



**TOWN OF MORRISTOWN SELECTBOARD
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM**

On Zoom and at 43 Portland St. Morrisville, VT 05661
5:30 PM Monday, April 6, 2026

[Join Zoom Meeting](#) or by phone join via conference call (audio only): 1 (646) 558-8656 | Meeting ID: [810 342 4528](#) | Passcode 05661

The meeting will be live streamed on the Town of Morrystown's website:

<https://www.morrystownvt.gov/community/page/meetings-agendas-minutes> and on [Town GMATV YouTube Channel](#) when possible

I. 5:30PM - CALL SELECTBOARD MEETING TO ORDER

II. 5:31PM - AGENDA CHANGES/ADDITIONS

III. 5:33PM - COMMUNITY COMMENTS

IV. 5:47PM - APPROVE MINUTES

1. Approve minutes of 3-16-26

V. 5:50PM - NEW BUSINESS

1. Approve Fireworks application for LACiNg Up for Cancer Walk - Erica Scott
2. Review of LURB Comments on Planned Growth Area, Map, Flood Hazard Areas, and LCPC's planned response
3. Accept bid to finance the purchase of a tandem axle dump/plow truck approved 25/26 budget
4. Rubber Tire Excavator - Review bid results and consider award - approved 26/27 budget
5. Tandem Axle dump/plow truck - Review bid results and consider award - approved 26/27 budget
6. Elmore Street sidewalk replacement - Contractor selection
7. Highway Department - Review and discussion of 2026 summer work plans
8. Lazy Lane - Consider granting permission to the Loati family to make improvements to a Class 4 Town Highway
9. Consideration of discontinuance proceedings under 19 V.S.A. Chapter 7 for Lazy Lane, Lanphear Rd, Stub Towne Rd, Lyle McKee Farm Rd, and Sand Ridge Rd (see schedule in section VIII)
10. Review and accept Quit Claim Deed from Howard Manosh to the Town for the property located at Jersey Heights Residential Subdivision known as the Common Land on Parcel 20-1

VI. 7:00PM - OLD BUSINESS

VII. 7:01PM - APPROVE WARRANTS

VIII. 7:05PM - SCHEDULE

1. Monday, April 20, 2026 - SB Meeting - 5:30PM
Monday, April 27, 2026 - Site Visit - 4:00PM Lanphear Rd
Monday, April 27, 2026 - Site Visit - 4:30PM Lazy Lane
Monday, April 27, 2025 - Public Hearing - 5:30PM Lanphear Rd; 5:45PM Lazy Lane
Monday, May 4, 2026 - Site Visit - 4:30PM Stub Towne Rd
Monday, May 4, 2026 - Public Hearing - 5:30PM Stub Towne Rd

Monday, May 4, 2026 - SB Meeting - 5:31PM immediately following public hearing

IX. 7:15PM - OTHER BUSINESS

1. Executive Session - Contract negotiations and legal advice

X. 7:20PM - ADJOURN



**SELECTBOARD MEETING MINUTES
OF MARCH 16, 2026**

Members: Don McDowell, Richard Craig, George Cormier, Leah Hollenberger*, Rose Belanger

Absent:

ADMINISTRATION and STAFF: Brent Raymond, Town Manager; Judi Alberi, Executive Assistant; Sara Haskins, Town Clerk/Treasurer; Tina Sweet, Finance Director, Cyndi Wiltshire, HR Director; Jason Luneau, Chief of Police; Corey Boisvert, Chief of EMS; Jordan St.Onge, Highway Superintendent: Adele Taplin, ECDD

PARTICIPANTS/GUESTS: Charles Cooley, Alex Cyr, Hilary Warner, Bob Bortree, Brooke Scatchard, Gary Mercy, Martin Green, Carol Lauber, Maggie Cleary*, Heather Cheney*,

**participating via Zoom*

5:30PM - CALL SELECTBOARD MEETING TO ORDER

Don McDowell called the Selectboard Meeting to order at 5:35 PM at the Tegu Building.

5:31PM - AGENDA CHANGES/ADDITIONS

None

5:33PM - COMMUNITY COMMENTS

None

5:47PM - APPROVE MINUTES

1. Approve minutes of 3-4-26

Motion made by Richard Craig to approve the minutes of 3/4/26. Motion seconded by Rose Belanger. Motion carried by roll call (5/0) with amendments.

Under New Business # 1 Elect a chair, the meeting was turned over to the vice-chair, Richard Craig. Under #2 Elect a vice-chair, the meeting was turned over to the nominated chair.

2. Approve minutes of 3-9-26

Motion made by Richard Craig to approve the minutes of 3/9/2026. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

5:50PM - NEW BUSINESS

1. Approve Architectural & Engineering Services for Morrystown Emergency Response Station with Wiemann Lamphere Architects

Chief Luno and Brent explained the process of selecting Wiemann Lamphere Architects from 9 proposals received for the architectural and engineering services to complete a conceptual design for a new police station, fire station, and EMS facility. They noted Wiemann Lamphere's reputation and experience with municipal work in Vermont, and their willingness to include the highway village garage assessment at no additional cost. The board discussed the potential of combining all three public safety entities under one roof in a 50-year building design. This assessment will evaluate four sites and recommend the best location for

the building.

Motion made by Richard Craig to approve the selection of Wiemann Lamphere Architects to provide architectural and engineering services for the Morristown Emergency Response Station site evaluation in the amount of \$45,350, and to authorize Town Manager Brent Raymond to sign the contract and negotiate the inclusion of the EMS Building in the scope of the contract. Motion seconded by Rose Belanger. Motion carried by roll call (5/0).

