Select Board Members
_X__ Liz Scharf, Chair
X_ Zara Vincent, Vice Chair
_ Stacey Skadberg
__x_ Larry Rooney
_x__ Paul Cerminara

Middlesex Vermont Select Board

5:00 PM
Tuesday, September 16, 2025

Meeting Minutes

5:00 Chair Scharf called meeting to order, amendments to the agenda included Adding Driveway Access permit and FIT (Facilities Improvement Team) conversation to agenda and Fire Dept update. Agenda motion by Larry, Second Zara – approved Approval of minutes from Tuesday Sept 2, 2025 by Larry, Second Zara - approved

5:05 Brian Voight, Niki Sabado from CVRPC, Various Planning Commission Members

Present to discuss Act 181 future Land Use maps, CVRPC working on draft. Discussion / presentation from Niki with overview.

- From size based to location based. Submitting in early 2026. 3 tiers.
- Transitions act 250 tier 3 has up to 50 units, developed by ANR. Municipality has to have input, mapped at a local scale. Define core areas first. Presentation.
- Question from Tom Jackman, Planning Commission member re: map and its readability, availability. Per CVRPS it is meant to be consistent statewide. Does not replace local land use maps.
- 181 assigned to Regional Planning Committees to derive methodology that uses the same data resources. There may be special cases where they vary but that is documented and justified. Special acceptations only.
- Liz asks what is this going to mean for Middlesex? Brian explained that state designations that we have now remain via the future land use map, same benefits will be conveyed, closer to front of the line for grant applications. Tier 1 B consider further down road = Act 250 exemption for fewer than 50 units on 10 acres of land. So if the town is designated as Tier 1B, local permit will not have to go through Act 250. They can look at subset of area if we are interested. Recommended doing that in the future. Can come back to discuss.
- Road Rule and Tier 3 designation can not be fully explained tonight as it is still in the process of being finalized. Ecological quality and integrity of the area and how keeping it tier 3 a natural resources area. Still undergoing rule making process, but will not negate building.
- All of Middlesex will be tier 2 with some tier 3 unless we want tier 1 in some locations.
- Guidance for road rules come out in January, enforceable in July 2026. Draft of map available in late Nov/early Dec. should have interactive online.

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- Liz unclear about "pursue": is there an obligation on our part? Brian explained that town has option of pursuing Tier 1 A or B. Tier 1 B may be something we may want to pursue to opt in for specific area of town.
- Niki says: As we work toward new Town Plan look toward land use. Hoping for opt ins by Dec 9th. Brian further clarified that this is not a one time only deal, Town can wait until other towns opt in to see how it goes and do it next year.
- Liz asks the Planning Commission to be on top of this as it's confusing. Brian says we can have more involved discussion.

5:26-Road and FEMA update

- Ditching on Shady, cross culvert replaced, Heaters need to be replaced in shed, $7,700 bid back, Old Brook rd bid documents out this week.
- Tom Jackman say Thank you for work on Wood Rd Bridge
- Zara did FEMA update 1 million coming from 2024, 1.5 Million coming for 2023
- Financial plan for Town Highways needs to be signed by SB
- Motion to approve the annual financial plan for highways pursuant to 19vsa statue 306j motion to approve by Paul Larry Second – approved
- Zara asked about $$ coming in from State from the 2024 flood. Cheryl signed paperwork today Unclear on amount.
- Access permit for James Robinson Macey Road with no culvert needed. Eric says all good. Motion to approve by Zara Larry seconded, motion passed unanimously

5:37 Fire Department

- Brendan passed EMT test – CONGRATULATIONS! Now he has to get state license which will take a few weeks, but he is basically done. Another FD member has not taken test but will soon.
- Fire Dept update on calls and reminded the town to burn anything outside due to severe drought.
- Liz commented – is there anything as a town we should consider if peoples wells start to run dry? Cheryl says she will not issue burn permits Liz says Jason Merril is our Fire Warden so he should be called before burning. Zara to do FPF
- Mitch Osecki inquired– do you know how many folks seek burn permits vs those who just do it? Eric says no we don't know percentage.

5:56 FEMA buyout updates

- active buyouts maybe 10 and 2 people have successfully close and gotten their $$ all on 3 Mile Bridge. Liz, Zara and Larry have all done inspections. Demos will be sometime in next year.

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- BOA meeting scheduled for Gloria Field who just closed on her buyout requesting that we abate her taxes. But then folks who are in the buyouts who were still living there and paid taxes through Nov, but property was sold Oct 15, so they get that tax $$ back. This is not an abatement it is a sale of property that the town now owns which is why we (the owner) are paying back the taxes that are due to them for the time they paid but are no longer owners of. This is the nature of the buyout process. Liz admitted that the town loses in a buyout--Loss property taxes in perpetuity, loss of community members, plus associated costs. We say yes to buyouts because it is the right thigs to do, other towns like Barre say no to most because they want to eventually buy out the properties themselves and build more flood resilient housing and not be beholden to FEMA's requirements that you can never build again on federal buyout property.
- A couple more buyouts are scheduled imminently. Paperwork in process so by end of year most will be done.
- Zara & Liz spoke to young family camping on former buyout property and let them know they can not be there
- With many vacant homes, it will be important to keep places locked until they are demolished. Buyout Properties are monitored every three years by the state to make sure they are vacant into the future.
- Mitch asked is there a place where those buyout properties are listed so he can inform the state E911? He will work with Cheryl to figure this out.

6:07 Guest Aaron Weed was invited to discuss his concerns regarding road sign changes to center Road--regarding Stop sign or Yield? No one really knows? Discussion about stop signs, yield signs on Center and Brook intersection—proposed signs as the town is interpreting the drawings don't make sense.

- Discussion regarding flow or traffic. Liz asked why only Center road and why not the other roads? We still need to find out what is happening.

6:14: Noise complaint about work at 6am on Notch rd. Was answered that anything past sunrise is legal. Also no noise ordinance in Town or way to enforce.

- Should we have a noise ordinance? Deeper conversation for the board to take up at a future meeting? Still not enforceable.
- Paul says people need to remember building season is short and 6am is not early to everyone. Liz would prefer to do what the state says.
- Sean McVeigh added that it is too difficult to enforce, totally subjective
- Paul says to remember Eric will be firing up trucks to haul sand so probably won't be the last of the noise.

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6:20 Other Business:

- Linda Jackson wants guardrails in specific area Liz – do we as a town want to sign the highways roads and bridges standards for guardrails for new construction. How big the drop off is determines this. Checking box for grants and funding.
- Cemetery committee also adding Dell McDonough Gary plans to retire in Nov. First meeting Oct2
- Facilities Improvement Team forming. List of names of folks interested.
- Liz made motion to approve everyone interested in FIT Paul seconded.
- Lauri Scharf is looking at grant for town hall 50/50 match up to 20k Sandy says may be able to cover volunteer time too. Have 100k to cover Town Hall repairs.
- Liz reminded folks that the bones of the Town Hall are good.

Adjourn at 6:26 for Board of Abatement Meeting

Respectfully Submitted by Zara Vincent, VC

Approved by:

_____Liz Scharf, Chair

_____Zara Vincent, Vice Chair

_____Stacey Skadberg

_____Larry Rooney

_____Paul Cerminara

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