he thinks there's a violation he would need to go back and take more detailed measures

- Challenge is to determine the exact center of the roads; with survey done by property owners it's possible to do it
- Samantha Beaudoin – When she talked with selectboard and prior road commissioner it was determined that the boundary is 22'; believes she's in compliance with prior agreements; survey pins from Chase & Chase that they have recertified – they put in two sets of pins to assure boundaries and they indicate post is 24'9" from center of the road
- Paul – Must use the pins to determine distance to center of the road accurately
- Next steps – Kevin can go back and re-measure and will likely find that the fence is not violating property owner's agreement with town
- Liz asked Kevin to follow up with a letter to Evelyn and Zach with results of his findings and copy the board

6:06 Meeting adjourned

Submitted by: Carol Maloney