



**SELECTBOARD MEETING MINUTES
OF APRIL 27, 2026**

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

Absent:

ADMINISTRATION and STAFF: Brent Raymond, Town Manager; Judi Alberi, Executive Assistant; Jordan St.Onge, Highway Superintendent

PARTICIPANTS/GUESTS: Joni Lanphear, Mike Paritz, Kurt Loati, Nichole Loati, Dustin Loati, Mark Loati, Dan McLaughlin, Attorney David Rugh

**participating via Zoom*

FIELD INSPECTION (SITE VISITS)

1. 4:00PM - Examination of Lanphear Road (Town Highway #15)

a. Meeting Location — Intersection of Lanphear Lane and Vermont Route 15

b. Scope - Inspection of the +/- 0.1 mile long, three-rod (49.5 feet) wide town highway right-of-way terminating at the driveway for 31 Lanphear Road

Don McDowell opened the site visit at 4PM. Those in attendance were: Town Manager, Brent Raymond; Executive Assistant, Judi Alberi; Town Attorney, David Rugh; Highway Superintendent, Jordan St.Onge; Selectboard Members McDowell, Craig, Cormier, Hollenberger, & Belanger; Abutters to Lanphear Road Joni Lanphear and Mike Paritz.

The Selectboard first conducted a site inspection of Lanphear Road Town Highway 15 at the intersection of Lanphear Lane and Vermont Route 15. The inspection examined the approximately 0.1-mile, three-rod wide road right-of-way, which terminates at the driveway for 31 Lanphear Road. Highway Superintendent, Jordan St.Onge, measured the road and indicated that the road stops at the paddock. Its traveled width is approximately 12 ft - 15ft wide, and it is about 400' in length.

2. 4:30PM - Examination of Class 4 Section of Lazy Lane (Town Highway #21)

a. Meeting Location - Town's plow truck turn-around on the westerly side of Lazy Lane (across from the driveway to 460 Lazy Lane)

b. Scope — Inspection of the +/- 0.21 mile, three-rod (49.5 feet) wide Class 4 portion of the right-of-way extending northerly to its terminus in the Loati pasture

Don McDowell opened the site visit at 4:36PM. Those in attendance were: Town Manager, Brent Raymond; Executive Assistant, Judi Alberi; Town Attorney, David Rugh; Highway Superintendent, Jordan St.Onge; Selectboard Members McDowell, Craig, Cormier, Hollenberger, & Belanger; Abutters of Lazy Lane Mark Loati, Dustin Loati, Nichole Loati, and Kurt Loati.

The Selectboard then inspected the Class 4 section of Lazy Lane (Town Highway 21), starting at the town's plow truck turnaround on the westerly side across from the driveway to 460 Lazy Lane. This covered the roughly 0.28-mile Class 4 portion, extending northerly to its end in the Loati pasture.

Highway Superintendent Jordan St. Onge noted that the Class 3 road ends and the Class 4 begins at the bottom of the driveway to 460 Lazy Lane, marked by a large boulder on the road's right side.

5:30PM - PUBLIC HEARING - LANPHEAR ROAD (T.H. #15)

1. 5:30PM: Call to Order and Introduction

Don McDowell opened the public hearing at 5:30PM at the Tegu Building. He introduced Town Attorney, David Rugh, and Highway Superintendent, Jordan St. Onge.

Those providing testimony were sworn in as follows: Brent Raymond, Jordan St. Onge, and Attorney David Rugh.

2. Evidence of Notice: Entry of exhibits into the record confirming 30 days advanced notice was provided to interested parties, the Department of Forest Parks and Recreation, and Planning Commission, newspaper publication.