2. Approve and sign new road and road name "Juniper Meadow"

Motion made by Richard Craig to approve the new private road and road name 'Juniper Meadow' for the property located off Cote Hill Road. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

3. Consideration of Coin Drop on Brooklyn Street April 17th

Motion made by Richard Craig to approve the request from Maplefields to hold a coin drop on Brooklyn Street on April 17th from 11:00 AM to 2:00 PM to benefit the Children's Hospital of Vermont, contingent upon the required safety package being in place. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

4. Consideration of MOU for EMS transport from The Manor to Copley Hospital

Chief Boisvert presented the memorandum, explaining the rationale for establishing a standardized \$375 flat fee for local Basic Life Support (BLS) non-emergent transfers between The Manor and Copley Hospital. The proposed rate is designed to align with regional and industry norms, reflect the true cost of service delivery, and promote sustainable EMS operations without burdening taxpayers. By implementing a consistent, transparent billing structure, Morristown EMS can ensure equitable cost-sharing with partner facilities, maintain readiness for emergency response, and streamline administrative processes for all parties involved. The Selectboard praised Chief Boisvert for her initiative in designing this outcome.

Motion made by Richard Craig to approve the Memorandum of Understanding between Morristown EMS and The Manor Nursing Home for local non-emergent transfers at a fixed rate of \$375.00 per transfer, effective April 1, 2026. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

5. Discuss formation of a Recreation Committee

Don acknowledged that this topic had been discussed before at the Selectboard. He noted its importance to the community and said one of the items to be decided is whether the Recreation Committee would fall under the town's purview or operate as a volunteer organization. It was decided to identify the community's recreation needs and wants. Another important task mentioned was creating a record of activities already organized in town. Placing the committee under the auspices of the Conservation Commission was discussed, as well as creating a survey. Adele will research recreation as handled by other municipalities. The Selectboard emphasized the need for a clear mission and charge for any committee, highlighting the importance of town involvement in leveraging resources and supporting economic development. While no final decisions were made, the board acknowledged the importance of moving forward with these initiatives and suggested further community engagement and research into the structures of other municipalities.

6. Discuss formation of a Trails Committee

The concept of a Trails Committee started with the Stowe Land Trust Muddy Moose discussion. People come to the Morrisville area to use the many trails for biking, walking, and hiking. Adele highlighted the economic benefits of trails, citing Waterbury's \$1 million annual economic impact, and mentioned upcoming tools and grants that could help assess and develop the town's trail system. Richard suggested that a

group of interested people should decide how the Trails Committee should be organized. Maggie noted there have been ongoing conversations about the committee's structure, whether it should be part of the Conservation Commission or a separate entity, and emphasized the positive engagement from younger residents. Hilary shared insights from a civic engagement discussion on trails, emphasizing the desire for connected trail networks, clear signage, and the potential for trails to drive local economic activity. The group discussed the importance of integrating trails with broader recreational efforts and maintaining the town's ownership of key roads. The idea of combining the Recreation and the Trails Committees was suggested for the future. At the next Selectboard meeting, Don suggested they discuss a mission statement and framework for both committees.

7. Muddy Moose survey results - Adele Taplin

Adele reviewed survey results from over 200 residents regarding the Muddy Moose property, which showed strong community support for balancing conservation with low-impact recreation such as hiking and nature observation, while expressing concerns about motorized vehicles, hunting, and potential overdevelopment of facilities. It was noted that approximately 10K-15K trails identified near Washington Highway could be leveraged for community recreation and economic benefit. Leah raised questions about trail assessments, ownership, and infrastructure, while Rose clarified that Stowe Land Trust, not the town, would own the property and determine easement language. The group discussed the possibility of allowing basic recreational facilities and infrastructure, with Brent cautioning against limiting options too much. Adel will identify resources for trail assessment grants and suggest a plan to develop a trail map useful for community members and tourists.

8. Discuss reactivation of Charter Committee

The Town Charter was created in 2024. Sara, town clerk, suggested that amending the Charter would allow a separation of the Alcohol and Tobacco meeting from the Selectboard. The members agreed it was a good idea and requested that the administration provide recommendations on the committee's structure. Don recommended reactivating the committee with a minority of select board members to allow a balance with community members.

9. Approve Lien Discharge- Ashley Wells

Motion made by Richard Craig to discharge the tax lien against the property of Ashley Wells located at 13 First Street, as recorded in the Morristown land records in Book 363, page 296. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

7:00PM - OLD BUSINESS

1. Review and approve amendments to Rules of Procedure

There were two new amendments to the Rules of Procedure. One is to name the News & Citizen as the official paper of record for the Town of Morristown, and the other is to require public participation at the Selectboard meeting, which requires citizens to state their name and town of residence before speaking.

Motion made by Richard Craig to adopt the amended Selectboard Rules of Procedure as presented. Motion seconded by Rose Belanger. Motion carried by roll call (5/0).

7:10PM - APPROVE WARRANTS

Motion made by Richard Craig to approve the warrants. Motion seconded by Rose Belanger. Motion carried. (5/0)

7:12PM - SCHEDULE

- Monday, April 6, 2026 - SB Meeting - 5:30PM**
Monday, April 20, 2026 - SB Meeting - 5:30PM

7:15PM - OTHER BUSINESS

1. Executive Session - Legal & Labor relations

Motion made by Richard Craig, I move to find that premature general public knowledge regarding possible litigation would clearly place the Town at substantial disadvantage. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

Motion made by Richard Craig to enter executive session for possible litigation per 1 V.S.A. § 313(a)(1)(E) and include Sara Haskins, Tina Sweet, Brent Raymond, Jason Luneau & Judi Alberi. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

Motion made by Richard Craig, I move to find that premature general public knowledge regarding labor relations agreements would clearly place the Town at substantial disadvantage. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

Motion made by Richard Craig to enter executive session for labor relations per 1 V.S.A. § 313(a)(1)(B) and include Tina Sweet, Corey Boisvert, Cyndi Wiltshire, Brent Raymond, and Judi Alberi. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

Motion made by Richard Craig to come out of the Executive Session. Motion seconded by Rose Belanger. Motion carried by roll call (5/0)

7:45PM - ADJOURN

Motion made by Richard Craig to adjourn. Motion seconded by George Cormier. Motion carried by roll call (5/0)

Meeting adjourned at 9:16 pm
Submitted and filed this 3/17/26.
Bonnie McDermott, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Selectboard meeting.



