



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

On Zoom and at 43 Portland St. Morrisville, VT 05661  
**5:30 PM Monday, May 18, 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 4-27-26 Public hearing
2. Approve minutes 5-4-26 Public Hearing
3. Approve minutes 5-4-26 SB Meeting

**V. 5:50PM - NEW BUSINESS**

1. UVM Intern Presentation - (Gabriella Coutts)
2. 2026 Morrystown Police Officer of Year - Officer Jackson Schroeder
3. Review bids and select a contractor for the painting of Favreau Bridge - Jordan St.Onge
4. 3-Acre Stormwater Project-Jersey Heights Subdivision - Appoint Duly Authorized agent for temporary easements
5. Stowe Land Trust - Muddy Moose Conservation Easement and revised proposal review
6. Development Review Board – Recommendation for Vacant Seat

**VI. 7:00PM - OLD BUSINESS**

**VII. 7:00PM - APPROVE WARRANTS**

**VIII. 7:05PM - SCHEDULE**

1. Monday, June 1, 2026 - SB Meeting - 5:30PM  
Tuesday, June 2, 2026- Site Visit - 4:30PM - Lyle McKee Farm Rd  
Tuesday, June 2, 2026 - Public Hearing - 5:30PM - Lyle McKee Farm Rd  
Monday, June 15, 2026 - SB Meeting - 5:30PM  
Monday, June 22, 2026 - Site Visit - 4:30PM - Sand Ridge Rd  
Monday, June 22, 2026 - Public Hearing - 5:30PM - Sand Ridge Rd

**IX. 7:10PM - OTHER BUSINESS**

1. Possible Executive Session - Discuss Appointment of a Public Officer

**X. 7:30PM - ADJOURN**



**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*

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**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.*



**SELECTBOARD MEETING MINUTES  
OF MAY 4, 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: Attorney David Rugh, Chris Towne (site visit only)

*\*participating via Zoom*

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**FIELD INSPECTION (SITE VISITS)**

**1. 4:30PM - Examination of Stub Towne Road (T.H. #38)**

**a. Meeting Location — Stub Towne Road/Lower Elmore Mountain Road**

**b. Scope - Inspection of the +/-0.1 mile long, three-rod (49.5 feet) wide town highway right-of-way for Stub Towne Road.**

Don McDowell opened the site visit at 4:30PM. 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 Stub Towne Road Chris Towne.

The Selectboard conducted a site inspection of Stub Towne Road (Town Highway 38) at its intersection with Lower Mountain Road. The inspection included review of the approximately 0.1-mile, three-rod-wide right-of-way, which terminates alongside the red barn. Highway Superintendent Jordan St. Onge measured the roadway and reported a length of approximately 530 feet, with a traveled width of approximately 16 to 17 feet. He also identified four substandard driveway culverts measuring 6 inches in diameter, rather than the required 18 inches. It was further noted that the access on the easterly side of Stub Towne Road serves as a driveway for 262 Lower Elmore Mountain Road and is not part of the town highway.

**5:30PM - PUBLIC HEARING - STUB TOWNE ROAD (T.H. #38)**

**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: 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 hearing
2. Proof of Publication of notice in newspaper
3. All certified mailings of notice of discontinuance
4. [Placeholder for Morristown Selectboard Meeting Minutes]
5. Subdivision Survey Prepared for Clarence Towne Jr. et. al., by David Peatman, last revised October 4, 2017, recorded at Map Slide 355 (1790)
6. Morristown Tax Parcel Map

George Cormier raised a clarifying question regarding the Morristown Tax Parcel Map, specifically the section highlighted in yellow. Attorney Rugh explained that the highlighted area does not accurately represent the portion of Stub Towne Road under consideration. He clarified that the relevant section begins at the top of the intersection of Stub Towne Road/Lower Elmore Mountain Road and extends approximately 530 feet northerly. He also noted that the access point on the easterly side of Stub Towne Road connecting to Lower Elmore Mountain Road is not part of the town highway.

Attorney Rugh further reminded the Board that the legal standard for discontinuance is whether the “public good, necessity, and convenience of the inhabitants of the town” support such action.

**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. Jordan St.Onge presented testimony regarding the road's failure to meet Town standards, referencing the Town of Morristown Road Policy. He cited sections 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 StubTowne Road (T.H. #38) did not meet the public good standard as it was too narrow, currently 16–17 feet wide, failing to meet the town's 20-foot minimum width requirement. Additionally, the road contains four substandard 6-inch driveway culverts, whereas town policy requires an 18-inch minimum. Jordan further testified, current annual maintenance is estimated at \$3,300. Upgrading the road to meet town standards—which would require widening and culvert replacement—is estimated to cost in excess of \$10,000. Jordan testified that the road serves no public interest, such as hiking trails, recreation, or access to public property. Per the road policy, accepting or maintaining such dead-end roads is generally considered contrary to the public good.

**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**

No testimony or comments entered.

**5:50PM - DELIBERATE SESSION**

***Motion made by Richard Craig to go into a deliberate session with Brent Raymond, Judi Alberi, and David Rugh. Motion seconded by George Cormier. Motion carried (5/0).***

**6:00PM - ADJOURN (REGULAR SB MEETING IMMEDIATELY FOLLOWING)**

***Motion made by Richard Craig to adjourn the public hearing. Motion seconded by Leah Hollenberger.***

***Motion carried. (5/0)***

Meeting adjourned at 5:46 pm  
Submitted and filed this 5/7/26.  
Bonnie McDermott, Scribe

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



**SELECTBOARD MEETING MINUTES  
OF MAY 4, 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; Adele Taplin, ECDD

PARTICIPANTS/GUESTS: Bethany Benway, Kyle Rowell, Martin Green, Skip & Maria Ward, Jim Pease, Jerry Throne, Jamie Jaret, Dan McLaughlin

*\*participating via Zoom*

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**5:40PM - CALL SELECTBOARD MEETING TO ORDER (DIRECTLY AFTER PUBLIC HEARING)**

Don McDowell called the Selectboard Meeting to order at 5:50 PM at the Tegu Building.

**5:41PM - AGENDA CHANGES/ADDITIONS**

None

**5:43PM - COMMUNITY COMMENTS**

None

**5:47PM - APPROVE MINUTES**

**1. Approve minutes 4-20-26**

*Motion made by Richard Craig to approve the minutes of 4/20/26. Motion seconded by Leah Hollenberger. Motion carried. (5/0)*

**5:50PM - NEW BUSINESS**

**1. Street Treats - Itinerant Vendors, Peddlers, Food Sales**

Brittany Benway, owner of Street Treats, a business operating from a mobile vehicle selling prepackaged ice cream novelties, returned after her initial successful summer to request permission to operate the business again this year.

*Motion made by Richard Craig to approve the Itinerant Vendor License application for Street Treats Ice Cream Truck for the sale of prepackaged novelty ice creams and follow the same route as summer 2025 and authorize Don McDowell to sign on behalf of the Selecbboard. Motion seconded by George Cormier. Motion carried (5/0).*

**2. Selection and approval of a Capital Planning contractor**

Adele Taplin introduced this contract for professional services between the Town of Morrystown, Vermont, and Stone Shore Municipal Consulting, LLC (Contractor). The contract is for professional consulting services to develop separate Asset Inventories and Capital Improvement Plans for the Town of Morrystown and the Town of Johnson (as a consortium partner), funded in part by a Municipal

Planning Grant. Morristown is responsible for the administration of the grant.

***Motion made by Richard Craig to move to select Stone Shore Municipal Consulting, LLC as the Capital Planning contractor for the development of Asset Inventories and Capital Improvement Plans for a contract sum of \$35,350.00 and authorize Town Manager Brent Raymond to sign the professional services contract. Motion seconded by George Cormier. Motion carried (5/0).***

**3. Annual Financial Plan, State form TA 60 - Town Highways**

***Motion made by Richard Craig to approve the Annual Financial Plan — Town Highways State Form TA-60 for the fiscal year beginning July 1, 2026, and ending June 30, 2027. Motion seconded by Rose Belanger. Motion carried (5/0).***

**4. Morristown Conservation Commission - Request Tree planting at Oxbow Park - Jerry Throne/Jim Pease**

Jerry Throne, Chair of the Morristown Conservation Commission, introduced Jim Pease of the Lamoille NRCDC with a request to plant 100 trees at the Oxbow Park. Jim presented a slideshow explaining the purpose of maintaining water quality and flood resilience, water-tolerant trees, and locations within the Park for this project. The presentation detailed the ecological benefits of riparian buffers and explained the project's goals to plant trees along the river's edge to reduce erosion and improve water quality. Don noted that the Selectboard received a letter from Scott Johnstone representing the Trustees stating that this project would be beneficial to the Water & Light Department's hydroelectric plant. The project is slated to begin in May with the Morristown Elementary students' assistance.

***Motion made by Richard Craig to approve the planting of 100 trees at the Oxbow Park. Motion seconded by George Cormier. Motion carried (5/0).***

**5. Review and approve Trustees of Public Funds Investment Policy**

Sara Haskins, Treasurer, introduced a new policy, the Trustees of Public Funds Investment Policy. The purpose of this Investment Policy is to establish the investment objectives, standards of investing prudence, eligible investments and transactions, reporting requirements, and safekeeping and custodial procedures necessary for the proper management and investment of those funds under the management and control of the Trustees of Public Funds.

***Motion made by Richard Craig to approve the Trustees of Public Funds Investment Policy as presented. Motion seconded by Rose Belanger. Motion carried (5/0).***

**6. Review and approve Cemetery Perpetual Funds Investment Policy**

Brent Raymond introduced the new policy, the Cemetery Perpetual Funds Investment Policy. The purpose of this Investment Policy is to establish the investment objectives, standards of investing prudence, eligible investments and transactions, internal controls, reporting requirements, and safekeeping and custodial procedures necessary for the proper management and investment of the funds of the Town of Morristown. This Policy does not apply to trust funds held by the Town of Morristown.

***Motion made by Richard Craig to approve the Cemetery Perpetual Funds Investment Policy as presented. Motion seconded by George Cormier. Motion carried (5/0).***

**7. Consideration of approving Amended Social Service Agency Appropriation Policy**

Discussion revolved around the Social Service Agency Appropriation Policy. Under Vermont law, a town may appropriate sums of money as it deems necessary for the support of social service programs

and agencies that provide services to town residents, pursuant to 24 V.S.A. § 2691. The purpose of this policy is to establish procedures for managing social service agency appropriations to be voted upon at the Town of Morristown's annual town meeting. Sara Haskins noted that the major addition is #7. Name Changes and Continuity: If a social service agency changes its legal name but continues to provide substantially the same services to Morristown residents, the name change alone will not require submission of a new petition under 17 V.S.A. § 2642. The agency will be treated as the same previously approved organization, provided that the funding request is the same or less than the amount previously approved and that services to Morristown residents remain substantially similar. The board also discussed a change from 0.5% to 1% for budget adjustments under #4 - Guideline on Appropriations, but no action was taken to amend section 4.

***Motion made by Richard Craig to approve the amended Social Service Agency Appropriation Policy as presented. Motion seconded by Rose Belanger. Motion carried (5/0).***

**8. Consideration to use Local Option Tax (LOT) funds for balance of highway paving expectations and sidewalk project for summer 2026**

The Selectboard discussed the use of the LOT funds for the town's infrastructure needs and to apply the funds to balance highway paving, bridge, and the sidewalk projects for summer 2026. This would allow the town to stay on the 5-year highway plan without the impact of inflation on costs. Brent Raymond provided details on recent grant awards, including \$286,000 for the Favreau Bridge, \$75,000 in grant reimbursement for sidewalks, and a \$125,000 grant for road connectivity, highlighting the town's efforts to offset project costs through grants. While Leah Hollenberger supports the goal, she expressed concern about committing to a dollar amount that we don't have yet. These are anticipated local option tax funds not yet received.

***Motion made by Richard Craig to authorize the transfer of anticipated revenues from the Local Option Tax Fund Account in October 2026 and January 2027 to the Bridge and Infrastructure Fund Account up to the amount of \$260,000 per transfer, for a total of \$520,000. Motion seconded by George Cormier. Motion carried (4/1). Leah Hollenberger nay.***

**9. Jersey Heights Subdivision Stormwater Improvements – Proposal Review and Potential Award**

Tyler Mumley discussed the two bids received for the project. The selected bid was significantly lower. Don thanked Tyler Mumley for his efforts. The Selectboard discussed the Jersey Heights Subdivision Stormwater Improvements Project, which came in under budget at \$439,429.86 compared to the original estimate of \$439,900. The project will be funded through a combination of ARPA funds (\$316,675) and a Special Tax Assessment District, where residents/town will be responsible for the balance. The board approved awarding the construction bid to Walker Construction for \$289,458. Brent thanked Judi Alberi for working hard to obtain the necessary easements for the Jersey Heights stormwater project.

***Motion made by Richard Craig to award the construction bid for the Jersey Heights Subdivision Stormwater Improvements project to Walker Construction and authorize Town Manager Brent Raymond to sign the agreement and all related project documents. Motion seconded by George Cormier. Motion carried (4/0/1). Leah Hollenberger abstained.***

**6:50PM - OLD BUSINESS**

- 1. Habitat for Humanity - Robin Pierce regarding the survey of the lot on Richmond Street and parking**  
Jordan St. Onge and Robin Pierce met at the library parking lot on Tuesday, April 28th, with Kendra of the MCL to review the proposed project for Habitat for Humanity (HFH). Following that discussion, it has been determined that there will be no net loss of parking spaces as a result of this project. While three existing parking spaces will be removed, HFH will fund improvements to offset this impact. Specifically, HFH will pay for the paving of two areas to create two new parking spaces, as well as the

restriping of one side of the lot to accommodate one additional space. The Town Highway Department will complete this work. HFH will contribute \$2,000 toward the project, which is expected to cover all material costs and a portion of the Town's labor expenses.