Attorney David Rugh entered evidence into the record which included:

1. Notice of site visit and hearings
2. Proof of Publication of notice in newspaper
3. All certified mailings of notice of discontinuance
4. {Placeholder for Morristown Selectboard Meeting Minutes}
5. Morristown Tax Parcel Map
6. Survey Map, Boundary Line Adjustment for Joni Lanphear and Michael Paritz to Lanphear Jersey Farm LLC by Matthew Reed, dated March 15, 2024 record at Map Slide 021 (2106)

3. Town Testimony: Presentation by the Town regarding the "public good, necessity, and convenience," including maintenance challenges or cost savings

Town Attorney David Rugh and Highway Superintendent Jordan St. Onge presented evidence showing the road does not meet Town standards for width and has estimated annual maintenance costs of \$3,300. Jordan referenced the Town of Morristown Road Policy, specifically section B9 Dead-End Roads, section B11 Downgrading Substandard Roads Selectboard review every 5 years, and C1 Rural Road Specifications. Jordan presented testimony and evidence that Lanphear Rd did not meet the public good standard as it was too narrow for traffic, services only one home, and the cost, risk and time for maintenance by the Highway Department is taking away from other roads serving many residents. To bring the road up to standard would require significant work at an estimated cost of over \$10,000.

4. Interested Party Testimony: Comments and evidence from abutting landowners or other interested persons

No testimony or comments entered.

5. Cross-Examination: Opportunity for parties to question witnesses

After no public comments were received, the Selectboard unanimously voted to close the public hearing.

Motion made by Leah Hollenberger to close the public hearing at 5:42PM. Motion seconded by Richard Craig. Motion carried (5/0).

5:45PM OR AFTER LANPHEAR RD - PUBLIC HEARING - LAZY LANE (T.H. #21)

1. 5:45PM: Call to Order and Introduction

Don McDowell opened the public hearing at 5:45PM at the Tegu Building. He introduced Town Attorney, David Rugh, and Highway Superintendent, Jordan St. Onge.

Those providing testimony were sworn in as follows: Brent Raymond, Jordan St. Onge, and Attorney David Rugh.

2. Evidence of Notice: Entry of exhibits into the record confirming 30 days advanced notice was

provided to interested parties, the Department of Forest Parks and Recreation, and Planning Commission, newspaper publication.

Attorney David Rugh entered evidence into the record which included:

1. Notice of site visit and hearings
2. Proof of Publication of notice in newspaper
3. All certified mailings of notice of discontinuance
4. [Placeholder Morristown Selectboard Meeting Minutes]
5. Morristown Tax Parcel Map
6. Boundary Line Adjustment, Property of Mark and Dustin Loati, by Gilson Land Surveying, Inc., dated June 6, 2024 recorded at Map Slide 025 (2118).

3. Town Testimony: Presentation by the Town regarding the "public good, necessity, and convenience," including maintenance challenges or cost savings.

Town Attorney David Rugh and Highway Superintendent Jordan St. Onge explained that the Loati Family requested the road be discontinued. The Class 3 section of Lazy Lane ends at the town plow turnaround across from the bottom of the driveway at 460 Lazy Lane where there is a boulder at the end of their driveway. As noted at the site visit, the northerly portion of the right-of-way is wooded with larger trees and bushes growing within the former traveled way. The +/- .28-mile Class 4 section serves no public purpose as it is entirely abutted by private landowners, the Loati family, and serves only one home. As such, the continued existence of a public road right-of-way in this location, even if only Class 4, could create a safety issue by encouraging trespassing should it not be discontinued.

4. Interested Party Testimony: Comments and evidence from abutting landowners or other interested persons.

No testimony or comments entered.

5. Cross-Examination: Opportunity for parties to question witnesses.

After no public comments were received, the Selectboard unanimously voted to close the public hearing and move to deliberations.

Motion made by Richard Craig to close the public hearing at 5:54PM. Motion seconded by Leah Hollenberger. Motion carried (5/0).

6:00PM - DELIBERATE SESSION

The Selectboard opted to go into a closed deliberate session to discuss discontinuing the town highway right of way with Town Attorney, David Rugh, Town Manager, Bent Raymond, and Executive Assistant, Judi Alberi. The Selectboard's Return containing its findings and conclusions will be available no later than 60 days from the date of the public hearing and will be recorded in land records.

6:30PM - ADJOURN

Motion made by George Cormier to adjourn. Motion seconded by Leah Hollenberger. Motion carried. (5/0)

Meeting adjourned at 6:05 pm
Submitted and filed this 4/28/26.
Bonnie McDermott, Scribe

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