Town of Morristown
PO Box 748
Morrisville, VT 05661
www.morristownvt.org
eallen@morristownvt.org

FIREWORKS PERMIT APPLICATION

Applicant Name

LACiNg Up for Cancer Walk/Erica Scott

Date Submitted

03/20/2026

Physical/Mailing Address

PO Box 828, Morrisville, VT 05661

Phone

(802) 595-9693

Email

ericas0414@gmail.com

Purpose of Fireworks Permit

Finale of Cancer Walk

Date of Fireworks

06/20/2026

Starting Time

Approx 9:30 pm

End Time

Approx 9:45 pm

Rain Date

N/A

Physical Location of Fireworks

People's Academy

Location of Fireworks Storage

In ATF approved magazines in E. Montpelier

Type & Quantity of Fireworks:(Acceptable Measures of Quantity Pounds or Number of Pieces)

1.3 (Class B/Display)

180-3" shells and 76-4" shells - all 1.3G Professional Fireworks

1.4 (Class C/Consumer)

N/A

Company or Individual Providing Display:

Pyrotecnico

If using 1.3 /Class B:

BATFE License #

8-PA-073-23-7J-12122

BATF License Type:

23-Importer of Explosives

By Signing below I affirm that the Fireworks display will be conducted according to NFPA #1123 regulations regarding site selection, storage & performances; and the guidelines established by the Town of Morristown.

Dianna Jean Montague

For Office Use Only

Approval of Fire Chief

Das M. Pat.

Date 3/20/26

Approval of Police Chief

[Signature]

Date 3/17/2026

Approval of Selectboard

Date



SELECTBOARD MEMORANDUM

To: Selectboard
From: Brent Raymond, Town Manager
Date: April 6, 2026
Subject: Review of LURB Comments on Planned Growth Area, Map, Flood Hazard Areas, and LCPC's planned response

Background:

The Lamoille County Planning Commission (LCPC) has received formal comments from the Land Use Review Board (LURB) regarding the Lamoille County Regional Plan. Several of these comments relate specifically to Morristown's Planned Growth Areas (PGAs), particularly where those areas overlap with mapped flood hazard or river corridor areas.

Under 24 V.S.A. § 4348a(a)(12)(B)(iv), PGAs may only include flood hazard areas if those areas meet the definition of "infill development" as outlined in Section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule. The LURB has determined that certain areas within Morristown's designated PGAs do not meet this definition and therefore require revision. One example identified is the area between Route 100 (bypass) and Feline Loop on the southwestern side of Morrisville, which includes a large expanse of flood hazard area. LCPC submitted an initial response with recommended revisions on April 1, which will be discussed with the LURB at their April 6 meeting. In response to the LURB's concerns, LCPC is proposing targeted mapping revisions that bring the Regional Plan into compliance with Act 181 while maintaining consistency with Morristown's land use vision. Because the statutory limitation on flood hazard areas applies only to Planned Growth Areas and not to Downtown or Transition areas, LCPC's approach is to reclassify affected areas accordingly rather than reduce development potential.

LCPC's proposed revisions include:

- **Route 100 (bypass) to Feline Loop area (Clark Park and vicinity):** Remap from Planned Growth Area to Downtown to align with nearby municipal uses and existing development patterns.
- **Area west of the Lamoille Valley Rail Trail and Lost Nation Brewing:** Remap from Planned Growth Area to Transition, reflecting its largely undeveloped and constrained character.
- **Area between the Lamoille River and Harrell Street:**
 - Expand Downtown to include developed parcels along Brookline Street and the Harvey property, which may improve competitiveness for future grant funding.
 - Divide remaining parcels so that developable land outside the flood hazard area remains in the Planned Growth Area, while flood-prone portions are designated as Transition.

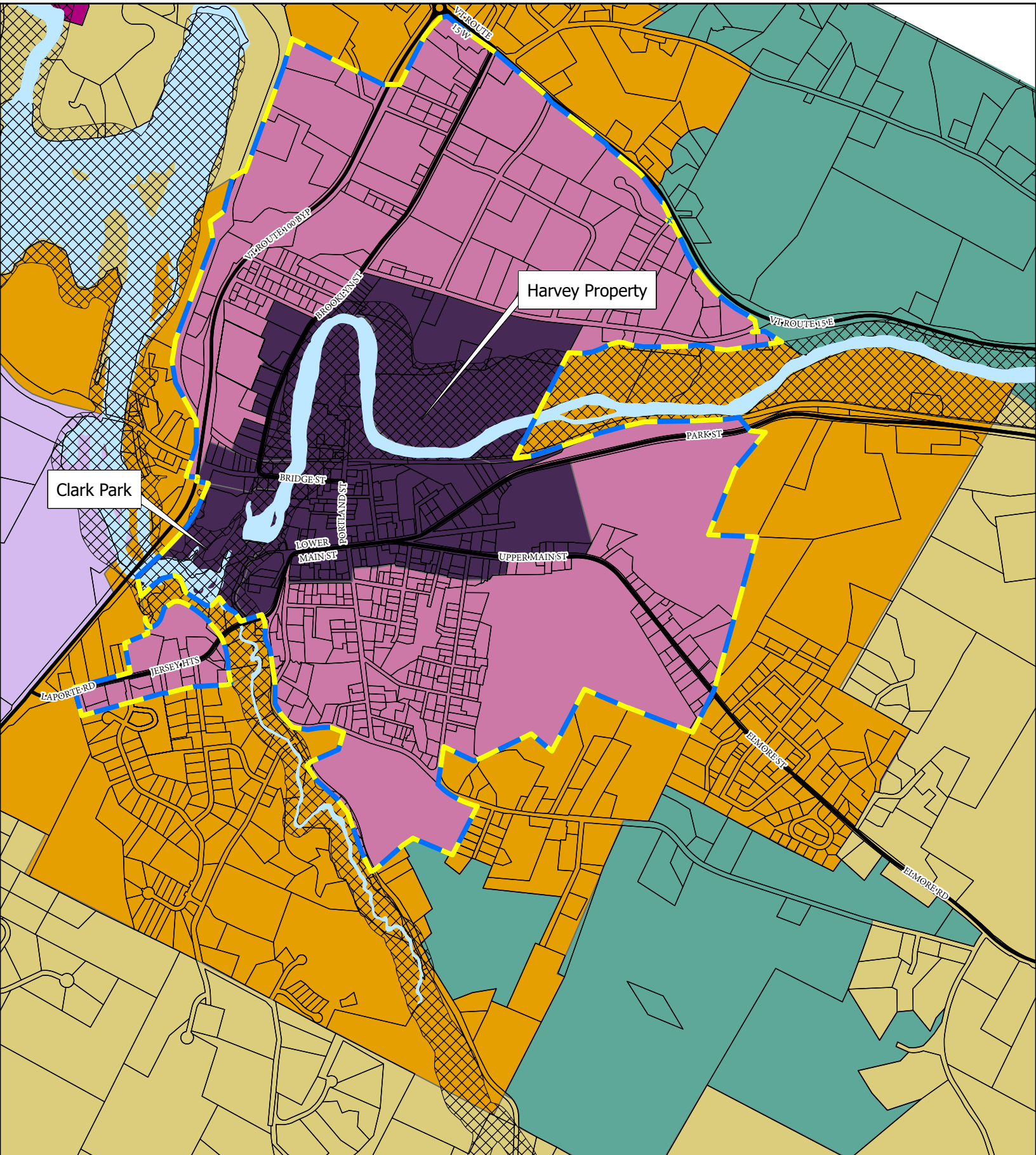
LCPC has emphasized that these revisions are intended to address the LURB's statutory concerns without substantively changing what types of development may occur in these areas. The revised mapping will more precisely delineate developable and constrained lands, particularly within the Harvey and Harrell Street properties.

