

Select Board Members

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

MIDDLESEX SELECT BOARD
Tuesday, September 4, 2018
5:00 PM
Middlesex Town Clerk's Office
5 Church Street
Middlesex, Vermont 05602
(802) 223-5915

MINUTES

PRESENT: Chair Peter Hood, Vice Chair Mary Skinner, Members Steve Martin and Phil Hyjek. Treasurer Dorinda Crowell. Road Foreman Paul Cerminara and Zoning Administrator Mitch Osiecki. Select Board Assistant Sarah Merriman.

Call to Order, Amendments, Guests

Peter called the meeting to order at 5:00 PM. There were no amendments to the agenda.

Hiring Charles Pelchar for Road Crew

Peter read into the record a letter from Steve, as Road Commissioner, and Paul stating that after interviewing five very qualified candidates, they recommended hiring Charles Pelchar, a Middlesex resident with a Class A CDL who lives near the Town shed. Paul noted all the candidates possessed CDLs and most had plowing experience. Steve said most earned more than \$20/hour at their current jobs. Peter said the Town's benefits package, overtime, plus uniforms and boot allowances should be considered when setting the pay. Steve suggested starting off the new employee at \$18 per hour with a raise to \$18.75 per hour after six months.

MOTION: Steve moved and Mary seconded hiring Charles Pelchar to work on the Town road crew with a starting pay of \$18/hour raised to \$18.75 per hour after six months. The motion passed. Paul said Charles's start date would be October 1. Paul left the meeting.

Addressing Zoning Violations

Mitch asked the Board for direction on how to address several zoning violations around town including those owners who've begun construction without a permit, expanded rebuilt garages beyond the original footprints, and begun construction long after a permit has expired. The Board agreed that those who've begun construction after a permit has expired should be required to file a new zoning application and pay the appropriate fees, but should not be fined double on top of that. Those who begin construction without a permit should be required to apply for a permit and pay double the fees, per zoning regulations. Those who tear down a structure, but rebuild on an altered footprint, should be required to seek a permit.

The Board also reviewed Mill Art Garden, LLP's recent purchase from CV Properties, Inc., which owns the land around the train tracks. CV Properties, of Montreal, delineated two small parcels of land along the railroad in a survey map recorded with the deed in June. However, neither CV Properties nor Mill Art Garden applied for a subdivision permit as required to carve out the two parcels. Now, Mitch said, the Town is at a loss as to how to deal with these parcels, especially when it comes to taxes.

Mary asked if the parties involved had been notified of the subdivision permit requirements before the transaction. Mitch and Sarah said they'd notified Nick Hecht, a principal in Mill Art Properties, and Sarah said she'd also told a lawyer handling the transaction, though this is not the Town's responsibility.

The Board agreed this was an issue for the Listers who will ultimately have to decide how to value each parcel as taxable lots. Mitch left the meeting.

Treasurer's Report

Dorinda reviewed the financials for the fiscal year ending June 30, 2018. The Town ended up \$7,792.10 over budget which the Board agreed was acceptable, considering unanticipated computer and highway equipment expenses. Dorinda said the Edward Jones account attached to the North Branch Cemetery generated \$4,261 in dividends last year. Dorinda sold \$2,500 in stock to cover expenses incurred from remitting to the Town funds that were previously spent on covering North Branch's expenses.

OTHER BUSINESS

MOTION: Mary moved and Phil seconded approving the minutes of the August 21, 2018 Select Board meeting. The motion passed and the minutes were signed.

MOTION: Steve moved and Phil seconded approving a 7200-volt electric distribution line to be installed by Washington Electric Cooperative on Zdon Road. The motion passed and the permit was signed.

All Orders were signed.

Peter adjourned the meeting at 6:10 P.M.

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

THE ABOVE MINUTES WERE APPROVED AS A WARNED AGENDA ITEM AT A
REGULAR MEETING OF THE MIDDLESEX SELECT BOARD ON SEPTEMBER 18, 2018.

PETER O. HOOD, CHAIR

MARY JUST SKINNER, VICE CHAIR

PHILIP HYJEK

STEVEN MARTIN

N/A
ELIZABETH SCHARF