***Motion made by Richard Craig to ratify the prior motion passed on November 17, 2025, authorizing the conveyance of municipally owned land to Green Mountain Habitat for Humanity for the purpose of developing affordable housing, for a purchase price of \$50,000, contingent upon obtaining all necessary permits and approvals from the Town of Morristown, and further requiring payment of \$2,000 to the Town to support reconfiguration of the existing Park & Ride. Motion seconded by Leah Hollenberger. Motion carried (5/0).***

**7:00PM - APPROVE WARRANTS**

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

**7:05PM - SCHEDULE**

- 1. Monday, May 18, 2026 - SB Meeting - 5:30PM  
Monday, June 1, 2026 - SB Meeting - 5:30PM  
Tuesday, June 2, 2026 - Site Visit - 4:30PM Lyle McKee Farm Rd  
Tuesday, June 2, 2026 - SB Public Hearing - 5:30PM Lyle McKee Farm Rd**

**7:10PM - OTHER BUSINESS**

None

**7:12PM - ADJOURN**

***Motion made by Richard Craig to adjourn. Motion seconded by Leah Hollenberger. Motion carried. (5/0)***

Meeting adjourned at 7:38 pm  
Submitted and filed this 5/7/26.  
Bonnie McDermott, Scribe

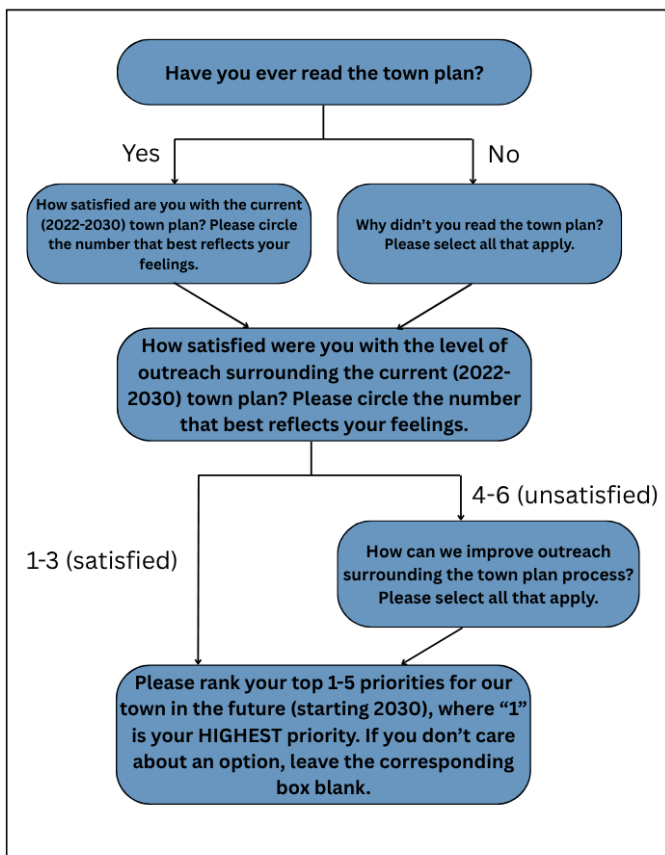
*Please note all minutes are in Draft form and are subject to approval at the next Selectboard meeting.*

# Town Plan Questionnaire Findings

## Introduction

The Town Plan Citizen Outreach Questionnaire was designed to determine attitudes around the town plan and the town plan process, as well as gather preliminary information on community priorities. The anonymous survey was released on Friday, March 20, and remained open until Friday, April 10. During this time, a total of 100 citizens completed the survey. It is necessary to note that this survey report should not be viewed as scientifically significant research, but rather, a way to gauge interest and priorities from the town in an attainable way. A written copy of the survey can be found in the Appendix of this report.

Questions in the survey revolve around citizen satisfaction with the 2022-2030 town plan and the past outreach surrounding it. It is hoped that the results of this survey can provide valuable insight into the opinions and priorities of community members as we move towards town plan review in 2030.



**Figure 1.** Order and path of survey questions based on responses

## Methods

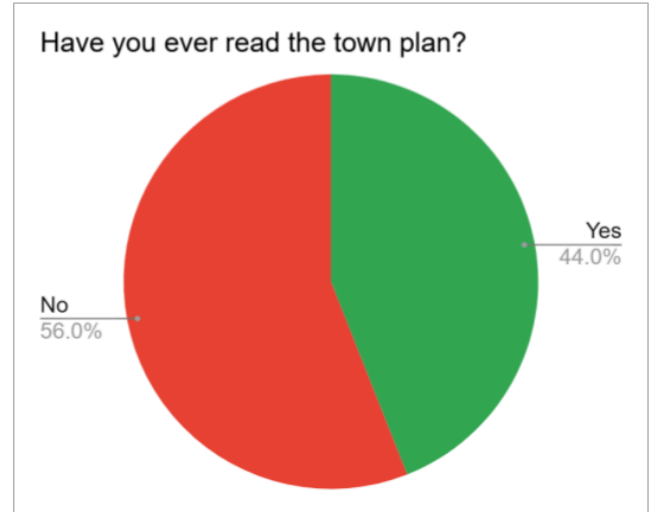
This survey was designed to be kept short in order to invite a greater number of complete responses. In the survey, there are six questions total, though each citizen only needed to respond to four or five questions, depending on their answers. Figure 1 (left) shows the path of the questions in order based on the citizen's response.

The questionnaire was shared virtually through multiple sources, including a Front Porch Forum post, emails to constituents for whom the town had contact information, and a post via the Town of Morristown Facebook. A poster including a QR code was also shared through each of these sources, as well as posted in the Town of Morristown Office, Morristown Centennial Library, and the Morristown post office. Paper copies of the survey were printed and advertised to be located in the Town of Morristown Office and Morristown Centennial Library.

**Question 1: Have you ever read the town plan?**

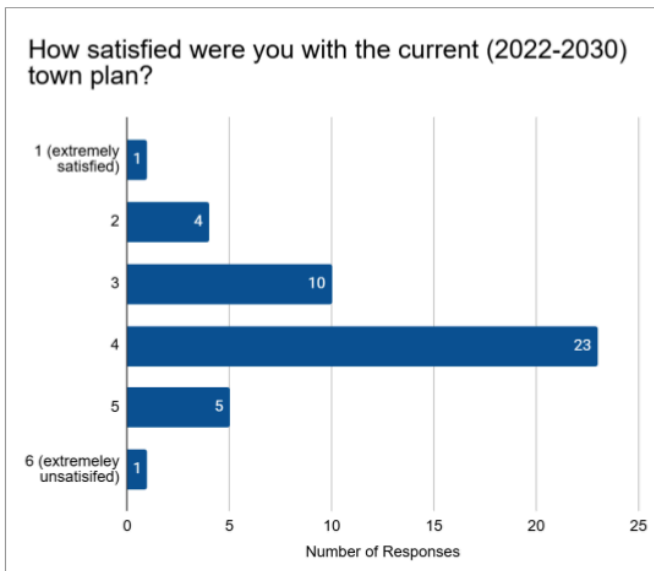
The first three questions were designed to gauge whether citizens are genuinely interested in the town plan and to determine whether it might be worthwhile pursuing continued outreach. A citizen’s response to question 1 led them to either question 2 or 3, to learn either the citizen’s satisfaction with the current town plan or the citizen’s reason for not reading it, accordingly.

Of the 100 survey responses, 56 community members had not read the town plan, while 44 had. Although the majority of community members had not read the town plan, responses to question 3 show that for some, it was not due to a lack of interest. It is important to note that this measurement may not reflect the majority of the community, as the sample population that filled out the survey is likely more involved in local government and, therefore, more likely to have read the town plan.



**Figure 2.** Responses to Question 1; “Have you ever read the town plan?”

**Question 2: If you answered “Yes” to Question 1: How satisfied are you with the current (2022-2030) town plan? Please circle the number that best reflects your feelings.**



**Figure 3.** Responses to Question 2; “How satisfied were you with the current (2022-2023) town plan?”

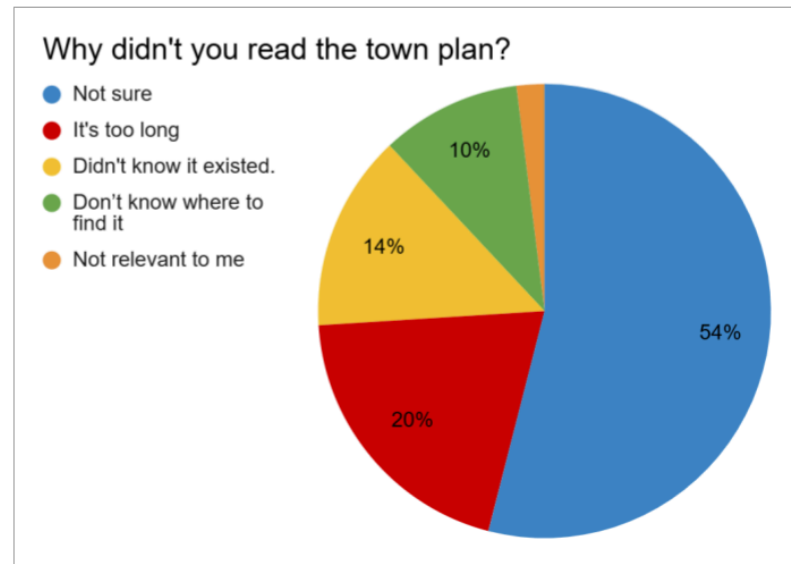
This question was included to gauge satisfaction with the town plan among those who had read it. Respondents were given a range of 1-6 to select from, with 1 representing extreme satisfaction and 6 representing extreme dissatisfaction. About 66% (29 out of 44) of town members who read the current town plan were not satisfied (answered 4, 5, or 6), with only 15 people being on the satisfied end (answering 1, 2, or 3). With only one respondent expressing extreme satisfaction with the town plan, 97% of respondents seek some level of improvement.

Responses to this particular question could be helpful to the Planning Commission to determine how much town members should be involved in the town plan revision process. With a majority of town plan readers feeling that the current town plan is unsatisfactory, this may be a sign that community members would like to be more involved in the town plan revisions coming in 2030.

**Question 3: If you answered “No” to Question 1: Why didn’t you read the town plan? Please select all that apply.**

This question is especially important in conjunction with Question 1. This question brings to light whether community members haven’t read the town plan due to a lack of interest, or some other factor. Options were brainstormed to attempt to include the most common reasons why one might not read the town plan. This was a multiple-selection question, where respondents were given the following options in this order:

- It’s too long
- Not interested
- Not relevant to me
- Not sure
- Other: \_\_\_\_\_



**Figure 4.** Responses to Question 3; “Why didn’t you read the town plan?”

For the pie chart in Figure 4 (left), some written responses from the “other” option were split into categories due to repeated content, such as “Didn’t know it existed” and “Don’t know where to find it”. Individual write-in responses are included in the Appendix of this report, along with the pie chart categories they were sorted into, if applicable. Write-in responses that did not fit accordingly into categories include:

- “Haven’t read it yet but it’s now on my list.”
- “Just moved to the area recently.”
- “Moved in 2024.”
- “Never thought about it.”
- “Not advocated enough.”
- “I would probably read it if there was a summary available as a link in Front Porch Forum. (Yes, I am that lazy.)”

The large number of citizens who selected that they were “Not Sure” about why they did not read the town plan could signify a lack of interest in getting involved. However, this could also have been the response that required the least thought from respondents if the provided options were inadequate. Additionally, it is important to note that out of the 56 people who responded to this question, not one person selected “not interested”, which was the second available answer. Another explanation could be that the group is apathetic to the Town Plan due to a perceived inability to get involved.

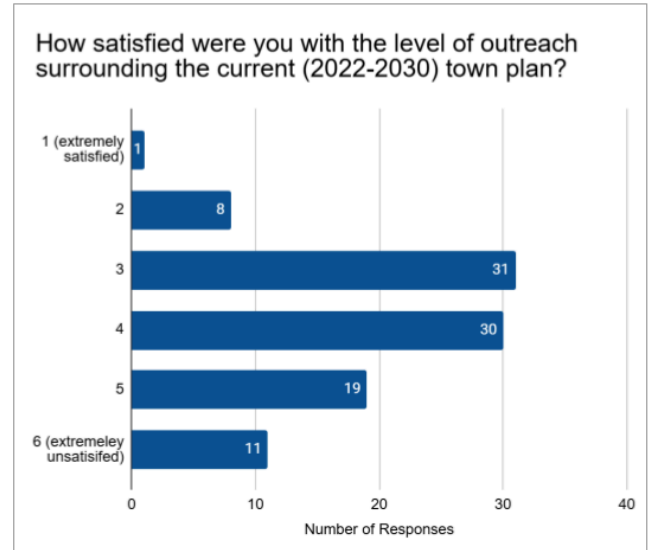
It is also important to note that 24% of people were either unaware of the Town Plan’s existence or did not know where to find it, and that these responses were actively written in. There is a possibility that if these responses were included among the provided responses, the count of “not sure” responses might have gone down.

Citizens had the opportunity to select multiple options for this question. However, only two people selected multiple options, and both of those people selected both “Not Sure” and a typed “other” response categorized as “Don’t know where to find it”. For these two responses, the “not sure” response was discounted for the included graph creation, leaving only their categorized written response. These responses are also shown in the Appendix of this report, notated with an asterisk (\*).

**Question 4: How satisfied were you with the level of outreach surrounding the current (2022-2030) town plan? Please circle the number that best reflects your feelings.**

This question was required for all respondents, regardless of whether or not they had read the town plan. The question was included in the survey to determine whether or not community members felt adequately informed about the existing town plan.

40% of respondents landed on the more satisfied end of the spectrum, with the remaining 60% landing on the less-than-satisfied end. Only one out of 100 respondents felt extremely satisfied with the level of outreach surrounding the town plan. This means that 99% of our sample population feels that there could be some level of improvement in outreach, whether that be a minor or major increase in informing citizens about the town plan.



**Figure 5.** Responses to Question 4; “How satisfied were you with the level of outreach surrounding the current (2022-2030) town plan?”

**Question 5: (If you answered 4, 5, or 6 to Question 4): How can we improve outreach surrounding the town plan process? Please select all that apply.**

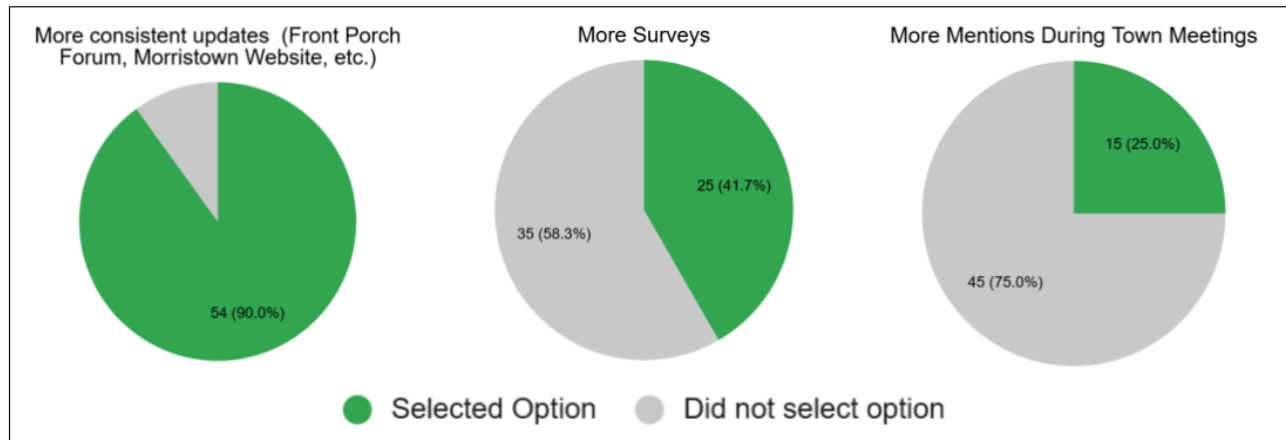
This question was included to find the most requested outreach method among community members who felt particularly unsatisfied with prior town plan outreach. This question was required for all respondents who were unsatisfied with outreach, and therefore selected 4, 5, or 6 for question 4. The question was multiple-choice, with options including the following:

- “More consistent updates (Front Porch Forum, Morristown Website, etc.)”
- “More Surveys”
- “More Mentions During Town Meetings”

These options were chosen to be included as they are the most feasible options for the Town of Morristown offices, as they are low-cost outreach methods that the Town of Morristown already participates in. Responses to this question could inform the Planning Commission on the most preferred form of communication surrounding town plan processes if deemed necessary.