LCPC has prepared an updated map reflecting these changes.

Attachments:

1. Morrisville_FLU_Draft

DRAFT Morrisville Future Land Use



- | | | |
|---------------------------|--------------------|-----------------|
| Enterprise | Rural Conservation | Village Area |
| Planned Growth Area | Rural General | Village Center |
| Rural Ag and Forestry | Special Use | Downtown Center |
| Resource Based Recreation | Transition Infill | LC_FloodOverlay |

LC_Hamlets
 Surface Water
 Tier 1B Opt-In

0 1,000 2,000 Feet



MEMO

TO: Morrystown Selectboard

FROM: Jordan St.Onge, Highway Superintendent

DATE: April 1, 2026

RE: FY26/27 Rubber Tire Excavator to replace 2008 Backhoe

Budget

- Price - \$205,000 (Approved in FY26/27 Budget)
- Trade in (\$15,000)
- Equipment Fund (\$75,000)
- Finance \$115,000 for 5 years
- **Total Price – \$190,000**

Anderson Equipment – Takeuchi TB395W

- Size - 23,424 lbs.
- Machine cost – \$199,900
- Backhoe trade in – (\$24,000)
- Challenger mower trade in – (\$12,000)
- Extended warranty 5 yr/3000 hrs - \$9,000
- **Total Price - \$172,900**

CRW Volvo – Volvo EWR 160E

- Size - 28,440 lbs
- Machine cost - \$237,178
- Backhoe trade in – (\$30,000)
- Challenger mower trade in – (\$12,000)
- Free factory warranty – 6 yr/3,500 hrs
- **Total Price - \$195,178**

Pete's Equipment – Hyundai HW100A

- Size - 23,550 Lbs.
- Machine cost - \$164,400

- Backhoe trade in – (\$24,000)
- Challenger mower trade in – (\$12,000)
- Extended warranty 5yr/5,000 hrs - \$12,300
- **Total Price - \$140,700**

Recommendation

Investing in the Takeuchi prioritizes the rugged structural integrity and superior hydraulic power required for our most demanding infrastructure projects and challenging terrain. While the Hyundai offers lower initial costs, the Takeuchi's stability, smaller swing, larger cylinders, larger cooling system, ease of maintenance with larger access panels, larger more powerful engine and long-term durability ensure greater operational safety and a lower total cost of ownership for the town. This choice keeps us \$17,100 under the budget approved by the voters as part of the FY 26/27 General Budget.



MEMO

TO: Morristown Selectboard

FROM: Jordan St.Onge, Highway Superintendent

DATE: April 1, 2026

RE: Tandem Axle Truck to replace a 2015 Tandem Axle Truck

Budget

- Price - \$283,000 (Approved in FY26/27 Budget)
- Trade in (\$20,000)
- Equipment Fund \$50,000
- Finance \$213,000 for 5 years
- **Total Price - \$263,000**

Charlebois – Freightliner SD114

- Truck Price - \$ 164,052
- 7 yr/100k mile warranty - \$16,912
- Trade in – TBD (budgeted at \$20,000)
- Upfitting including brine system- \$112,800
- **Total Price - \$273,764**

Charlebois – Western Star 47X

- Truck Price - \$ 175,168
- 7 yr/100k mile warranty - \$16,912
- Trade in – TBD (budgeted at \$20,000)
- Upfitting including brine system- \$112,800
- **Total Price - \$284,880**

Transeastern – Mack Granite 64FR

- Truck Price - \$186,008
- 7 yr/250k mile warranty - \$19,292
- Trade in – TBD (budgeted at \$20,000)
- Upfitting including brine system- \$112,800
- **Total Price - \$ 298,100**

Recommendation

Although Allegiance International was invited to bid, their lack of response, combined with our history of poor service turnaround and parts availability—led us to recommend Charlebois for their exceptional after-sale support. While the Freightliner purchase is **\$10,764** over budget, the **\$17,100** savings from the Takeuchi selection results in a net surplus of **\$6,336**, staying well within the equipment funds approved by voters as part of the FY26/27 General Budget.



MEMO

TO: Morristown Selectboard

FROM: Jordan St.Onge, Highway Superintendent

DATE: March 31, 2026

RE: Elmore Rd Sidewalk Project- Contractor Selection

Project Overview:

Replace 800' of sidewalk and set 630' of granite curb from 499 Upper Main St to Home Acres St. This sidewalk is only 4' wide, does not have curb, and is badly damaged.

