

Select Board
√ Peter Hood, Chair
√ Mary Just Skinner, Vice Chair
√ Bill Callnan
√ Mary Hood Alexander
√ Steve Martin

**MIDDLESEX SELECT BOARD**  
**Tuesday, September 10, 2013**  
**Middlesex Town Clerk's Office**  
**5 Church Street**  
**Middlesex, Vermont 05602**

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**Minutes**

**Present:** Chair Peter Hood, Vice Chair Mary Just Skinner, Members Bill Callnan, Steve Martin, Mary Hood Alexander, Treasurer/Zoning Administrator Cindy Carlson, David and Marie Specht, and Select Board Assistant Sarah Merriman.

**Call To Order**

1. Bill called the meeting to order at 5:00 p.m..

**191 and 195 Three Mile Bridge Road Update**

2. Using FEMA funds only, the Town purchased 191 and 195 Three Mile Bridge Road, two mobile homes that were destroyed in Tropical Storm Irene, on September 4, 2013, according to Sarah. Owner John Milone agreed to proceed with the closing even though 25% of the matching funds from a state Community Development Block Grant were delayed. KAS Services inspected the structures for asbestos on September 5 and Requests for Proposals to demolish the trailers were due September 19.

**Al Kaiman's Barn**

3. Road Foreman Paul Cerminara told the Board in writing that he had inspected Al Kaiman's barn in response to complaints that it appeared to be falling into Portal Road. His note said the barn was well out of the Town's right of way and was approximately 34 feet from the road's center line.
4. Bill said that if the barn was not in imminent danger to passersby, the board shouldn't worry about it. Steve added that there was nothing the Town could do legally since the barn was not on Town property.

**Selling the Old Fire Station to Doug Lombard**

5. Mary Skinner said that she and Doug had discussed the possibility of him purchasing the old Fire Department behind Town Hall since he is an abutting neighbor. However, after that conversation, Doug learned that his two planned uses for the building – as a workshop and a rental storage facility – were not conditional uses in the Village and he wasn't as interested in acquiring it.
6. Bill said that if Doug wanted to buy the building, the Town would have to open up such a sale to bids. Mary wondered if a 99-year lease might work so the Town didn't permanently lose the land that went with the building.
7. Steve said there was no point starting the process since Doug's uses weren't permitted. Mary Skinner suggested that when the Planning Commission revisits the Town's zoning, it might want to consider changing the zoning rules for the Village to expand permitted uses.

### **Notification of Victoria Hallihan's appeal to the Middlesex Board of Adjustment**

8. Since the Town now owned 191 and 195 Three Mile Bridge Road and was, therefore, an abutting landowner, Board members were given notices of a September 26, 2013, Board of Adjustment hearing that would consider the request of Victoria Hallihan to replace and elevate her mobile home at 13 Rich Road. Victoria's previous mobile home had been flooded during Tropical Storm Irene and she had been living since then in a new home that she placed without first seeking zoning approval. This presented problems as the mobile home was clearly in a floodplain. Cindy told the Board that an outside organization had offered to help pay Victoria to raise her home so that it wouldn't be flooded in the future.
9. The Board debated whether to send a representative to the hearing and the consensus was that members had no objections as long as Victoria ultimately complied with the Town's zoning regulations.

### **David Specht, potential owner of the Middlesex Country Store, introduces himself**

10. Duxbury resident and former IBM employee, David Specht, stopped by to briefly introduce himself and his wife, Marie, to the Board as prospective owner of the Middlesex Country Store at the corner of Route 2 and 100B. Specht said he planned to reopen the building as a community store, though he did not expect to sell gas. One of the reasons for his visit was to see how the Board felt about him applying for liquor and tobacco licenses.
11. Mary Skinner said the Board could not grant preliminary approval without first seeing the applications, but emphasized that the Board was not opposed to the store selling wine, beer and tobacco products. Other members agreed.

### **Other Business:**

12. Cindy reviewed the end-of-year and August financial statements with the Board.
13. **Bill moved and Mary Alexander seconded approval of the August 13, 2013, minutes. The motion passed.**
14. All Orders were signed.

### **Adjournment.**

15. Peter declared the meeting adjourned at 6 p.m.

Respectfully submitted,

Sarah Merriman, Assistant to the Select Board