Because citizens had the opportunity to select multiple options, the total number of responses is significantly higher than the total number of citizens who answered the question. This question was required for 60

respondents, and 94 responses were recorded. Figure 6 (below) shows how many out of the 60 respondents selected each option. 54 out of the 60 respondents (90%) selected “More consistent updates (Front Porch forum, Morristown Website, etc.)” Because of this, more consistent updates would likely be the best option for community outreach surrounding the town plan. Additionally, the fact that 25 (about 42% of) respondents selected “More Surveys” shows that community members would like to be more involved in the decision-making process.



**Figure 6.** Responses to Question 5; “How can we improve outreach surrounding the town plan process?”. Pie charts show how many survey respondents out of 60 selected or did not select each option.

Question 6: Please rank your top 1-5 priorities for our town in the future, where "1" is your HIGHEST priority. For topics not in your top 5 priorities, select "Not a top priority". Please only select each number once.

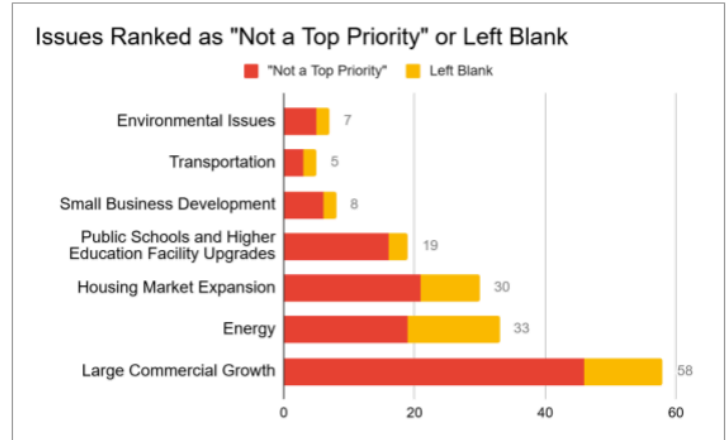
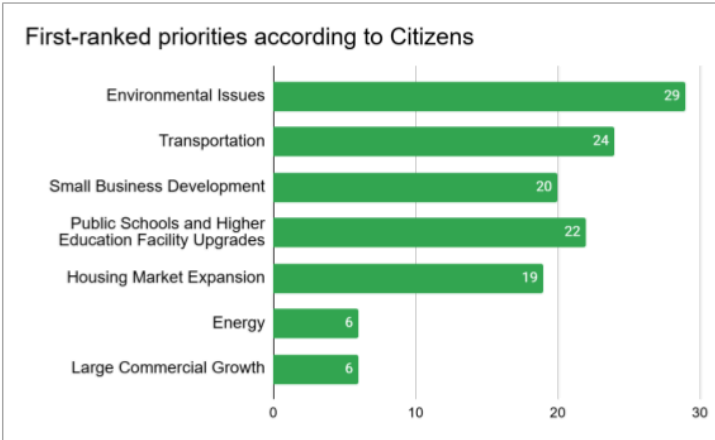
This Question provides preliminary data on citizens' priorities for the town’s future. The categories were chosen by zeroing in on 7 broad issues extrapolated from the current town plan, including the following:

- Environmental Issues (protection, floodplain resilience, parks and trails, green space, etc.)
- Transportation (walkability, public transport, roads & traffic, parking, boardwalk, etc.)
- Housing Market Expansion
- Small Business Development
- Large Commercial Growth
- Public Schools & Higher Education
- Energy

For each category, respondents could choose their ranking from a dropdown menu including the numbers 1-5 and “Not a Top Priority.” Respondents could also leave boxes blank, although they were required to fill out at least one box.

When reviewing our town plan in 2030, Morrisville and Morristown officials can use this data to ensure that proper emphasis is placed on the issues that citizens want to prioritize. Included below are two representations of a summarized version of the data in the form of bar graphs. Figure 7 (see next page) shows the number of citizens who ranked each category as a “first-priority” issue (i.e., chose “1” from the dropdown menu). Figure 8 (see next page) shows the number of citizens who did not include the category in their top 5 priorities for the town, whether they selected “Not a Top Priority” or left the box empty.

Unfortunately, it was not possible to ensure that each citizen used each number only once. Because of this, a few citizens noted multiple issues as (for example) “first-priority” issues. Therefore, the data in this report uses terms like “first-priority issue” rather than “top-ranked issue” to avoid misleading information.



**Figure 7.** Responses to Question 6, showing the amount of times each category was ranked a first priority (ranked “1”)

**Figure 8.** Responses to Question 6, showing the amount of times each category was ranked “Not a Top Priority” or left blank.

Figures 7 and 8 (above) are meant to show the highest and lowest-ranked priorities, as they highlight both extremities of community responses. The issues are ranked in the graphs from top to bottom according to the number of times the issue was ranked as a first-priority minus the number of times the issue was ranked as “not a top priority” or left blank. However, these graphs leave out the full extent of responses to this question, excluding the number of times each issue was ranked as a second- through fourth-priority. Graphs depicting all responses for each category can be found in the Appendix of this report.

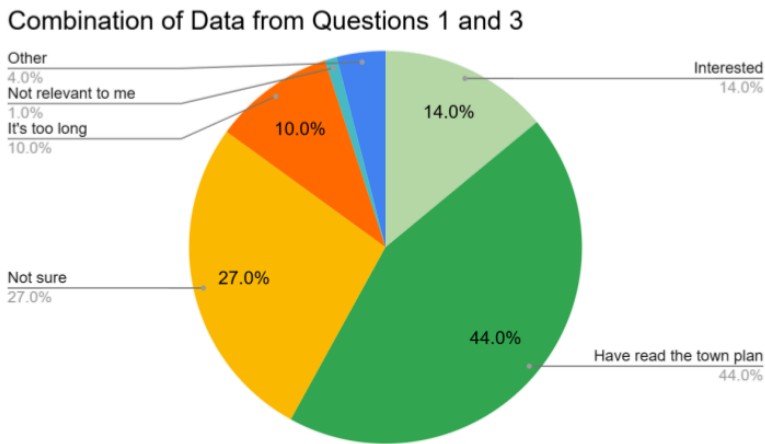
Environmental Issues and Transportation are the two highest-priority issues according to community members, both in first-priority rankings and being ranked 1-5 by the largest number of people. Energy and Large Commercial Growth, on the other hand, are the two lowest-ranked issues. This information can be utilized moving forward in the town plan process by ensuring that policymakers put proper emphasis on top-ranked issues according to the community.

## Conclusions

A combination of data from questions 1 and 3 of this survey shows that at least half of the Morristown community in this sample group is interested in the Town Plan. Figure 9 (see next page) shows this combination of data, with all written responses sorted into two categories: “Other” and “Interested”. Responses sorted into the “Interested” category include those previously sorted into “Didn’t know it existed” and “Didn’t know where to find it,” as well as the two written-in responses below:

- “I would probably read it if there was a summary available as a link in Front Porch Forum. (Yes, I am that lazy.)”
- “Haven’t read it yet but now it’s on my list.”

Any other written responses were sorted into the “other” category. All written responses can be found in the Appendix of this report, along with the categories they were sorted into. The main purpose of Figure 9 is to summarize the status of all community members’ interest in the town plan.



**Figure 9.** Showing a combination of Data from Questions 1 and 3, intended to show the amount of community members interested in reading the Town Plan. Written responses were sorted into categories, which are shown in the Appendix.

focus groups to further explore community priorities, where citizens can provide oral or written testimonies about their concerns surrounding development. Citizens also expressed in the survey that they are interested in more consistent updates through Front Porch Forum and the Morristown Website, which the town could use to advertise such events and update the town as the Town Plan is edited. Finally, more surveys could provide a way for busier community members to get involved and voice their needs.

In the case of additional surveys, the next step is to further investigate the town’s priorities in greater detail. This can be done in multiple ways, depending on what input is deemed most important. One option is to provide a longer, more specific list of sub-priorities for town members to rank (for example, rather than “Transportation”, sub-priorities could include buses, bike paths, sidewalk improvements, etc.). More investigation could also be done to determine whether there are different priorities for the inner village versus the greater Morristown and Morrisville area.

By working with the community, the Town of Morristown boards can improve trust in local governments and bridge the gap in decision-making. By providing a time and space for citizens to voice their concerns and hopes for development in the town, we can avoid an influx of misplaced complaints, instead focusing efforts where citizens can be heard.

The Planning Commission and other involved boards should take into account the community’s interest in the Town Plan. Considering that a majority of respondents are unsatisfied with both the Town Plan itself and the past outreach surrounding the town plan process, there is certainly potential for positive change.

Moving forward, an ideal outreach plan would include a variety of efforts to educate citizens about the town plan and request their input. One strategy could be inviting town members to meetings with town leaders to ask questions about the town plan and express community needs. At such meetings, the town could hold

# Appendix

## Town Plan Questionnaire

**Please drop off your filled-out questionnaire in the Planning and Zoning office at 43 Portland Street or the front desk of Morristown Centennial Library.**

Please fill out this short questionnaire. This questionnaire was developed to gain community feedback surrounding our current (2022-2030) Town Plan in preparation for upcoming work on the future town plan due in the year 2030. Responses will be recorded and used to inform plans going forward.

Question 1: Have you ever read the town plan?

- Yes
- No

Question 2:

**If you answered “Yes” to Question 1:** How satisfied are you with the current (2022-2030) town plan? Please circle the number that best reflects your feelings.

|                     |   |   |                 |   |   |
|---------------------|---|---|-----------------|---|---|
| 1                   | 2 | 3 | 4               | 5 | 6 |
| Extremely Satisfied |   |   | Extremely Unsat |   |   |

Question 3:

**If you answered “No” to Question 1:** Why didn't you read the town plan? Please select all that apply.

- It's too long
- Not interested
- Not relevant to me
- Not sure
- Other: \_\_\_\_\_

Question 4: How satisfied were you with the level of outreach surrounding the current (2022-2030) town plan? Please circle the number that best reflects your feelings.

|                     |   |   |                 |   |   |
|---------------------|---|---|-----------------|---|---|
| 1                   | 2 | 3 | 4               | 5 | 6 |
| Extremely Satisfied |   |   | Extremely Unsat |   |   |

Question 5:

**If you answered 4, 5, Or 6 to Question 4:** How can we improve outreach surrounding the town plan process? Please select all that apply.

- More mentions during town meetings
- More consistent updates (Front Porch Forum, Morristown Website, etc.)
- More surveys

Question 6: Please rank your top 1-5 priorities for our town in the future (starting 2030), where “1” is your HIGHEST priority. *If you don't care about an option, leave the corresponding box blank.*