Estimated Project Cost - \$150,000

VTrans Small Scale Bicycle & Pedestrian Grant Program - \$75,000

Match in-kind by completing all demo, flagging, material hauling, backfilling, seeding, and patch paving in house.

Work to be completed this summer, between mid-May, and end of September

RFP was publicly posted on the Town website and VLCT Classifieds

Contractor Bid Results:

EEC Excavating - \$85,500.00

- Expected start date: End of May
- Expected time to complete: 2.5 weeks
- Notes: Entire project in one shot, no sub-contractors

N.A Manosh - \$92,092.00

- Expected start date: End of May
- Expected time to complete: 2 weeks or less
- Notes: Entire project in one shot, no sub-contractors

Boulder Excavation - \$97,340.00

- Expected start date: End of May
- Expected time to complete: 2 weeks or less
- Notes: Entire project in one shot, sub-contractors to set curb set and pour concrete

MSI Trucking and Sitework - \$118,015.00

- Expected start date: Beginning of August
- Expected time to complete: 2 weeks
- Notes: Entire project in one shot, sub-contractors to set curb set and pour concrete

Cutting Edge Landscaping and Excavation - \$131,240.00

- Expected start date: End of May
- Expected time to complete: 1 week
- Notes: Entire project in one shot, subcontractor to set curb, all else in house

Dale E. Percy Inc - \$154,901.00

- Expected start date: End of May
- Expected time to complete: 2-3 weeks
- Notes: Entire project in one shot, sub-contractor to pour concrete, all else in house

Summary:

All proposals are technically equivalent with similar timelines. I support selecting the low bidder, contingent upon a written guarantee that they will start work immediately after demo and remain on-site until their work is finished. If EEC Excavating cannot commit to these terms in writing, I recommend we proceed with the second-lowest bidder.



MEMO

TO: Morristown Selectboard

FROM: Jordan St.Onge, Highway Superintendent

DATE: April 1, 2026

RE: 2026 Highway Department Summer Plans

This list does not include general maintenance like grading, spreading gravel, back dragging turnarounds, sweeping, line painting, etc. It also does not account for unplanned weather events, and needed repairs discovered throughout the construction season.

Village Garage

- Replace 800' of Sidewalk on Elmore St
 - Town to remove existing sidewalk
 - Rough in grade
 - Backfill and seed lawns
 - Patch pave along curb, driveways, and walkways
 - \$75,000 from VAOT Bike Ped Grant
- Replace 250' of sidewalk on Wabun Ave 100% in house
- Replace 22 Sidewalk panels with ADA Warning Devices
- Restore ability to plow Cherry Ave sidewalk
- Infrared pavement repairs including
 - Congress St
 - Pleasant St
- Paint Francis Favreau Bridge
 - \$200,000 from VAOT Structures Grant
- Shim and pave Bridge St (Favreau Bridge to Cady's Falls Rd), Demars Rd, and 1.4 of Randolph Rd (Laporte to Fitzgerald)
 - Shoulder Gravel to be done in house

Town Garage

- Ditching and de-berming on
 - Stagecoach Rd
 - Randolph Rd
 - Cote Hill Rd
 - Magoon Rd
 - Gallup Rd
- Grants in Aid ditching and stone lining
 - Campbell Rd/Randolph Rd
 - Mud City Loop
 - Fontaine Hill
 - Sterling Valley Rd
- Culvert Replacements (more expected to be found)
 - Campbell Rd
 - Walton Rd
 - Bryant Pond Rd
 - Bliss Hill Rd
- Wash all Town owned bridges
- Bridge Abutment repairs on 12 bridges
- Guardrail Replacements – (Pending HSIP Grant Award expect results in April)
 - Sterling Valley Bridge, Sterling Covered Bridge, Moren Loop Bridge, Mud City Loop Bridge
 - Removal of all old rails and posts done in house
 - \$50,000 from HSIP Grant
- Infrared pavement repairs including
 - Stagecoach Rd
- Cemeteries
 - Resurface drives in all Town owned cemeteries with a harley rake
 - Add material as needed
 - Done in co-ordination with Dennis Smith and Mike Buchanon
- Reclaim and pave Needles Eye Rd
 - Shoulder Gravel to be done in house
- Shim and pave Sunset Dr, Lower Elmore Mnt Rd (RTE 12 to Fitzgerald rd, Stancliff Rd (RTE 100 half)
 - Shoulder Gravel to be done in house



MEMO

TO: Morrilltown Selectboard

FROM: Jordan St.Onge, Highway Superintendent

DATE: March 30, 2026

RE: Request for permission to improve and maintain Class 4 section of Lazy Ln

Background The Highway Department has received a formal request from resident Nichole Loati for permission to improve and maintain the Class 4 section of Lazy Ln.

Class 4 Road Policy "Class 4 highways are not maintained by the Town of Morrilltown. A private property owner, with approval of the Selectboard, may choose to maintain all or a portion of a Class 4 highway to a higher standard and plow it in the winter to maintain access to their property. All requests to improve a Class 4 highway will be considered on a case-by-case basis by the Selectboard during a public meeting. Abutters to the Class 4 highway shall be given notice of the meeting and the meeting's intent. Approval for an improvement to all or a portion of a Class 4 highway in one part of town does not constitute a precedent and/or permission to do similar improvements for all Class 4 roads. The cost for such improvements will be the responsibility of the person making the request."

Proposed Scope of Work The following improvements are to be made by Vermont Outdoor Services.

- Widen the road from 9' +/- to 12'
- Installation of stabilization fabric
- 1 ½" minus crushed stone base layer
- ¾" crushed gravel top layer

Superintendent's Review The proposed materials and methods are consistent with standard road construction practices. The Loati's are the only abutters on this section of road.

Recommendation I recommend the Selectboard approve this request and note:

1. All costs associated with these improvements and future maintenance remain the responsibility of the applicant.
2. Future maintenance of this section of Lazy Ln does not require additional approval.



