

Select Board Members

Peter Hood, Chair
 Mary Just Skinner,
Vice Chair
 Steve Martin
 Liz Scharf
 Phil Hyjek

MIDDLESEX SELECT BOARD

Monday, October 25, 2016

5:00 PM

Public Hearing: Middlesex Town Hall

Regular Meeting: Town Clerk's Office

Middlesex Town Clerk's Office

5 Church Street

Middlesex, Vermont 05602

(802) 223-5915

MINUTES

Proposed Revisions to Middlesex Land Use & Development Regulations
2nd SELECT BOARD PUBLIC HEARING

Present: Chair, Peter Hood, Vice Chair Mary Just Skinner, members Steve Martin, Liz Scharf and Phil Hyjek. Carl Dupont, Michael and Sandy Levine, Fred McCullough and Select Board Assistant Sarah Merriman.

Call to Order/Welcoming of Guests/Amendments

Peter called the meeting to order at 5:01 pm and welcomed the guests. There were no amendments.

Peter submitted for the record the Planning Commission's Amended Reporting Form dated October 19, 2016, that updated changes made by the Select Board to the previous draft of the of the proposed zoning regulations after the April 20, 2016, public hearing held by the Planning Commission.

He then referred to a 10/25/2016 letter from Bill Rossmassler that objected to three new Conditional Uses to the Industrial District - gas stations, retail and restaurants - which would be in conflict with the current Town Plan (because the 2013 Town Plan incorporates the 2001 Village/Exit 9 Plan which restricts those uses in the Exit 9 interchange area, the southern section of which is zoned for Industrial use.) Peter said he was surprised by this objection since this question wasn't an issue when the Select Board addressed those uses at its September 27, 2016 meeting.

Peter asked, if the interchange area is defined in the Exit 9 plan as the "immediate surrounding area," then what does that include? From a practical point of view, there doesn't seem to be enough land in the interchange area to even allow development, he said.

Mary said there might be enough land west of the interchange to allow for a Cracker Barrel or a Dollar Store, especially since those Conditional Uses do not include size restrictions.

Liz asked the Levines what their concerns were, that the proposed zoning might conflict with the Town Plan, or that they were worried development in the Industrial District would detract from the Village?

Mike said there is a process that needs to be followed and that process starts with the Town Plan. If the voters of Middlesex want to change the uses in these areas, then they

should start with the Town Plan. The zoning regs should follow from that process, not lead the way.

Peter said he wanted to support the Planning Commission that has put in over two years of effort; this concern about the Industrial District and the interchange was being raised after three public hearings.

Michael, who attended several public hearings, said he didn't notice the conflict until Bill pointed it out.

Steve, who is also a member of the Planning Commission, said there was no hard line defining where the interchange area began and ended.

Carl asked why so much focus was being spent on a tiny area that couldn't be developed.

No one was going to drive to Middlesex to shop at a Dollar General. Peter said the

question was whether the regulations conflicted with the Town Plan.

Sandy said Red Hen wouldn't have taken off in the old Camp Meade property if the interchange area had been developed.

Fred said he felt like as time went on, business uses were narrowing and narrowing.

Business is being thwarted because the Industrial District is mostly in the flood plain so it can't be developed anyway.

The Board decided not to vote on the land use regulations, but table them until the November 15 meeting. Meanwhile, they reviewed an October 24, 2016 letter from Jim Colby point by point. His questions about what defined an interior road and the size of signs in the Mixed Use District would be addressed at the November meeting.

Peter adjourned the hearing at 5:54 p.m.

Regularly Scheduled Meeting

Present: Vice Chair Mary Just Skinner, Members Steve Martin, Liz Scharf and Phil Hyjek. Budget Committee members Bill Dorigan and Barry Bolio. Middlesex Volunteer Fire Department Chief Doug Hanson, Treasurer Bob Bower, and President Jeff Koonz. Select Board Assistant Sarah Merriman.

Mary convened the meeting at 6:01 p.m.

MVFD FY18 Budget Request

Bob explained the MVFD's budget request of \$51,513.23 for FY18 is an increase of \$1917.51 over the previous year. Most of the increase was due to a contracted increase of 5% in the cost of dispatching and equipment repairs, along with the purchase of ropes and SCBA bottles.

Mary asked for a breakdown on how many calls the fire department responded to last year and, of those, how many were on the interstate. Jeff responded with a question: how often do you file claims on your homeowner's insurance? Probably never. But you still have to have insurance. Mary said that if the fire department is coming in with a budget request, it seems fair to ask how many calls the department responded to. Jeff said so far this year, 65. Normally, they average 100 calls.

Request for the Purchase of a New Tanker

Jeff said the MVFD must purchase a tanker to replace a 1983 model that is no longer road worthy and would not pass inspection. The department has no other tankers. He presented the Board with three options: E-One (\$184,730), Midwest Fire Quote

(\$182,890) and VTEC (\$123,574). The VTEC is assembled using preowned chassis and parts from different manufacturers. While this would be a savings, each tanker takes time to assemble. Jeff said this was the lowest price and that the chassis do not come from northern states where corrosive salt is used on the road.

Phil asked if Jeff had dealt with this company before or knew of other towns that had. Jeff said Williamstown and East Montpelier had purchased tankers from them. Phil asked if used tankers had been considered. Jeff said that most used tankers for sale are 30 years old and, therefore, not that much different from the current tanker.

Steve noted that even if Town purchases a new tanker, money will have to be spent on repairing the 1983 tanker so that it's road worthy until the new tanker arrives, which could be as late as next winter. Bill Dorigan estimated that cost could run as high as \$5,000.

Mary asked Jeff how the MVFD wanted to request money for this purchase. Jeff said it was up to the Board to decide whether to put the request as a separate item on the 2017 Town Meeting warrant or fold it into the FY18 budget. Liz said the cost of the new tankers should be folded into the budget as the Highway Department vehicles are. Mary agreed.

Steve asked the MVFD to go back to VTEC and get detailed line items on the actual cost since the chassis + parts of the new tanker did not equal the total \$123,574. Jeff said he assumed the difference was the cost of labor for assembly.

Mary recessed the meeting at 6:39 p.m. so the Board could participate in a scheduled Board of Civil Authority meeting.

Mary reconvened the meeting at 7:30 p.m.

OTHER BUSINESS

The Board passed over the update on Hunger Mountain Headwaters.

Sarah told the Board that the Central Vermont Regional Planning Commission laid down three traffic monitors the week before. The information will be used to measure traffic and speed of cars on Brook, Shady Rill and Center roads.

The Montpelier Veteran Council request in August for \$200 for flags was supposed to be included on the March 2017 Town Meeting Warning, Sarah said. The veteran council said they will not ask for additional funding next year.

MOTION: Steve moved and Liz seconded approving the minutes of the October 11, 2016 Select Board Meeting. The motion passed; Phil abstained.

All Orders were signed.

Mary adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Sarah Merriman, Town Clerk/Select Board Assistant