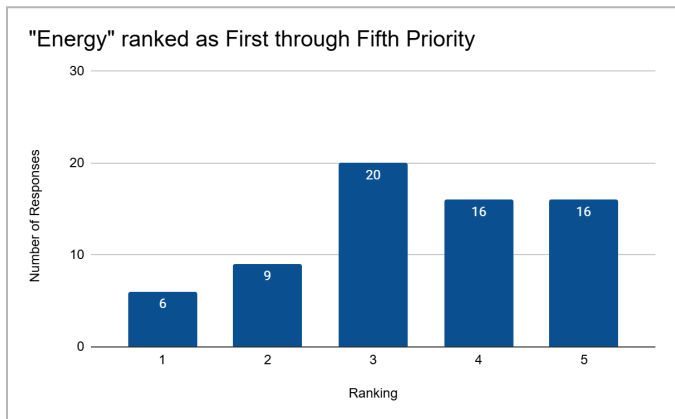
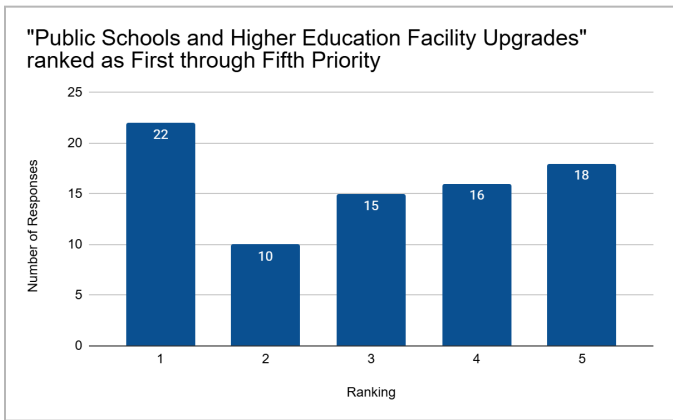
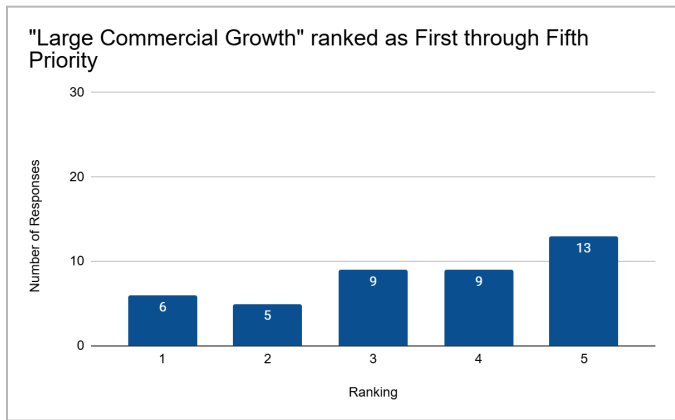
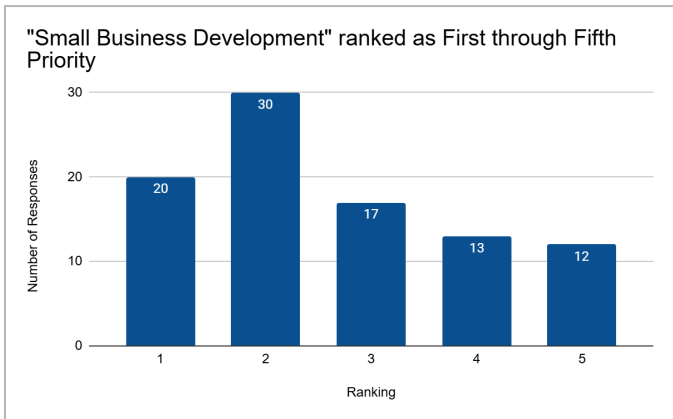
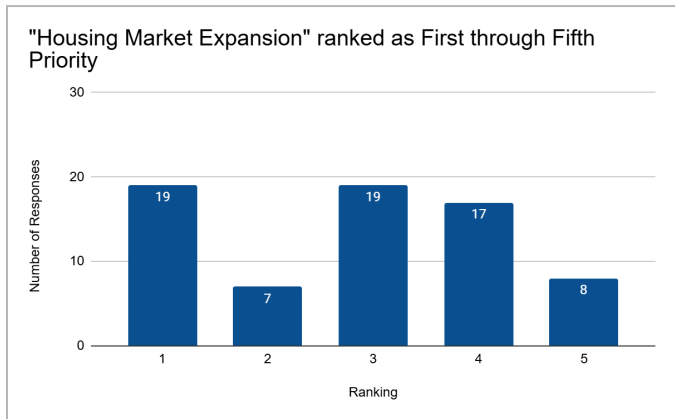
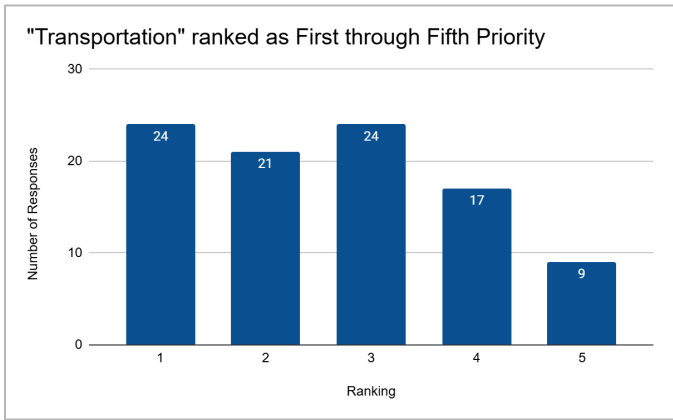
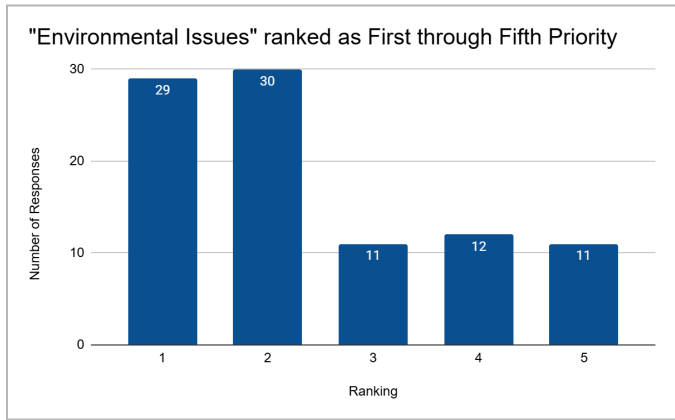
|   | Please write numbers 1-5 below. |
|---|---------------------------------|
| Environmental Issues (protection, floodplain resilience, parks and trails, green space, etc.) |                                 |
| Transportation (walkability, public transport, roads & traffic, parking, boardwalk, etc.)     |                                 |
| Housing Market Expansion  |                                 |
| Small Business Development  |                                 |
| Large Commercial Growth   |                                 |
| Public Schools & Higher Education   |                                 |
| Energy  |                                 |

## Write-in Responses for Question 3 and their Assigned Categories

| Written Response   | Assigned Category in Figure 4                               | Assigned Category in Figure 9 |
|--|---|-------------------------------|
| Not advocated enough   | Not assigned a category                                     | “Other”                       |
| Never thought about it   | Not assigned a category                                     | “Other”                       |
| Moved in 2024  | Not assigned a category                                     | “Other”                       |
| Just moved to the area recently  | Not assigned a category                                     | “Other”                       |
| I would probably read it if there was a summary available as a link in Front Porch Forum. (Yes, I am that lazy.) | Not assigned a category                                     | “Interested”                  |
| Haven’t read it yet but it’s now on my list  | Not assigned a category                                     | “Interested”                  |
| Where can I read a Town Plan?  | “Don’t know where to find it.”                              | “Interested”                  |
| Had no idea where it was located.*   | “Don’t know where to find it.”                              | “Interested”                  |
| Didn’t know if it was available in a printed or downloaded form.*  | “Don’t know where to find it.”                              | “Interested”                  |
| Don’t know where to find it  | “Don’t know where to find it.”                              | “Interested”                  |
| Don’t know where it is   | “Don’t know where to find it.”                              | “Interested”                  |
| Didn’t know it existed and I couldn’t find it when I just looked briefly   | “Didn’t know it existed” and “Don’t know where to find it.” | “Interested”                  |
| I rent. I never knew there was a town plan.  | “Didn’t know it existed.”                                   | “Interested”                  |
| I didn’t know that there was one   | “Didn’t know it existed.”                                   | “Interested”                  |
| Didn’t know it existed.  | “Didn’t know it existed.”                                   | “Interested”                  |
| Didn’t know there was one.   | “Didn’t know it existed.”                                   | “Interested”                  |
| Didn’t know there was one.   | “Didn’t know it existed.”                                   | “Interested”                  |
| Didn’t know it existed.  | “Didn’t know it existed.”                                   | “Interested”                  |

\*This respondent also selected “Not Sure” from the multiple-choice options.

# Graphs Depicting All Responses to Question 6



## Average Ranking for Question 6

|  | Average Score | # of Times Selected | # of Times Not Selected | # of Times Selected "Not a Top Priority." |
|--|---------------|---------------------|-------------------------|---|
| <b>Transportation</b>  | 2.64          | 95                  | 2                       | 3   |
| <b>Environmental Issues</b>                                  | 2.42          | 93                  | 2                       | 5   |
| <b>Small Business Development</b>                            | 2.64          | 92                  | 2                       | 6   |
| <b>Public Schools and Higher Education Facility Upgrades</b> | 2.98          | 81                  | 3                       | 16  |
| <b>Housing Market Expansion</b>                              | 2.83          | 70                  | 9                       | 21  |
| <b>Energy</b>  | 2.69          | 67                  | 14                      | 19  |
| <b>Large Commercial Growth</b>                               | 3.43          | 42                  | 12                      | 46  |

## Question 1 and Question 4 Combined Summary

Question 1: Have you read the town plan?

Question 4: How satisfied were you with the level of outreach surrounding the current town plan?

|                                  | Read the Town Plan | Didn't Read the Town Plan | All Respondents |
|----------------------------------|--------------------|---------------------------|-----------------|
| <b>1 (Extremely Satisfied)</b>   | 0                  | 1                         | 1               |
| <b>2</b>                         | 4                  | 4                         | 8               |
| <b>3</b>                         | 14                 | 17                        | 31              |
| <b>4</b>                         | 11                 | 19                        | 30              |
| <b>5</b>                         | 10                 | 9                         | 19              |
| <b>6 (Extremely Unsatisfied)</b> | 5                  | 6                         | 11              |
| <b>Average Ranking</b>           | <b>3.95</b>        | <b>3.875</b>              | <b>3.91</b>     |



Jason Luneau  
Chief Of Police

Tel: (802)888-4211  
Fax: (802)888-4044

## **2026 Morristown Police Officer of Year**

Officer Jackson Schroeder joined the Morristown Police Department in November 2023 and, in a short period of time, has demonstrated a strong commitment to proactive law enforcement and roadway safety. Over the past two years, Officer Schroeder has developed a passion for motor vehicle enforcement and identifying impaired operators, quickly becoming a valuable asset to the department.

In 2025, Officer Schroeder became a certified Drug Recognition Expert (DRE), one of only two officers in Lamoille County to hold this specialized certification. His dedication to developing his skills and expertise has strengthened the department's ability to detect and investigate impaired driving offenses, ultimately improving public safety within our community.

Officer Schroeder is known not only for his strong work ethic, but also for his positive attitude and willingness to assist fellow officers whenever needed. He consistently demonstrates professionalism, reliability, and excellent time management skills. In addition, Officer Schroeder has shown natural leadership abilities and serves as a strong mentor to newer officers beginning their careers in law enforcement. His guidance, teamwork, and commitment to high-quality police work make him a highly respected member of the Morristown Police Department.

**FOURTH ANNUAL LAW ENFORCEMENT AWARD**

**CONGRATULATIONS!**



**OFFICER  
JACKSON SCHROEDER**



**MEMO**

**TO:** Morristown Selectboard

**FROM:** Jordan St.Onge, Highway Superintendent

**DATE:** May 18, 2026

**RE:** 2026 Favreau Bridge Painting Contractor Selection

---

**Background**

The Favreau Bridge is a Pony Truss Bridge made of A588 weathering steel. This steel is not well suited for Vermont's climate and is rusting badly, leading to material loss. We recommend media blasting and painting the bridge to prolong its life. Deferring maintenance on this bridge will lead to significantly higher repair costs and potentially require a full replacement in the near future.

**Scope of Work**

- Install a SafeSpan suspended platform beneath the bridge to capture spent surface preparation debris and coatings overspray.
- Erect staging and containment tarps to access and contain the blasting and painting operations.
- Abrasive blast the structure to a minimum of SP-6 Commercial Blast (as per Wasser Miozinc surface preparation specifications).
- Apply the NEPCOAT approved Wasser coatings (Moisture Cured Urethane) system
  - MC-Miozinc primer at 3 to 5 mils dry film thickness (DFT)
  - MC-Miomastic intermediate at 3 to 5 mils DFT,
  - MC-Ferrox A brown finish coat at 2 to 4 mils DFT,
  - Total film thickness of 8 to 14 mils.
  - Color to be brown

## **Bid Results**

### **Modern Protective Coatings**

- \$286,080
- Complete work summer 2026
- Contractor located in Hudson NH
- Highly recommended by a local contractor

### **Monoko**

- \$289,000
- Complete work summer 2026
- Contractor located in Tarpon Springs FL

## **Notes**

- All bids are equivalent and were received through a publicly posted RFP process.
- We have been awarded a Structures Grant from Vtrans in the amount of **\$200,000** for this project, covering 70% of costs.
- Total cost to the taxpayer is \$86,080

## **Recommendation**

We recommend that the Board award the contract to Modern Protective Coatings. Funding will be through use of Vtrans Structures Grant award, and the Bridge and Infrastructure Fund.

| <b>Project</b>      | <b>Cost</b> | <b>Grant Reimbursement</b> |
|---------------------|-------------|----------------------------|
| Favreau Bridge      | \$286,080   | \$200,000                  |
| Elmore St Sidewalks | \$85,500    | \$75,000                   |
| Paving              | \$818,658   | \$200,000                  |
| DTF Sidewalks       | \$134,000   | \$125,000                  |

**Project Time Line and Cash Flow**

|                                      | Debit     | Credit           |
|--------------------------------------|-----------|------------------|
| <b>B&amp;I Balance</b>               |           | <b>\$400,955</b> |
| Elmore St Sidewalks                  | \$85,500  | \$75,000 Grant   |
| <b>B&amp;I Balance</b>               |           | <b>\$390,455</b> |
| Favreau Bridge                       | \$286,080 | \$200,000 Grant  |
| <b>B&amp;I Balance</b>               |           | <b>\$304,375</b> |
| Paving Total \$818,658               |           |                  |
| Paving Payment 1 upon completion     | \$300,000 | \$200,000 Grant  |
| <b>B&amp;I Balance</b>               |           | <b>\$204,375</b> |
| Paving Payment 2 October after LOT 1 | \$259,329 | \$260,000 LOT    |
| <b>B&amp;I Balance</b>               |           | <b>\$205,046</b> |
| Paving Payment 3 January after LOT 2 | \$259,329 | \$260,000 LOT    |
| <b>B&amp;I Balance</b>               |           | <b>\$205,717</b> |



Administration Office  
PO Box 748  
Morrisville, VT 05661

(802) 730-4934  
Fax: (802) 851-7251  
[Jstonge@morristownvt.gov](mailto:Jstonge@morristownvt.gov)

## Request for Proposals

The Town of Morristown is seeking proposals from qualified firms to complete the containment, cleaning, and painting of the A588 steel members of the pony truss structure carrying Route 100 over the Lamoille River (Bridge no. 00215) in Morristown, Vermont, near the intersection of Bridge St and Brooklyn St in the town of Morristown VT.

- Install a SafeSpan suspended platform beneath the bridge to capture spent surface preparation debris and coatings overspray.
- Erect staging and containment tarps to access and contain the blasting and painting operations.
- Abrasive blast the structure to a minimum of SP-6 Commercial Blast (as per Wasser Miozinc surface preparation specifications).
- Apply the NEPCOAT approved Wasser coatings (Moisture Cured Urethane) system
  - MC-Miozinc primer at 3 to 5 mils dry film thickness (DFT)
  - MC-Miomastic intermediate at 3 to 5 mils DFT,
  - MC-Ferrox A brown finish coat at 2 to 4 mils DFT,
  - Total film thickness of 8 to 14 mils.

The contractor will supply other equipment and labor necessary for the project.

Potential bidders may schedule an appointment with the Highway Superintendent Jordan St.Onge at 802-730-4934 to view the bridge and or answer questions over the phone.

The Bidder shall purchase and maintain, throughout the contract award, insurance of the limits and types specified below from an insurance company approved by the Town.

Insurance shall be in such form as will protect the Contractor from all claims and liabilities for damages for bodily injury, including accidental death, and for property damage, which may arise from operations under this contract whether such operation by himself or by anyone directly or indirectly employed by him.

- A. Comprehensive General Liability:
  - Bodily Injury or Property Damage - \$2,000,000
  - Per occurrence and general aggregate
  
- B. Automobile and Truck Liability:
  - Bodily Injury or Property Damage - \$2,000,000
  - Per occurrence and general aggregate

*(excess or umbrella coverage may satisfy requirements)*

Additionally, the Contractor shall purchase and maintain the following types of insurance:

- A. Full Workers Comprehensive Insurance coverage for all people employed by the Contractor to perform work on this project. This insurance shall at a minimum meet the requirements of the most current laws of the State of Vermont.
  