SELECTBOARD MEMORANDUM

To: Selectboard
From: Judi Alberi, Executive Assistant
Date: April 6, 2026
Subject: Consideration of discontinuance proceedings under 19 V.S.A. Chapter 7 for Lazy Lane, Lanphear Rd, Stub Towne Rd, Lyle McKee Farm Rd, and Sand Ridge Rd (see schedule in section VIII)

Suggested Motion:

I move that the Town of Morrystown, Selectboard initiate discontinuance proceedings by its own motion, and ratify its January 5th motion to initiate such proceedings, under 19 V.S.A. Chapter 7 for the following town highways: Lazy Lane, Lanphear Rd, Stub Towne Rd, Lyle McKee Farm Rd, and Sand Ridge Rd.

I further move that the Selectboard schedule, and in the case of Lanphear Rd and Lazy Lane ratify the scheduling of, the following site visits and public hearings as part of these proceedings:

Monday, April 27, 2026: Site Visit at 4:00 PM for Lanphear Rd; Site Visit at 4:30 PM for Lazy Lane; Public Hearing at 5:30 PM for Lanphear Rd; Public Hearing at 5:45 PM for Lazy Lane.

Monday, May 4, 2026: Site Visit at 4:30 PM for Stub Towne Rd; Public Hearing at 5:30 PM for Stub Towne Rd.

Tuesday, June 2, 2026: Site Visit at 4:30 PM for Lyle McKee Farm Rd; Public Hearing at 5:30 PM for Lyle McKee Farm Rd

Monday, June 22, 2026: Site Visit at 4:30 PM for Sand Ridge Rd; Public Hearing at 5:30 PM for Sand Ridge Rd

Attachments:

1. Procedural guidance
2. Lanphear Rd Notice 4-27-26
3. Lazy Lane notice 4-27-26
4. Stub Towne Rd Notice 5-4-26



SELECTBOARD PROCEDURAL GUIDANCE

Site Visits Prior to Road Discontinuance Public Hearings

Purpose:

To outline how the Selectboard will conduct the examination of the premises per 19 V.S.A. § 709, or *site visit*, portion of a road discontinuance hearings in compliance with Vermont's Open Meeting Law and to ensure transparency, fairness, and consistency. The site visit is not part of the public hearing itself, but the public hearing is quasi-judicial, so Selectboard members may not testify or demonstrate and bias or pre-judgment of the merits of the discontinuance. The ultimate standard that needs to be satisfied is whether the public good, necessity and convenience of the inhabitants of the Town warrant discontinuing the town highway rights-of-way as proposed. Importantly, upon completion of the discontinuance, the private landowners who use the town highway right-of-way as their only means of access to their property will retain a private, statutory right-of-way per 19 V.S.A. § 717(c).

Background:

Under Vermont Open Meeting Law (1 V.S.A. § 312(b)(6)(A)), gatherings of a public body for the purpose of a site inspection or field visit are exempt from the requirement to record audio or video of the meeting. The Selectboard may therefore conduct a site visit prior to the warned public hearing without recording that portion of the meeting. Note too that as a quasi-judicial hearing, the board may deliberate in private following closure of the public hearing at the Town Office, but it should not display any bias, testify as a witness in the proceeding, or display any prejudgment of the merits of the discontinuance.

1. Structure of the Site Visit (Examination of the Premises)

- The site visit will be warned as the first portion of the public road discontinuance proceeding.
- The site visit is not part of the public hearing itself, and no testimony or evidence will be taken at the site visit. Instead, the Chair of the Selectboard will open the site visit, and then the board, along with the Town's attorney and other interested parties, will walk the length of the highway to be discontinued, pointing out certain specific features that anyone wants to draw the Selectboard's attention to. Significantly, in order to have those features entered into the record as part of the hearing, there will need to be testimony regarding them later during the hearing – i.e., "as was pointed out at the site visit, the road narrows and drainage ditches become non-existent as one moves north within the right-of-way."

- Following the site visit, the hearing will commence at the Town Office, 43 Portland Street, at the time noticed by the Town.
- At the completion of the site visit, the Chair will clearly state the date, time, and location where the public hearing will commence.

2. Purpose of the Site Visit

- The site visit allows the Selectboard to observe the physical characteristics of the road and surrounding area relevant to the discontinuance request.
- The site visit is intended for fact-finding and direct observation only, not deliberation or debate.

3. Conduct at the Site

- The Chair will open the site visit and explain these procedures before beginning the visit.
- Selectboard members may state factual observations aloud (for example, noting width, condition, trees, stone walls, drainage swales, rivers and streams, access points, or abutters).
- Selectboard members shall avoid deliberating and shall not express conclusions about the discontinuance during the site visit. Deliberations and consideration will occur at a post-hearing deliberative session, following the taking of testimony and evidence during the public hearing.
- Staff and interested persons may make key observations and then testify regarding them during the hearing in order so that they may be included in the record.

4. Public Attendance and Participation

- The public is welcome to attend and observe the site visit.
- While public comments, questions, and testimony will be reserved for the continued public hearing at the Town Offices, where the recording requirement applies, interested parties may point out certain physical features, road characteristics, property boundaries, landscaping or trees, etc., during the site visit so that they may be referenced later during the hearing.
- The Chair may remind attendees that the site visit is observational only.

5. Commencement of the Public Hearing and Recordkeeping

- The public hearing will commence at the announced and warned location, where the recording requirement applies.
- At that time, interested parties, staff and the Town's attorney may summarize key observations made during the site visit so they can be included in the official record.