- B. Contractual Liability Insurance coverage in the amounts specified above under Comprehensive General Liability.

As evidence of insurance coverage, please submit a certificate of liability and workers compensation insurance certifying that all the insurance policies specified above are in force for the specified period. The Contractor shall submit evidence of insurance to the Town at the time of execution of this contract. Written notice shall be given to the Town of Morristown, VT at least thirty (30) days prior to cancellation or non-renewal of such insurance coverage.

Bid proposals shall be emailed to (jstonge@morristoryvt.gov) by January 9, 2026.

Questions may be addressed by contacting Jordan St.Onge Highway Superintendent at 802-730-4934

**The Town of Morristown reserves the right to reject any or all bids, to waive technical or legal deficiencies, and to accept any bid that it may deem to be in the best interest of the Town.**

# Modern Protective Coatings, Inc.

## PROPOSAL

**Post Office Box 119, Hudson, New Hampshire 03051**  
**Phone (603) 594-3722 Fax (603) 594-3768**

Jordan St. Onge  
Highway Superintendent  
Town of Morristown, Vermont  
43 Portland Street, PO Box 748  
Morrisville, Vermont 05661  
(802) 888-6369 Phone  
(802) 730-4934 Cell

Project: Structure #00215, Vermont Route 100  
Bridge over the Lamoille River in Morristown,  
Vermont

Date: April 10, 2025

Mr. St. Onge,

This quote is for the containment, cleaning, and painting of the A588 steel members of the pony truss structure carrying Route 100 over the Lamoille River (Bridge no. 00215) in Morristown, Vermont.

We propose to install a SafeSpan suspended platform beneath the bridge to capture spent surface preparation debris and coatings overspray. We will erect staging and containment tarps to access and contain the blasting and painting operations. We will abrasive blast the structure to a minimum of SP-6 Commercial Blast (as per Wasser Miozinc surface preparation specifications). We will apply the NEPCOAT approved Wasser coatings (Moisture Cured Urethane) system, MC-Miozinc primer at 3 to 5 mils dry film thickness (DFT), MC-Miomastic intermediate at 3 to 5 mils DFT, and the MC-Ferrox A brown finish coat at 2 to 4 mils DFT, for a total film thickness of 8 to 14 mils.

We propose to install the platform from the ends of the bridge, hopefully being able to work from parking lots (with minimal disruption) and closing one sidewalk during the day, and not needing to work from a lane closure. It would be best to perform the blasting of the bridge, utilizing a one to two week bridge closure to perform all work to the upper truss locations. This could be done after school is let out for the summer, so as to not interfere with bus traffic. If weather permits, we may be able to blast and prime the lower portions during the closure as well. If not, we could perform the lower steel cleaning and painting with flaggers and alternating one way traffic on the bridge.

Containment, Surface Preparation, and Coatings Application to Existing Structural Steel: \$ 286,080.00

Please call my office at (603) 594-3722 or cell at (603) 620-0261 if you have any questions.

Respectfully Submitted: Scott D. Roystan, President, Modern Protective Coatings, Inc.

# MONOKO, LLC

760 Bay Shore Dr  
Tarpon Springs, FL 34689-2125  
E-mail Address: [MonokoLLC@aol.com](mailto:MonokoLLC@aol.com)

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## **Proposal for Containment, Cleaning, and Painting**

### **Bridge No. 00215 – Route 100 over the Lamoille River**

Town of Morristown, Vermont

#### **Submitted To:**

Jordan St. Onge

Town of Morristown, Vermont

#### **Project Location**

Route 100 over the Lamoille River (Bridge No. 00215), near the intersection of Bridge Street and Brooklyn Street, Morristown, VT

The project involves surface preparation and recoating of the existing A588 steel truss members to extend the service life of Bridge No. 00215 while protecting the surrounding environment. Work will be performed with full containment to prevent debris, abrasive media, and coating overspray from entering the Lamoille River or adjacent areas.

#### **Scope of Work**

The contractor shall provide all labor, materials, equipment, and supervision necessary to complete the following tasks:

- Install a SafeSpan suspended platform beneath the bridge to capture spent surface preparation debris and coating overspray.
- Erect staging, scaffolding, and full containment tarps to safely access all steel members and fully contain blasting and painting operations.
- Maintain containment systems for the duration of the project and remove upon completion.  
Abrasive blast all designated steel surfaces to a minimum SP-6 Commercial Blast in accordance with SSPC standards and Wasser Miozinc surface preparation specifications.
- Collect and properly dispose of all spent abrasive and debris in accordance with applicable local, state, and federal regulation.
- Apply the NEPCOAT-approved Wasser Moisture Cured Urethane coating system as follows:

- Primer:  
MC-Miozinc at 3–5 mils dry film thickness (DFT)
- Intermediate Coat:  
MC-Miomastic at 3–5 mils DFT
- Finish Coat:  
MC-Ferrox A (brown) at 2–4 mils DFT
- Total System Thickness:  
8–14 mils DFT

Start date is April 15, 2026

The lump-sum cost to complete the containment, surface preparation, and painting of Bridge No. 00215, including all labor, materials, equipment, staging, containment, coatings, cleanup, and disposal, is:

**Total Project Cost: \$289,000**

### **Qualifications**

Monoko LLC is Pre qualified Under Vermont Agency Transportation for Bridge Painting.

And has completed over 30 bridges in the last 10 years. From Historical bridges to super structures.

We appreciate the opportunity to submit this proposal to the Town of Morristown. Our firm is committed to delivering high-quality workmanship. We look forward to the opportunity to work with the Town on this important infrastructure project.

*Drosso Monokandilos*

Drosso Monokandilos

Manager

Cell 727 480 2733

## Summary of the Muddy Moose Conservation Easement

*Prepared by Matt Kelly and Carolyn Loeb, Stowe Land Trust on April 3<sup>rd</sup>, 2026*

The conservation easement permanently protects approximately 150 acres of undeveloped land in Morristown, known as Muddy Moose, so that it stays mostly natural, undeveloped, and open to the public. For the sake of clarity, this document is written under the assumption that the Town of Morristown becomes the property's landowner and SLT becomes a co-holder of the conservation easement with VHCBC. This document is a summary of the Muddy Moose conservation easement terms and is not legally binding. Please refer directly to the draft conservation easement for additional details.

### 1. What the Conservation Easement Does

- The current landowner gives up development rights, meaning the land cannot be subdivided, built on, or developed in typical ways
- The easement protects the land from activities that would damage its conservation values (see below for details)
- These restrictions are permanent and apply to all future owners of the property
- SLT and VHCBC as the easement holders are legally required to enforce the restrictions, when needed, to protect the property's conservation values

### 2. Main Goals & Conservation Purposes

The conservation easement is designed to:

- Protect wildlife habitat, forests, wetlands, waterways, water quality, and rare, significant, and sensitive features on the land
- Maintain the land's natural, scenic, and undeveloped character
- Allow public access for low-impact recreation both on and off trail
- Support responsible management under the guidance of an approved management plan

### 3. What Is NOT Allowed

In general, the following are prohibited:

- Building houses, commercial buildings, or industrial uses
- Mining
- Major land disturbance unless specifically for an allowed use named in the easement
- Dumping of trash or hazardous materials
- Most new roads or utilities
- Subdivisions
- Recreational use of motorized vehicles (like ATVs or dirt bikes). Snowmobiling is at the discretion of the Town, provided that such use is detailed in an approved management plan. E-bikes that require a pedal assist are considered bicycles under Vermont law so are at the Town's discretion where other bicycles are an approved use.
- It is unlikely that the property would support, or that SLT and VHCBC would approve, a welcome center, large gazebo, or other facility.

#### 4. What IS Allowed

The property can be used in ways that support its conservation values. Some uses require prior written approval from the easement holders. Permitted uses include:

- Public recreation, both on and off trail
- Forest management, including timber harvesting and maple sugaring (with an approved plan)
- Wildlife habitat management (with an approved plan)
- Trail building (with prior approval), trail maintenance
- Non-recreational use of motorized vehicles for trail building, maintenance, and approved forest management or to accommodate people with mobility disabilities as required by Vermont law
- Limited construction of small structures, like benches, a sugarhouse, etc. that relate to the property's allowed uses (with approval)
- Snowmobiling, horseback riding, and mountain biking are at the discretion of the Town.

However, if the Town wishes to allow these uses, they will first need to account for them in the property's approved management plan, demonstrate to the easement coholders that the trails can sustainably support such uses, and ensure that these uses do not significantly and negatively impact natural resources or other conservation values.

#### 5. Public Access

- The land must remain open to the public for non-motorized recreation (including, but not limited to, bird-watching, cross-country skiing, fishing, hiking, hunting, snowshoeing, swimming, trapping, walking and wildlife observation) This is non-negotiable language because VHCB requires it. That said, the easement includes the following language:

*“Notwithstanding the foregoing, Grantor may limit or restrict public access to the Protected Property to assure compliance with the requirements of this Grant, to protect natural habitats and wildlife connectivity, or to protect the public health or safety (including, but not limited to, the right to permit, regulate or prohibit fishing, hunting and trapping).”*

- So, some activities may be restricted by the Town for safety or environmental protection purposes provided that the Town can demonstrate that there is a reasonable threat to public safety or the environment that merits such closures or restrictions.
- The landowner can host events or educational programs and may charge fees for organized activities—but general access to the property must remain free. Private paid events cannot significantly impair or interfere with general public access.

#### 6. Special Protections for Water Areas

- Areas near streams, wetlands, and rivers have extra protection.
- A 50-foot buffer zone is required along waterways. These buffers move with waterway movement.
- These areas must be managed carefully to protect:
  - Water quality
  - Wildlife habitat and species
  - Natural flood processes and bank stability

## 7. Forest Management Rules

- Any commercial forest management activities (such as timber harvest or sugaring) must be outlined in a forest management plan written by a Vermont licensed forester and approved by SLT and VHCB. This can be combined with the main management plan or can be a separate stand-alone plan.
- Activities must:
  - Protect soil and water
  - Maintain wildlife habitat
  - Follow best forestry practices and legal requirements

## 8. Required Management Plan

SLT has examples of management plans to share with the Town and the Town is welcome to consult with SLT as needed during management plan creation.

### General Requirements

- The landowner must create and maintain a Management Plan for the property
- The plan must be updated over time as conditions or uses change
- The plan must be:
  - Consistent with the goals of the conservation easement
  - Reviewed and approved by the Vermont Housing and Conservation Board and SLT before it is finalized
- If the land is owned by the Town, the process must include public input

### What Is the Purpose of the Plan?

The Management Plan is the main tool for deciding how the land will be used and cared for in the near future. Most plans are written for a 10-year lifespan or until conditions change. It must:

- Guide day-to-day and long-term management
- Balance conservation, recreation, and other allowed uses
- Ensure all activities follow the easement rules

### What Must Be Included in the Plan?

At a minimum, the plan must address:

- **Overall Management**
  - Clear goals and priorities for the property
  - How different uses (recreation, conservation, forestry) are balanced
- **Natural Resource Protection**
  - Identification and protection of:
    - Wildlife habitats; rare, sensitive, or significant species and natural communities; and other important ecological areas
    - Wetlands, waterways, flood resilience, and water quality
- **Recreation, Education, and Public Access**
  - How public access will be provided and managed
  - Trail locations and maintenance

- Opportunities for education and community use
- Strategies to minimize negative impacts to other conservation values from recreational use
- **Commercial Forest Management (if applicable)**
  - If commercial forest management activities are planned:
    - A Forest Management Plan written by a Vermont licensed forester
    - Coholder approval is required
- **Cultural and Educational Resources**
  - Identification and protection of known historic or cultural features
- **Maps showing:**
  - Natural resources
  - Trails and access points
  - Any significant infrastructure
  - Sensitive and significant features/areas
- **Approval and Oversight**
  - The plan must be approved by easement holders before adoption
  - Updates or revisions must also be reviewed and approved
  - VHCB and SLT cannot unreasonably deny approval if the plan abides by the easement terms

#### **8. Ownership and Long-Term Stewardship**

- Ownership transfers must be approved by VHCB and SLT.
- If ownership changes, the conservation restrictions stay in place.
- Stowe Land Trust will help monitor and enforce the easement over time.

#### **9. Enforcement**

- VHCB / SLT have the right to inspect the property and ensure easement compliance.
- If violations occur, the landowner must fix them and may have to pay costs.
- Legal action can be taken if necessary.

#### **Bottom Line**

The conservation easement ensures that the land:

- Stays natural and undeveloped forever
- Protects important ecological resources
- Remains accessible to the public
- Is carefully managed for long-term conservation

**GRANT OF DEVELOPMENT RIGHTS, CONSERVATION RESTRICTIONS  
and PUBLIC ACCESS EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that the **FRIENDS OF STOWE CONSERVATION, INC.**, d/b/a Stowe Land Trust, a Vermont nonprofit corporation with its principal place of business located in Stowe, Vermont, on behalf of itself and its successors and assigns (hereinafter “Grantor”), pursuant to Title 10 V.S.A. Chapters 34 and 155 and in consideration of the payment of Ten Dollars and other valuable consideration paid to its full satisfaction, does freely give, grant, sell, convey and confirm unto the **VERMONT HOUSING AND CONSERVATION BOARD**, a public instrumentality of the State of Vermont with its offices in Montpelier, Vermont, and their respective successors and assigns (hereinafter “Grantee”) the development rights, perpetual conservation easement restrictions, and public access easement (all as more particularly set forth below) in a certain tract of land (hereinafter “Protected Property”) situated in the Town of Morristown, County of Lamoille, and State of Vermont, the Protected Property being more particularly described in **Schedule A** attached hereto and incorporated herein.

The development rights hereby conveyed to Grantee shall include all development rights except those specifically reserved by Grantor herein and those reasonably required to carry out the permitted uses of the Protected Property as herein described. The development rights hereby conveyed are rights and interests in real property pursuant to 10 V.S.A. §§823. The perpetual conservation easement restrictions, and public access easement hereby conveyed to Grantee consist of covenants on the part of Grantor to do or refrain from doing, severally and collectively, the various acts set forth below. It is hereby acknowledged that the development rights, perpetual conservation easement restrictions, and public access easement shall constitute a servitude upon and shall run with the land.

**I. Purposes of this Grant and Management Plan**

A. Statement of Purposes

1. Grantor and Grantee acknowledge that the purposes of this Grant (hereinafter referred to as “the Purposes of this Grant”) are as follows:
  - a. To conserve wildlife habitats, wildlife connectivity, biological diversity, natural communities, riparian buffers, wetlands, soil productivity, water quality and native flora and fauna on the Protected Property and the ecological processes that sustain these natural resource values as they exist on the date of this instrument and as they may evolve in the future;
  - b. Provided such activities are consistent with Section I(A)(1)(a), above, to provide for non-motorized, non-commercial recreational, educational and other appropriate community uses on the Protected Property; and,
  - c. To conserve and protect the Protected Properties undeveloped character and scenic and open space resources for present and future generations.

2. In the event that Grantor elects to harvest timber in accordance with Section III(3), below, and recognizing that both the resource values of the Protected Property and responsible forest management standards will evolve over time, the forest management objectives of this Grant are to:

- a. Manage forest stands for carbon sequestration and storage and/or for long rotations if for the production of maple sap or timber harvest while maintaining a healthy biologically diverse forest that will be adaptable to a range of stresses and reflects the functional integrity of the regional forest ecosystem.
- b. Conduct all sugaring and/or forest management and harvesting activities (including the establishment, maintenance, and reclamation of log landings and skid roads) using the best available management practices in order to prevent soil erosion and to protect water quality.
- c. Maintain or enhance forest characteristics and connectivity important to wildlife.

3. To ensure that the Protected Property will be owned in perpetuity by the State of Vermont, a municipality, or other nonprofit corporation qualifying under 501(c)(3) of the Internal Revenue Code; or such other entity approved by the Grantee. In the event the original Grantor sells the property, the original Grantor will be added to the easement as a co-holder and will take on the responsibilities for monitoring and enforcement as the primary easement steward in accordance with the Stewardship Memorandum of Understanding between the original Grantor and Grantee.

4. These purposes will be advanced by conserving the Protected Property because it possesses the following attributes:

- a. The property is designated by Vermont Conservation Design (VCD) as containing highest-priority riparian and surface water connectivity and wetlands, and as part of a priority interior forest and connectivity block within the Northern Green Mountains Habitat Block.
- b. It anchors a biologically rich section of the Lamoille River Valley, supporting a mosaic of hardwood forest, floodplain forest, wetlands, and riparian communities that together provide significant habitat value and landscape-scale connectivity for a wide range of wildlife and plant species.
- c. The property contains 5 miles, more or less, of existing trails and is well suited to provide public access for a range of recreational, cultural, and educational uses, including hunting, fishing, wildlife observation, and hiking.
- d. The site contains approximately 7,700 feet of surface waters, including nearly two-thirds of a mile of Lamoille River frontage, as well as 12 acres of floodplain forest and 7 acres of wetlands that play an essential role in flood moderation, sediment storage, and filtering runoff before it enters the Lake Champlain Basin.
- e. The property also includes sections of Jacob Brook, including its confluence with the Lamoille River. Jacob Brook is a cold, high-gradient tributary that cascades through a narrow gorge before joining the Lamoille, featuring small waterfalls and shaded ravines that provide high-quality habitat for wildlife and plants.

f. The property features 28 acres, more or less, of prime agricultural soils located mainly within the floodplain along Lamoille River with smaller patches located in upland areas.

Grantor and Grantee recognize the Purposes of this Grant and share the common goal of conserving these values of the Protected Property by the conveyance of conservation restrictions, development rights and public access easement to prevent the use or development of the Protected Property for any purpose or in any manner which would conflict with the Purposes of this Grant. Grantee accepts such conservation restrictions, development rights and public access easement in order to conserve these values for present and future generations.

B. Management Plans.

Grantor will, from time-to-time develop comprehensive management plans, including updates, revisions and amendments, for the Protected Property (hereinafter "Management Plans"). The Management Plans shall:

1. Provide for the use and management of the Protected Property in a fashion which is consistent with and advances the Purposes of this Grant; and,

2. At a minimum, the Management Plans shall include the provisions required under this Grant and shall appropriately balance all the resource attributes of and human uses for the Protected Property. The following items shall be addressed in the Management Plans, as applicable, to ensure compliance with the conditions of this Grant:

- a. include a forest management plan approved by Grantee in accordance with Section I(C), below, if the Grantor proposes to harvest timber or commercial non-timber forest products;
- b. Identify overarching management objectives for the property and describe how multiple objectives will be considered and balanced;
- c. identify and address the management needs of recreational uses, including those that may need special or more intensive management focus;
- d. provide for public access and maintain or enhance meaningful recreational links to private and public lands as feasible;
- e. provide a plan for dispersed recreational use that has minimal impact on water quality; plant, wildlife and aquatic habitat resources; and historic and cultural features;
- f. provide for the sustainable use of fish and wildlife resources;
- g. provide for the identification and protection of significant, rare, or sensitive natural communities, plants and wildlife, aquatic habitats and other ecologically sensitive or important areas;
- h. provide for the identification and protection of known significant historic and cultural features;
- i. provide for uses for educational purposes;
- j. provide for maintaining or enhancing wildlife habitat, crossings, and connectivity,
- k. include a map of the property which displays known natural resources, recreational trails, public access infrastructure, and other significant or sensitive features; and,
- l. otherwise be consistent with this Grant.

Prior to the final adoption of each Management Plan, including updates, revisions and amendments, Grantor shall, in consultation with Grantee: (a) secure appropriate public input from the general public in the event that the Grantor is a municipality; (b) develop the Management Plans in a timely and responsive manner; and, (c) provide Grantee with a draft of each such Management Plan for its review and approval prior to adoption as well as a copy of each final adopted Management Plan. Grantee's approval of the Management Plans shall not be unreasonably withheld or conditioned if such Plans are consistent with the terms of this Grant.

C. Forest Management Plan.

As provided in Section III(3), below, Grantor shall not commercially harvest timber, wood products, non-timber forest products, or conduct commercial maple sugaring operation without first developing a forest management plan for the Protected Property. Said forest management plan and any updates, amendments or other changes thereto (collectively "Forest Management Plan") shall be submitted to Grantee for its approval prior to any forest management activity listed herein. Grantee's approval of the Forest Management Plan shall not be unreasonably withheld or conditioned, if the Forest Management Plan has been approved by a professional forester and if the Forest Management Plan is consistent with the Purposes of this Grant, and in particular, the Purposes set forth in Section I. Grantee may rely upon the advice and recommendations of such foresters, wildlife experts, conservation biologists or other experts as Grantee may select to determine whether the Forest Management Plan is consistent with the Purposes of this Grant. The Forest Management Plan shall be consistent with the Purposes of this Grant and shall include at least the following elements:

1. Grantor's forest management objectives;
2. An appropriately scaled, accurate map indicating such items as forest stands, streams and wetlands, and major access routes (truck roads, landings and major skid trails);
3. Forest stand ("treatment unit") descriptions (forest types, current stocking levels, soils, topography, stand quality, site class, insect and disease occurrence, previous management history, and prescribed silvicultural treatment including harvest schedules and estimated post-harvest stocking levels, if applicable);
4. Description of any commercial sugaring or other commercial non-timber forest products operations, including how management will account for impacts on species diversity and ecosystem health, and impacts on wildlife movement and public access;
5. Plant and wildlife considerations (identification of known rare or threatened plants and animals, known significant or sensitive natural communities, known significant habitats, their management recommendations and how treatments will maintain or enhance wildlife habitat and/or connectivity);
6. Aesthetic and recreational considerations (impact on viewsheds from public roads, trails and places, etc.); and,
7. Historic and cultural resource considerations (identification of known resources and associated management recommendations).

The Forest Management Plan shall be updated at least once every ten (10) years (or at such other intervals as Grantor and Grantee may mutually agree) if Grantor intends to harvest timber or other wood products or conduct commercial sugaring or other non-timber forest products

harvesting. Amendments to the Forest Management Plan shall be required in the event that Grantor proposes a treatment not included in the Forest Management Plan, but no such amendment shall be required for any change in timing or sequence of treatments if such change does not vary more than five years from the prescription schedule set forth in the Forest Management Plan as approved by Grantee. In the event that any treatment unit is substantially damaged by natural causes such as insect infestation, disease, ice, fire, or wind, Grantor may elect to conduct an alternative treatment in which event Grantor shall submit an amendment to the Forest Management Plan for Grantee's approval prior to conducting any alternative treatment.

Disapproval by Grantee of a Forest Management Plan proposing a heavy cut (as defined below) shall not be deemed unreasonable. Grantee, however, may approve a Forest Management Plan or an amendment thereto proposing a heavy cut in its discretion if consistent with the Purposes of this Grant, including for the following purposes:

1. To release an established understory;
2. To permit the planting of different species of trees or the establishment or re-establishment of a field, orchard, or pasture if it maintains or enhances wildlife habitat;
3. For wildlife management purposes; or
4. To promote natural regeneration.

"Heavy cut" shall mean the harvesting of wood products below the "C-Line" or minimum stocking level on the Protected Property as determined by applying the protocol set forth in the current U.S. Department of Agriculture, Forest Service Silvicultural Guidelines for the Northeast or by applying a similar, successor standard approved by Grantee.

## **II. Restricted Uses of the Protected Property**

1. The Protected Property shall be used for educational, forestry, non-timber forest products, non-motorized, non-commercial recreation, habitat conservation, natural area, and open space purposes only, except as otherwise specifically permitted under this Grant. No residential, commercial, industrial or mining activities shall be permitted. No buildings, structures, or appurtenant facility or improvements shall be constructed, created, erected or moved onto the Protected Property, except as specifically permitted in both Section III below and the Management Plans.

2. No rights-of-way, easements of ingress or egress, driveways, roads, or utility lines, easements, or other use restrictions shall be constructed, developed, granted, or maintained into, on, over, under, or across the Protected Property without the prior written permission of Grantee, except as otherwise specifically permitted under this Grant, and as appear of record prior to the date of this Grant. Grantee may grant such permission (with or without conditions) if in their sole discretion they determine that any such rights of way, easements of ingress or egress, driveways, roads, utility lines, other easements or other use restrictions are consistent with the Purposes of this Grant.

3. There shall be no signs, billboards, or outdoor advertising of any kind erected or displayed on the Protected Property; provided, however, that Grantor may erect and maintain reasonable signs including but not limited to signs indicating the name of the Protected Property and its ownership by Grantor, boundary markers, directional signs, memorial plaques,

informational and interpretive signs, and signs limiting access or use subject to the limitations of Section IV, below. Grantee may erect and maintain signs designating the Protected Property as land under the protection of Grantee, with the prior written permission of Grantor.

4. The placement, collection or storage of trash, human, hazardous or toxic waste, or any other unsightly, harmful or offensive material on the Protected Property shall not be permitted except at such locations, if any, and in such a manner as shall be approved in advance in writing by Grantee, in its sole discretion, and shall be consistent with the Purposes of this Grant and the Management Plans. The temporary storage of trash generated on the Protected Property in receptacles for periodic off-site disposal, shall be permitted without such prior written approval provided that such receptacles are adequately secured.

5. There shall be no disturbance of the surface, including but not limited to filling, excavation, removal of topsoil, sand, gravel, rocks or minerals, or change of the topography of the land in any manner, except as may be reasonably necessary to carry out the uses permitted on the Protected Property under the terms of this Grant. In no case shall surface mining of subsurface oil, gas, or other minerals be permitted.

6. Grantor shall not give, grant, sell, convey, subdivide, partition, convey in separate parcels, transfer, mortgage, pledge, lease or otherwise encumber the Protected Property without the prior written approval of Grantee which approval may be granted, denied or conditioned - including the condition that the Protected Property be sold for only nominal consideration - in the Grantee's sole discretion. Notwithstanding the foregoing, in the event of a conveyance of the Protected Property, Grantee shall convey a co-holder interest in this Grant to the current Grantor, Friends of Stowe Conservation, Inc., d/b/a Stowe Land Trust.

7. There shall be no operation of motor vehicles on the Protected Property for recreational purposes except as approved, with or without conditions, in Grantee's sole discretion. However, Grantor may permit motorized personal assistive mobility devices for use by persons with mobility disabilities on the Protected Property if consistent with the Purposes of this Grant, and as may be required by 42 U.S.C. §35.137. Other non-recreational uses of motor vehicles, including ATVs, for uses consistent with the Purposes of this Grant, such as wildlife, forest management, non-timber forest products, education, maintenance, and for safety or emergency purposes, is permitted.

8. No use shall be made of the Protected Property, and no activity thereon shall be permitted which, is or is likely to become inconsistent with the Purposes of this Grant. Grantor and Grantee acknowledge that, in view of the perpetual nature of this Grant, they are unable to foresee all potential future land uses, future technologies, and future evolution of the land and other natural resources, and other future occurrences affecting the Purposes of this Grant. Grantee, therefore, in their sole discretion, may determine whether (a) proposed uses or proposed improvements not contemplated by or addressed in this Grant, or (b) alterations in existing uses or structures, are consistent with the Purposes of this Grant.

### **III. Permitted Uses of the Protected Property.**

Notwithstanding the foregoing, Grantor shall have the right to make the following uses of the Protected Property:

1. The right to use the Protected Property for all types of dispersed non-commercial, non-motorized recreational purposes including, but not limited to, bird-watching, cross-country skiing, fishing, hiking, hunting, snowshoeing, swimming, walking and wildlife observation consistent with the Purposes of this Grant and the Management Plans. Use of the Protected Property for snowmobiling, and for non-motorized, mechanized recreation such as mountain biking and by animals capable of transporting humans (including, but not limited to, horses) may be permitted in the discretion of Grantor if such uses are regulated in the Management Plans, and provided that trails and natural resources can sustainably support such uses, and provided that such uses are otherwise consistent with the Purposes of this Grant.

2. The right to use the Protected Property to conduct all activities allowed by the Management Plan, provided that such activities are reasonably necessary to carry out the Purposes of this Grant and are consistent with this Grant and provided further that such activities are provided for in the Management Plan. Such activities may include, but shall not be limited to, the management of vegetation and wildlife and the use and management of the Protected Property for dispersed outdoor public recreation. This section III (2) shall not be construed to authorize the construction of new structures not otherwise specifically permitted by this Grant.

3. The right to perform non-commercial forest management activities. Further, the right to perform commercial maple-sugaring, the harvest of timber, other wood products and commercial non-timber forest products, provided that:

- a) all such activities are conducted in accordance with an approved Forest Management Plan meeting the requirements of Section I above;
- b) all such activities are conducted under the supervision of a professional forester holding a current Vermont forester license, or a forester or other land manager whose education, experience and qualifications are otherwise approved in advance by Grantee (hereinafter “Professional Forester”); and,
- c) any maple sugaring operations shall meet or exceed the standards outlined in Sugarbush Management Standards and Tapping Guidelines for Forestland in Use Value Appraisal (adopted in 2014) or successor guidelines as determined by the Grantee.