TOWN OF MORRISTOWN
NOTICE OF EXAMINATION OF PREMISES AND PUBLIC HEARING
FOR THE DISCONTINUANCE OF LANPHEAR ROAD (TOWN HIGHWAY #15)

Pursuant to its petition and motion approved on January 5, 2026, and the requirements of Title 19, Chapter 7 of the Vermont Statutes Annotated, the Town of Morristown Selectboard will conduct an examination of the premises and public hearing on Monday, April 27, 2026, to consider the discontinuance of +/-0.1-mile long, three-rod (49.5 feet) wide town highway right-of-way for Lanphear Road (Town Highway #15). The Class 3 town highway right-of-way for Lanphear Road (Town Highway #15) commences on the northerly side of Vermont Route 15 and extends northerly +/-0.1 miles, terminating at the driveway for the lands and premises now or formerly owned by Joni L. Lanphear and Janet Lanphear known and identified as 31 Lanphear Road. All interested parties shall meet for the following:

1. An **inspection of the premises at 4:00 PM** on Monday, April 27, 2026, on Lanphear Road (Town Highway #15), to be commenced at the intersection of Lanphear Lane and Vermont Route 15:

The Class 3 town highway right-of-way for Lanphear Road (Town Highway #15) is three rods (49.5 feet) wide, commences on the northerly side of Vermont Route 15, and extends northerly +/-0.1 miles, terminating at the driveway for the lands and premises now or formerly owned by Joni L. Lanphear and Janet Lanphear known and identified as 31 Lanphear Road.

2. A **public hearing following the inspection of the premises at 5:30 PM** at the Morristown Town Office, 43 Portland Street, Morristown, VT 05661, to receive testimony from all persons abutting, owning or interested in the matter of discontinuing the +/-0.1-mile long town highway right-of-way for Lanphear Road (Town Highway #15).

Persons wishing to comment, provide testimony or give evidence regarding the proposal may do so in person during the hearing, or by filing their comments, in writing, prior to the hearing.

After examining the premises and hearing from any and all interested persons, if the Selectboard judges that the public good, necessity and convenience of the inhabitants of the Town of Morristown warrants discontinuing the aforesaid +/-0.1-mile long town highway right-of-way for Lanphear Road (Town Highway #15), it will be so ordered.

Dated at Morristown, Vermont, this 23rd day of March, 2026.

/s/ Brent Raymond, Town Manager, Town of Morristown

TOWN OF MORRISTOWN
NOTICE OF EXAMINATION OF PREMISES AND
PUBLIC HEARING ON THE DISCONTINUANCE OF THE CLASS 4 PORTION OF
THE TOWN HIGHWAY RIGHT-OF-WAY FOR LAZY LANE (TOWN HIGHWAY #21)

Pursuant to its petition and motion approved on January 5, 2026, and the requirements of Title 19, Chapter 7 of the Vermont Statutes Annotated, the Town of Morristown Selectboard will conduct an examination of the premises and public hearing on Monday, April 27, 2026, to consider the discontinuance of the +/-0.28-mile, three-rod (49.5 feet) wide Class 4 portion of the town highway right-of-way for Lazy Lane (Town Highway #21). The Class 4 portion of Lazy Lane (T.H. #21) commences +/-0.47 miles northerly of the road's intersection with Elmore Road (VT Route 12), at the northerly edge of the Town's plow truck turn-around and the driveway for the property known and identified as 460 Lazy Lane. The Class 4 portion of Lazy Lane continues northerly from that point +/-0.21 miles, terminating in a corn field or pasture owned by Kurt and Nichole Loati. All interested parties shall meet for the following:

1. An **inspection of the premises at 4:30 PM** on Monday, April 27, 2026, on Lazy Lane (T.H. #21), to be commenced at the Town's plow truck turn-around on the westerly side of Lazy Lane, across the road from the driveway for the property known and identified as 460 Lazy Lane:

The Class 4 portion of the three-rod (49.5 feet) wide town highway right-of-way for Lazy Lane (Town Highway #21) commences +/-0.47 miles northerly of the road's intersection with Elmore Road (Town Highway #12) and extends +/-0.21 miles northerly from the northerly edge of the Town's plow truck turn-around and the driveway for the property known and identified as 460 Lazy Lane. The Town of Morristown proposes to discontinue the entire Class 4 portion of the town highway right-of-way, beginning northerly of the plow truck turn-around and extending northerly +/-0.21 miles to the road's terminus in a corn field or pasture now or formerly owned by Kurt and Nichole Loati.

2. A **public hearing following the inspection of the premises at 5:45 PM**, or following the closure of the Lanphear Lane discontinuance hearing, whichever is later, at the Morristown Town Office, 43 Portland Street, Morristown, VT 05661, to receive testimony from all persons abutting, owning or interested in the matter of discontinuing the northerly, +/-0.21-mile Class 4 portion of the right-of-way for Lazy Lane (T.H. #21).

Persons wishing to comment, provide testimony or give evidence regarding the proposal may do so in person during the hearing, or by filing their comments, in writing, prior to the hearing.

After examining the premises and hearing from any and all interested persons, if the Selectboard judges that the public good, necessity and convenience of the inhabitants of the Town of Morristown warrants discontinuing the aforesaid Class 4 portion of the right-of-way of Lazy Lane (T.H. #21), it will be so ordered.

Dated at Morristown, Vermont, this 23rd day of March, 2026.

/s/ Brent Raymond, Town Manager, Town of Morristown

TOWN OF MORRISTOWN
NOTICE OF EXAMINATION OF PREMISES AND PUBLIC HEARING
FOR THE DISCONTINUANCE OF STUB TOWNE ROAD (TOWN HIGHWAY #38)

Pursuant to its petition and motion approved on January 5, 2026, and the requirements of Title 19, Chapter 7 of the Vermont Statutes Annotated, the Town of Morristown Selectboard will conduct an examination of the premises and public hearing on Monday, May 4, 2026, to consider the discontinuance of +/-0.1-mile (+/-500 feet) long, three-rod (49.5 feet) wide town highway right-of-way for Stub Towne Road (Town Highway #38). The Class 3 town highway right-of-way for Stub Towne Road (Town Highway #38) commences on the westerly side of Lower Elmore Mountain Road (Town Highway #37) and extends +/-0.1 miles westerly, terminating proximate to the barn and driveway on the lands and premises of Pamela and Clarence Towne, known and identified as 28 Stub Towne Road. All interested parties shall meet for the following:

1. An **inspection of the premises at 4:30 PM** on Monday, May 4, 2026, on Stub Towne Road (Town Highway #38), to be commenced at the intersection of Stub Towne Road and Lower Elmore Mountain Road:

The Class 3 town highway right-of-way for Stub Towne Road (Town Highway #38) is three rods (49.5 feet) wide, commences on the westerly side of Lower Elmore Mountain Road (Town Highway #37), and extends westerly +/-0.1 miles (+/-500 feet), terminating at the barn and driveway for the lands and premises now or formerly owned by Pamela and Clarence Towne, known and identified as 28 Stub Towne Road.