During any road construction, maintenance or harvesting and skidding of forest products, or activities associated with sugarbush management, Grantor shall employ the applicable practices recommended in the publication “Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont,” a Vermont Department of Forests, Parks and Recreation publication dated August 15, 1987, revised effective August 11, 2018, and as may be amended from time to time (hereafter “AMPs”), or such successor standard approved by Grantee.

Nothing in this clause shall be interpreted to require Grantor to harvest a treatment unit (as defined in Section I(C), above), but only to require that any such harvest be conducted in accordance with the Forest Management Plan should Grantor elect to harvest.

4. The right to construct and maintain barns, sugar houses, or similar structures or facilities, together with necessary access drives and utilities, on the Protected Property, provided that they are used exclusively for forestry or non-timber forest products purposes, and provided further that such construction has been approved in writing in advance by Grantee. Grantee's approval may include designation of a "complex" (meaning an area or areas of the Protected Property within which certain structures are or shall be grouped together) surrounding the structures and shall not otherwise be unreasonably withheld or conditioned, provided that the structure or facility is located in a manner which is consistent with the Purposes of this Grant. Grantor shall not deem unreasonable a condition by Grantee that certain structures must be located within a complex which may be designated in the future as provided in this Section III.

5. The right to use, maintain, establish, construct, and improve water sources, courses, and bodies within the Protected Property for uses permitted in this Grant; provided, however, that Grantor does not unnecessarily disturb the natural course of the surface water drainage and runoff flowing over the Protected Property. Prior to undertaking a streambank stabilization project approved by Grantee in Grantee's sole discretion, or placing any structure otherwise permitted under this Grant or approved by Grantee in accordance with this Grant within rivers or streams or on the banks thereof, Grantor shall provide written notice to Grantee of their intent to do so. The construction of ponds or reservoirs shall be permitted only upon the prior written approval by Grantee which, in Grantee's sole discretion, may be withheld or given subject to such conditions as Grantee deems appropriate, and provided that such ponds or reservoirs are consistent with the Purposes of this Grant, are provided for in the Management Plans, and provided that such activities do not harm the values for which the Protected Property was conserved.

In addition, the following shall be designated as water protection areas: all those areas within the forested or naturally vegetated portions of the Protected Property (a) lying within fifty feet (50') landward of the tops of the banks of any "stream" as defined by the AMPs and (b) all 'significant wetlands' and their buffer zones as defined by the Vermont Wetland Rules adopted February 7, 1990 and amendments adopted January 6, 2020, effective January 21, 2020, or successor document approved by the Grantee. These areas shall move with the movement of the streams and the following goals and restrictions shall apply thereto:

The principal goal for management within the water protection areas is to maintain or enhance their ecological benefits, including but not limited to water quality, soil integrity, and natural hydrology; providing important terrestrial, wetland, and aquatic habitat; and providing organic matter, nutrients, shade, and large diameter coarse woody material for the benefit of wetland, riparian, and aquatic systems.

Notwithstanding anything to the contrary contained in this Section III(5), any management or use of the water protection areas shall incorporate up-to-date ecological knowledge and management practices, and shall be consistent with the principal goal above.

6. The right to maintain, repair, improve, decommission, and replace existing recreational trails, and to construct, maintain, repair, improve and replace trail structures necessary to support the safety and function of such trails, together with the right to clear, construct, repair, improve, maintain and replace new trails, provided that the location, use and construction of such new trails are approved in writing by Grantee which, in Grantee's sole discretion, may be withheld or given subject to such conditions as Grantee deems appropriate, and provided that such new trails are consistent with the Purposes of this Grant, are provided for in the Management Plans, and provided that such activities do not harm the values for which the Protected Property was conserved.

7. The right to conduct periodic, temporary community and public events on the Protected Property, including workshops, guided hikes, and recreational events, together with the right to erect tents and other temporary structures for such events; provided that such events are consistent with the Purposes of this Grant and the Management Plans.

8. The right to construct, maintain, repair and use unpaved parking lot(s) on the Protected Property, including associated access drives and utilities, together with the right to construct improvements normally associated with a parking lot. Grantor shall first obtain the prior written approval of Grantee for the location and size of such unpaved parking lots on the Protected Property, which approval shall not be unreasonably withheld nor conditioned, provided that such location and use shall be consistent with the Management Plans and the Purposes of this Grant.

9. The right to construct, maintain, repair and replace temporary structures, drives, wildlife crossing structures, and utilities reasonably necessary to support the uses permitted by this Grant (including modest structures to support public outdoor recreation and/or public outdoor education); provided that such structures comply with the requirements of this Section III(9); the number and location of such structures, drives and utilities are consistent with the Purposes of this Grant, Section III(5), and the Management Plan. Permanent installations with the aforementioned characteristics shall require written approval of the Grantee.

10. The right to charge reasonable fees for admission to and use of the Protected Property, provided that such fees are collected only for organized or private events on the Protected Property (including, but not limited to, children's activities, educational workshops, guided hikes, and recreational events), provided that such use does not unreasonably interfere with the access of the general public to the Protected Property. All fees charged shall be consistent with the Purposes of this Grant, especially that of public access, and shall be provided for in the Management Plan. Notwithstanding the foregoing, the Grantor must provide some form of meaningful public access on the Protected Property without charging a fee, such as dispersed pedestrian access, including, but not limited to, trails pursuant to Section III(6) above.

11. The right to conduct and authorize temporary commercial and non-commercial uses of the Protected Property, provided that such uses (i) do not unreasonably interfere with the access of the general public to the Protected Property, (ii) do not materially detract from the Purposes of this Grant, and (iii) are detailed in an approved Management Plan described in Section IB of this Grant.

#### **IV. Riparian Buffer Zone.**

The Protected Property includes certain lands and premises lying on the south side of the Lamoille River, both sides of Jacobs Creek, and both sides of an unnamed stream that flows north to the Lamoille River through the western portion of the Protected Property, subject to special protections as set forth herein to protect the water quality of such waterway and the ecological health of the natural systems associated with such waterway.

The location of and the restrictions applicable to these areas are as follows:

Those areas on the Protected Property lying within fifty feet (50') of the top of the banks of Jacobs Creek and the south bank of the Lamoille River, as those waters may move from time to time, and also including any land located between the said tops of banks and the low water marks of such waterways, shall be designated as Riparian Buffer Zones (hereinafter "RBZ"). The location of the RBZ as of the date of this Grant is generally depicted on the Muddy Moose Conservation Plan. Within the RBZ, the goals, prescriptions and restrictions of this Section IV are in addition to the provisions of Sections II and III, and where inconsistent, the provisions of this Section IV shall supersede the provisions of Sections II and III.

Specifically, the principal goal for management within the RBZ is the establishment and maintenance of high quality buffers that provide an array of ecological benefits including, but not limited to:

- (i) buffering aquatic and wetland plants and animals from disturbance;
- (ii) preventing wetland and water-quality degradation;
- (iii) providing important plant and animal habitat; and
- (iv) providing organic matter, nutrients, and structure to aquatic systems.

Any management or use of the RBZ shall be conducted in a manner designed to protect soil integrity and minimize erosion, shall incorporate up-to-date ecological knowledge and management practices, and shall be consistent with the principal goal detailed above and provided all such activities remain subject to the natural channel adjustment process of Jacobs Creek and the applicable section of the Lamoille River, and are consistent with the Purposes of this Grant. Any forest management activities within the RBZ (including without limitation the installation of new roads and trails) shall require Grantee's prior approval, which approval may be granted, denied or conditioned in the Grantee's sole discretion. There shall be no agricultural activities (including without limitation the grazing or pasturing of animals) within the RBZ, except as may be approved in Grantee's sole discretion.

#### **V. Public Access.**

Grantor covenants and agrees that the Protected Property shall be available to the general public for all types of non-commercial, non-motorized, non-mechanized dispersed, and if present, trail-based, recreational and educational purposes (including, but not limited to, bird-watching, cross-country skiing, fishing, hiking, hunting, snowshoeing, swimming, trapping, walking and wildlife observation) consistent with the Purposes of this Grant. Notwithstanding the foregoing, Grantor may limit or restrict public access to the Protected Property to assure compliance with the requirements of this Grant, to protect natural habitats and wildlife connectivity, or to protect the

public health or safety (including, but not limited to, the right to permit, regulate or prohibit fishing, hunting and trapping). If Grantee approves a conveyance of the Protected Property, then Grantee may also require that a separate Grant of Public Access Easement also be conveyed to Grantee in a form approved by Grantee.

#### **VI. Enforcement of the Covenants and Restrictions.**

Grantee shall make reasonable efforts from time to time to assure compliance by Grantor with all of the covenants and restrictions herein. In connection with such efforts, Grantee may make periodic inspection of all or any portion of the Protected Property, and for such inspection and enforcement purposes, Grantee shall have the right of reasonable access to the Protected Property. In the event that Grantee becomes aware of an event or circumstance of non-compliance with the terms and conditions herein set forth, Grantee shall give notice to Grantor of such event or circumstance of non-compliance by personal service or via certified mail, return receipt requested, and demand corrective action sufficient to abate such event or circumstance of non-compliance and restore the Protected Property to its previous condition. If Grantee, in its sole discretion, determines that the event or circumstance of non-compliance requires immediate action to prevent or mitigate significant damage to the conservation values of the Protected Property as provided in the Purposes of this Grant, then Grantee may pursue its rights under this enforcement section without prior notice to Grantor. In the event there has been an event or circumstance of non-compliance which is corrected through negotiation and voluntary compliance, but which has caused Grantee to incur extraordinary costs, including staff time, in investigating the non-compliance and securing its correction, Grantor shall, at Grantee's request, reimburse Grantee for all reasonable costs incurred in investigating the non-compliance and in securing its correction.

Failure by Grantor to cause discontinuance, abatement, or such other corrective action as may be demanded by Grantee within a reasonable time after receipt of notice and reasonable opportunity to take corrective action shall entitle Grantee to bring an action in a court of competent jurisdiction to enforce the terms of this Grant and to recover any damages arising from such non-compliance. Such damages, when recovered, may be applied by Grantee to corrective action on the Protected Property, if necessary. If such court determines that Grantor has failed to comply with this Grant, Grantor shall reimburse Grantee for any reasonable costs of enforcement, including Grantee's staff time, court costs and reasonable attorneys' fees, in addition to any other payments ordered by such court. In the event that Grantee initiates litigation and the court determines that Grantor has not failed to comply with this Grant and that Grantee has initiated litigation without reasonable cause or in bad faith, then the Grantee shall reimburse Grantor for any reasonable costs of defending such action, including Grantor's staff time, court costs and reasonable attorneys' fees.

Grantor is responsible for the acts and omissions of persons acting on its behalf, at its direction or with its permission, and Grantee shall have the right to enforce against Grantor for events or circumstances of non-compliance with this Grant resulting from such acts or omissions. However, as to the acts or omissions of third parties other than the aforesaid persons, Grantee shall not have a right to enforce this Grant against Grantor unless Grantor: (i) is complicit in said acts or omissions, (ii) fails to cooperate with Grantee in all respects to halt or abate the event or circumstance of non-compliance resulting from such acts or omissions, or (iii) fails to report such acts or omissions to Grantee promptly upon learning of them. Nor shall Grantee institute any enforcement proceeding against Grantor for

any change to the Protected Property caused by natural disasters such as fire, flood, storm or earthquake.

Grantee shall have the right, but not the obligation, to pursue all legal and equitable remedies against any third party responsible for an event or circumstance of non-compliance with this Grant and Grantor shall assign its right of action against such third party to Grantee, join Grantee in any suit or action against such third party, or appoint Grantee its attorney in fact for the purpose of pursuing an enforcement suit or action against such third party.

The parties to this Grant specifically acknowledge that events and circumstances of non-compliance constitute immediate and irreparable injury, loss, and damage to the Protected Property and accordingly entitle Grantee to such equitable relief, including but not limited to, injunctive relief, as the court deems just and appropriate. The remedies described herein are in addition to, and not in limitation of, any other remedies available to Grantee at law, in equity, or through administrative proceedings.

No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair Grantee's rights or remedies or be construed as a waiver. Nothing in this enforcement section shall be construed as imposing a liability upon a prior owner of the Protected Property, when the event or circumstance of non-compliance shall have occurred after termination of said prior owner's ownership of the Protected Property.

## **VII. Miscellaneous Provisions.**

1. Where Grantor is required, as a result of this Grant, to obtain the prior written approval of Grantee before commencing an activity or act, and where Grantee has designated in writing another organization or entity which shall have the authority to grant such approval, the approval of said designee shall be deemed to be the approval of Grantee. Grantor shall reimburse Grantee or Grantee's designee for all extraordinary costs, including staff time, incurred in reviewing the proposed action requiring Grantee's approval; but not to include those costs which are expected and routine in scope. When Grantee has authorized a proposed action requiring approval under this Grant, Grantee shall, upon request, provide Grantor with a written certification in recordable form memorializing said approval.

2. It is hereby agreed that the construction of any buildings, structures or improvements, or any use of the land otherwise permitted under this Grant, shall be in accordance with all applicable ordinances, statutes and regulations of the Town of Morristown and the State of Vermont and at Grantor's sole expense.

3. Grantee shall transfer the development rights, public access easement, and conservation easement and restrictions conveyed by Grantor herein only to a State agency, municipality, or qualified organization, as defined in Chapter 34 or Chapter 155 Title 10 V.S.A., in accordance with the laws of the State of Vermont and the regulations established by the Internal Revenue Service governing such transfers.

4. In the event the development rights or conservation restrictions conveyed to Grantee herein are extinguished by eminent domain or other legal proceedings, Grantee shall be entitled to any proceeds which pertain to the extinguishment of Grantee's rights and interests. Any proceeds from extinguishment shall be allocated between Grantor and Grantee using a ratio based upon the relative value of the development rights and conservation restrictions, and the value of the fee interest in the Protected Property, as determined by a qualified appraisal obtained at the direction of either Grantor or Grantee in the year of extinguishment. Grantee shall use any such proceeds to preserve undeveloped and open space land in order to protect the aesthetic, cultural, educational, scientific, forestry, non-timber forest products, and natural resources of the State through non-regulatory means except as it may relate to density allocation transfer(s) as described in Section III (12) above.

5. Without limiting the restrictions contained in Section II(6) of this Grant, in any deed or lease conveying an interest in all or part of the Protected Property, Grantor shall make reference to the conservation easement, restrictions, and obligations described herein and shall indicate that this easement and restrictions are binding upon all successors in interest in the Protected Property in perpetuity. Grantor shall also notify Grantee of the name(s) and address(es) of Grantor's successor(s) in interest.