2. A **public hearing following the inspection of the premises at 5:30 PM** at the Morristown Town Office, 43 Portland Street, Morristown, VT 05661, to receive testimony from all persons abutting, owning or interested in the matter of discontinuing the +/-0.1-mile (+/-500 feet) long town highway right-of-way for Stub Towne Road (Town Highway #38).

Persons wishing to comment, provide testimony or give evidence regarding the proposal may do so in person during the hearing, or by filing their comments, in writing, prior to the hearing.

After examining the premises and hearing from any and all interested persons, if the Selectboard judges that the public good, necessity and convenience of the inhabitants of the Town of Morristown warrants discontinuing the aforesaid +/-0.1-mile (+/-500 feet) long town highway right-of-way for Stub Towne Road (Town Highway #38), it will be so ordered.

Dated at Morristown, Vermont, this 2nd day of April, 2026.

/s/ Brent Raymond, Town Manager, Town of Morristown

QUITCLAIM DEED

H.A. Manosh, Inc. to Town of Morrystown

KNOW ALL PERSONS BY THESE PRESENTS that **H.A. Manosh, Inc.**, a Vermont corporation with offices in the Town of Morrystown, Vermont, Grantor, in the consideration of Ten or More (\$10.00) Dollars paid to its satisfaction by **Town of Morrystown**, a municipal corporation existing by and under the laws of Vermont, County of Lamoille, and State of Vermont, Grantee, by these presents, does freely **GIVE, GRANT, SELL, CONVEY** and **CONFIRM** unto the said Grantee, **Town of Morrystown**, and its successors and assigns forever, certain lands, premises, and appurtenances in the Town of Morrystown, County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of all and the same lands and premises conveyed to H.A. Manosh, Inc. by Warranty Deed of Theodore R. Barnett, dated June 23, 1992, and recorded in Book 101, Page 106, Morrystown Land Records; being further described therein as:

“Being part of the same land and premises as was deeded to Theodore R. Barnett by the Warranty Deed of Foster-Taber Corporation, dated December 14, 1988, and recorded in Book 88, Pages 451 (sic 541) - 542, of the Morrystown Land Records.”

Being a parcel of land containing 2.60 acres, more or less, incorrectly labeled as “common land” on Morrystown Tax Map #25020-01, Morrystown Land Records.

This conveyance is subject to the terms and conditions of the Declaration of Jersey Court Condominiums, Morrisville, Vermont, dated December 1, 1999, and the By-Laws of Jersey Court Condominium Owners Association, Inc., both being recorded in Book 117, Page 323, Morrystown Land Records.

The within conveyed premises are part of the Jersey Heights Subdivision and are subject to the terms and conditions of protective covenants entitled “Jersey Heights Subdivision, Theodore R. Barnett Protective Covenants” recorded in Book 101, Page 104, Morrystown Land Records. Said covenants are also recorded in Book 96, Page 347, Morrystown Land Records. The within conveyed premises are also both benefitted by and subject to certain protective covenants of record dated April 23, 1988, and recorded in Book 92 at Pages 268-269 of the Morrystown Land Records.

The internal roads within the Jersey Heights Development, so-called, were private, with each lot owner being seized of a right of way in common for ingress, egress and utilities, until the conveyance of the roadbed by the Grantor to the Town of Morrystown in connection with the public dedication and acceptance by the Town in November of 2007. Reference is made to the warranty deed of the Grantor to the Town of Morrystown dated November 14, 2007 and recorded in Book 144 at Page 533 of the Morrystown Land Records.

The within conveyed premises are subject to the terms and conditions of State of Vermont Land Use Permit 5L0877-3 recorded in Book 116, Page 9, Morrystown Land Records; State of Vermont Subdivision Permit EC-5-3190 dated May 5, 1999, and recorded in Book

115, Page 694, Morristown Land Records, and Town of Morristown Subdivision Permit No. 99-138, dated August 23, 1999 and recorded in the Morristown Zoning Files. The property is subject to General Permit #3-9010 for the discharge of stormwater, dated June 25, 2003, and recorded in Book 129, Page 444, Morristown Land Records.

Reference is made to the Warranty Deed from H. A. Manosh, Inc. to Town of Morristown, dated November 14, 2007, and recorded in Book 144, Page 533, Morristown Land Records, which contains metes and bounds descriptions of the “The Access Strip from Route 100, “Jersey Way, So-Called” and “Foss Street, So-Called Best Street Extension,” acquired by the Town of Morristown, which provide public highway access to the herein conveyed premises.

Reference is hereby made to the above-mentioned deeds and their records and to all prior deeds and their records as they apply to and affect the lands and premises being conveyed for a more particular description of the lands and premises herein conveyed.

TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantee, Town of Morristown, and its successors and assigns forever.

And furthermore, the said Grantor, **H.A. Manosh, Inc.** does for itself and its successors and assigns, covenant with the Grantee, **Town of Morristown**, and its successors and assigns, that from and after the ensembling of these presents the said Grantor, **H.A. Manosh, Inc.**, will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ___ day of April 2026.

IN THE PRESENCE OF: **H.A. Manosh, Inc.**

Witness

Howard A. Manosh, Duly Authorized Agent

**STATE OF VERMONT
COUNTY OF LAMOILE, SS.**

At Morristown, this ___ day of April 2026, **Howard A. Manosh, duly authorized agent for H.A. Manosh, Inc.** personally appeared, and he acknowledged this instrument by him subscribed, to be his free act and deed, and the free act and deed of **H.A. Manosh, Inc.**

Before me: _____
Notary Public
My Commission Expires: 1/31/27