6. The term "Grantor" shall include the successors and assigns of the original Grantor, the Friends of Stowe Conservation, Inc. The term "Grantee" shall include the respective successors and assigns of the original Grantee, Vermont Housing and Conservation Board.

7. Grantor shall pay all real estate taxes and assessments on the Protected Property and shall pay all other taxes, if any, assessed in lieu of or in substitution for real estate taxes on the Protected Property.

8. Any signs erected on the Protected Property which mention funding sources shall include the Vermont Housing and Conservation Board.

9. Grantor warrants that Grantor has no actual knowledge of a release or threatened release or hazardous substances or wastes on the Protected Property.

10. During the term of Grantor's ownership, Grantor shall hold harmless, indemnify and defend Grantee against any liabilities, claims and expenses, including reasonable attorney's fees to which Grantee may be subjected, including, but not limited to, those arising from any solid or hazardous waste/hazardous substance release or disposal, or hazardous waste/hazardous substance cleanup laws or the actions, or inactions of said Grantor as owner or operator of the premises, or those of said Grantor's agents.

11. Grantor and Grantee recognize that rare and unexpected circumstances could arise that justify amendment of certain of the terms, covenants or restrictions contained in this Grant. To this end, this Grant may be amended only by mutual agreement of Grantor and Grantee; provided that Grantee determines in its sole discretion that such amendment furthers or does not materially detract from the Purposes of this Grant. Amendments shall be in writing, signed by both Grantor and Grantee, and shall be recorded in the Town of Morristown Land Records.

Notwithstanding the foregoing, Grantor and Grantee have no right or power to agree to any amendment that would limit the term of the Grant, or adversely affect the qualification of this Grant or the status of Grantee under applicable laws, including without limitation Title 10 V.S.A. Chapters 34 and 155, Section 170(h) and 501(c)(3) of the Internal Revenue Code, as amended, and regulations issued pursuant thereto.

12. This Grant shall be governed by and construed in accordance with the laws of the State of Vermont. In the event that any provision or clause in this Grant conflicts with applicable law, such conflict shall not affect other provisions hereof which can be given effect without the conflicting provision. To this end the provisions of this Grant are declared to be severable. Invalidation of any provision hereof shall not affect any other provision of this Grant.

13. It is further agreed that the Protected Property is accurately depicted and described in both the Muddy Moose Conservation Plan and a Baseline Documentation Report (“BDR”) signed by the original Grantor on or about the date of this Grant and held by Grantee Vermont Housing and Conservation Board. Grantee may use the Muddy Moose Conservation Plan or BDR in enforcing this Grant, but is not limited in its use of the Muddy Moose Conservation Plan and BDR to show a change of conditions.

INVALIDATION of any provision hereof shall not affect any other provision of this Grant.

TO HAVE AND TO HOLD said granted development rights, conservation easement and restrictions, and public access easement, with all the privileges and appurtenances thereof, to the said Grantee, **VERMONT HOUSING AND CONSERVATION BOARD**, its respective successors and assigns, to its own use and behoof forever, and the said Grantor, the **FRIENDS OF STOWE CONSERVATION, INC.**, for itself and its successors and assigns, does covenant with the said Grantee, its successors and assigns, that until the ensealing of these presents, it is the sole owner of the premises and has good right and title to convey the same in the manner aforesaid, that the premises are free from every encumbrance, except those of record, not intending hereby to reinstate any interest or right terminated or superseded by this Grant, operation of law, abandonment of 27 V.S.A. Ch. 5, Subch. 7; and it hereby engages to warrant and defend the same against all lawful claims whatever, except as aforesaid.

*SIGNATURE PAGES FOLLOW*

I, \_\_\_\_\_, duly authorized agent of the Friends of Stowe Conservation, Inc., has executed this Grant on this \_\_\_\_ day of \_\_\_\_\_, 2026.

**GRANTOR:**  
**FRIENDS OF STOWE CONSERVATION, INC.**

By: \_\_\_\_\_  
Its Duly Authorized Agent

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

At Stowe, Vermont, on this \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared \_\_\_\_\_, duly authorized agent of the Friends of Stowe Conservation, Inc., and acknowledged this instrument, by said person sealed and subscribed, to be said person’s free act and deed, and the free act and deed of the Friends of Stowe Conservation, Inc.

Before me, \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Vermont  
Commission No. \_\_\_\_\_  
My Commission Expires: 01/31/2027

**Approved by the VERMONT HOUSING AND CONSERVATION BOARD:**

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
Its Duly Authorized Agent

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

At Montpelier, Vermont, on this \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared Elizabeth M. Egan, duly authorized agent of the Vermont Housing and Conservation Board and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed, and the free act and deed of the Vermont Housing and Conservation Board.

Before me, \_\_\_\_\_  
Print Name – Ginger Nichols  
Notary Public, State of Vermont  
Credential #157.0014001  
My Commission Expires: January 31, 2027

**SCHEDULE A  
PROTECTED PROPERTY**

**TO BE PROVIDED BY SLT'S ATTORNEY**

For further particulars of description of the herein described property, reference is hereby made to the aforementioned deeds, plans, and all other deeds and instruments affecting said property and appurtenances as are recorded in the Morristown Land Records



## Proposal to Transfer Land to the Town of Morristown

### Submitted by:

Matt Kelly, Director of Land Protection, [matt@stowelandtrust.org](mailto:matt@stowelandtrust.org)

Tom Rogers, Executive Director, [tom@stowelandtrust.org](mailto:tom@stowelandtrust.org)

Stowe Land Trust  
PO Box 284  
Stowe, VT 05672  
802-253-7221

~~February 9, 2026~~ [May 13, 2026](#)

### **1. Executive Summary**

Stowe Land Trust (SLT) is pleased to submit a proposal to transfer ownership of approximately 150 acres of conserved, undeveloped land at the end of Cote Hill Road to the Town of Morristown. This land, formerly part of the Muddy Moose enterprise, includes an existing trail system, diverse wildlife habitat, scenic waterfalls along Jacob Brook, and a floodplain forest along the Lamoille River. A conservation easement co-held by Stowe Land Trust and the Vermont Housing and Conservation Board will permanently protect these values. Transferring the land to the Town will ensure it is managed in line with community goals and the Town Plan, while also supporting local recreation and boosting the town's recreation-based economy. We are grateful for the strong community support for this project and look forward to partnering with the Town to care for this land for the long term. Stowe Land Trust purchased and conserved this property with a potential goal of eventual town ownership and we are proposing to transfer it to the Town at no cost.

### **2. Property Description**

- **Location:** 2930 Cote Hill Rd, Morristown VT 05660
- **Acreage:** Approximately 150 acres
- **Current Owner:** Stowe Land Trust
- **Deed Reference:** ~~TBD~~ [Book 365 pg 192-193](#)
- **Current Condition:** undeveloped forest, floodplain, riparian areas along Jacob Creek, existing trail system

### **3. Public Purpose and Community Benefit**

The property includes roughly 5 miles of recreation trails designed for non-motorized activities, including Nordic skiing, snowshoeing and hiking. It also features a series of stunning waterfalls along Jacob Brook, which are accessible by an existing foot trail. It also features roughly 12 acres of floodplains along Lamoille River, which help to maintain flood resilience in the region.

Community benefits include:

- Public Access & Recreation
- Wildlife Habitat Conservation
- Flood Resilience
- Forest Management
- Consistence with Town Plan

### **4. Proposed Terms of Conveyance**

SLT proposes to convey the fee simple ownership to the Town under the following general terms:

- **Type of Transfer:** Donation
- **Purchase Price (if any):** \$0
- **Conservation Easement:** A conservation easement will be placed on the property prior to transferring ownership to the Town. SLT and VHCB will work in good faith with Town Counsel and the Morristown Conservation Commission to ensure the terms of the conservation easement are in accordance with Town goals and requirements.
  - **Permitted Uses:** Non-motorized public recreation, forest management, and other uses to be described in the conservation easement.
  - **Restrictions:** No development, no subdivision, and other restrictions to be described in the conservation easement
  - Final terms would be subject to review and approval by Town Counsel.
- **Timing:** [SLT will continue to own the property while working through grant-funded tasks, including contracting with a professional trail building company to conduct a full assessment of existing trails; contracting with a civil engineering firm to develop a site plan to construct a parking area and handle permitting; and contracting with a construction / land clearing company to construct the parking area. This would likely take the next 10 to 12 months to complete. Once tasks are completed, SLT would be prepared to transfer ownership to the Town.](#)

## 5. Stewardship and Land Management

- ~~**Ongoing Management:** The Town would be responsible for property management, including trail management. SLT will provide oversight to ensure activities comply with the terms of the conservation easement. The Town would agree to form a Trails Committee that would report either to the Selectboard or to the Conservation Commission. The Committee would be tasked with making trail management decisions, creating project and maintenance budgets, and other related tasks. An SLT staff is willing to participate on the Committee as a non-voting member to help answer questions about the conservation easement and provide input on trail management issues and decisions.~~
- Funding to Support Trail Maintenance, and Infrastructure, and Project Costs:** SLT ~~is committed to fundraising a total of~~ has been awarded a grant from Lake Champlain Basin Program to support this project. That grant will provide \$147,300 that will directly pay for a variety of tasks, including the planning and construction of a parking area, professional assessment of current trails, management plan development. It will also provide \$65,000 that will be available to the town for annual costs and supplies to maintain, expand, or improve the trail system, so long as those activities are in compliance with the terms of the conservation easement. \$87,000 to support trail management and new infrastructure. SLT will release funds to the Town upon receipt of invoices or cost quotes for materials, contractor work, and other items listed below. SLT is committed to working in good faith with the Town to obtain necessary permits and developing a site plan for a future Parking Area.
- Below is a ~~proposed \$87,000~~ 147,300 budget.

| <u>TASK TITLE</u>                         | <u>DESCRIPTION</u>   | <u>AMOUNT</u>  |
|---|--|----------------|
| <u>ECOLOGICAL ASSESSMENT *</u>            | <u>Contract with licensed ecologist to conduct rapid eco assessment, map and report</u>                  | <u>\$2,000</u> |
| <u>SURVEY WORK *</u>                      | <u>Hire licensed surveyor to flag / paint boundaries, locate existing pins, reestablish missing pins</u> | <u>\$6,300</u> |
| <u>PARKING AREA DESIGN / PERMITTING *</u> | <u>Contract with civil engineer to develop site plans and permit applications for parking area</u>       | <u>\$8,000</u> |

|                                    |   |                         |
|------------------------------------|---|-------------------------|
| <u>TRAIL ASSESSMENT *</u>          | <u>Contract with trail building company to do a full assessment of current conditions of existing trails and make recommendations for re-routing, culverts, new trail, etc.</u>     | <u>\$35,000</u>         |
| <u>MANAGEMENT PLAN *</u>           | <u>Contract with forester / recreation specialist to work with Town and SLT to develop a property management plan that complies with the CE and represents the Town's interests</u> | <u>\$6,000</u>          |
| <u>PARKING AREA CONSTRUCTION *</u> | <u>Contract construction / land clearing company to construct parking area per the site plans and permit conditions</u>   | <u>\$25,000</u>         |
| <u>RECREATION ENDOWMENT **</u>     | <u>To support trail maintenance, supplies, etc.</u>   | <u>\$65,000</u>         |
|                                    | <b><u>TOTAL</u></b>   | <b><u>\$147,300</u></b> |

\* these tasks will be accomplished while under SLT ownership

- \*\* the recreation endowment will be held by SLT and will be dedicated to supporting costs associated with the Town's ongoing management, maintenance, and enhancement of the trails. Items are categorized as one-time costs or ongoing costs (for a period of 5 years).

| <b>Operations and Maintenance Fund</b> |                   |                 |
|--|-------------------|-----------------|
| Item                                   | Type              | Amount          |
| PA Construction                        | one-time          | \$18,000        |
| PA permitting and site plan            | one-time          | \$7,000         |
| Equipment Shed                         | one-time          | \$8,000         |
| Snow groomer (drag)                    | one-time          | \$9,000         |
| Snow mobile                            | one-time          | \$10,000        |
| Trail design consultant                | one-time          | \$7,000         |
| Other trails equipment                 | one-time          | \$3,000         |
| Kiosk                                  | one-time          | \$3,000         |
|  | <b>Subtotal</b>   | <b>\$65,000</b> |
| PA plowing                             | ongoing (5 years) | \$4,000         |
| Winter grooming                        | ongoing (5 years) | \$15,000        |
| Annual maintenance                     | ongoing (5 years) | \$3,000         |
|  | <b>Subtotal</b>   | <b>\$22,000</b> |
|  | <b>Total</b>      | <b>\$87,000</b> |

**Ongoing Management:** The Town would be responsible for property management, including trail management. SLT will provide oversight to ensure activities comply with the terms of the conservation easement. The Town would

agree to form a Trails Committee that would report either to the Selectboard or to the Conservation Commission. The Committee would be tasked with making trail management decisions, creating project and maintenance budgets, and other related tasks. An SLT staff is willing to participate on the Committee as a non-voting member to help answer questions about the conservation easement and provide input on trail management issues and decisions.

•

- **SLT Monitoring:** SLT staff will conduct annual monitoring visits to ensure conservation values are maintained. The Town will be informed of all monitoring activity and any violations of the easement will be brought to the Town’s attention.
- **Existing Infrastructure:** There are roughly 5 miles of existing trails, a wooden bridge across Jacob Creek, and posted trail maps throughout the forest.
- **Future Infrastructure:** SLT will work ~~with the Town in good faith~~ to obtain the necessary permits and designs for the parking area. SLT will work with ~~Town officials~~ a professional trail building company to identify ~~any recommended~~ updates to the existing trail system, including re-routing existing trails and/or creating new trails, to support public access and minimize potential for encroachments on neighboring properties.
- **Land Trust Support:** SLT will continue to provide stewardship support through regular monitoring, volunteer recruitment and oversight, and general assistance by staff and volunteers as time and resources permit.

## **6. Tax Revenue Implications**

- The land is currently enrolled in the Use Value Appraisal (UVA) program (aka Current Use). Therefore, the potential loss in tax revenue associated with Town ownership would be the sum of the taxes paid to the town by SLT and the “Hold Harmless” payment received from the State.
- The UNOFFICIAL ESTIMATE of annual lost revenue (direct tax + hold harmless payment) is **\$6,068.09**, which is subject to change.
- It is worth noting that the conversion of the 8 dwellings now owned by Downstreet Community and Housing Development from short-term rentals to full time residences will likely increase the market value of those dwellings, and thus taxes generated from those properties may partially offset losses in tax revenue associated with Town ownership of the undeveloped 150.6 acres.

## **7. Due Diligence and Condition of Title**

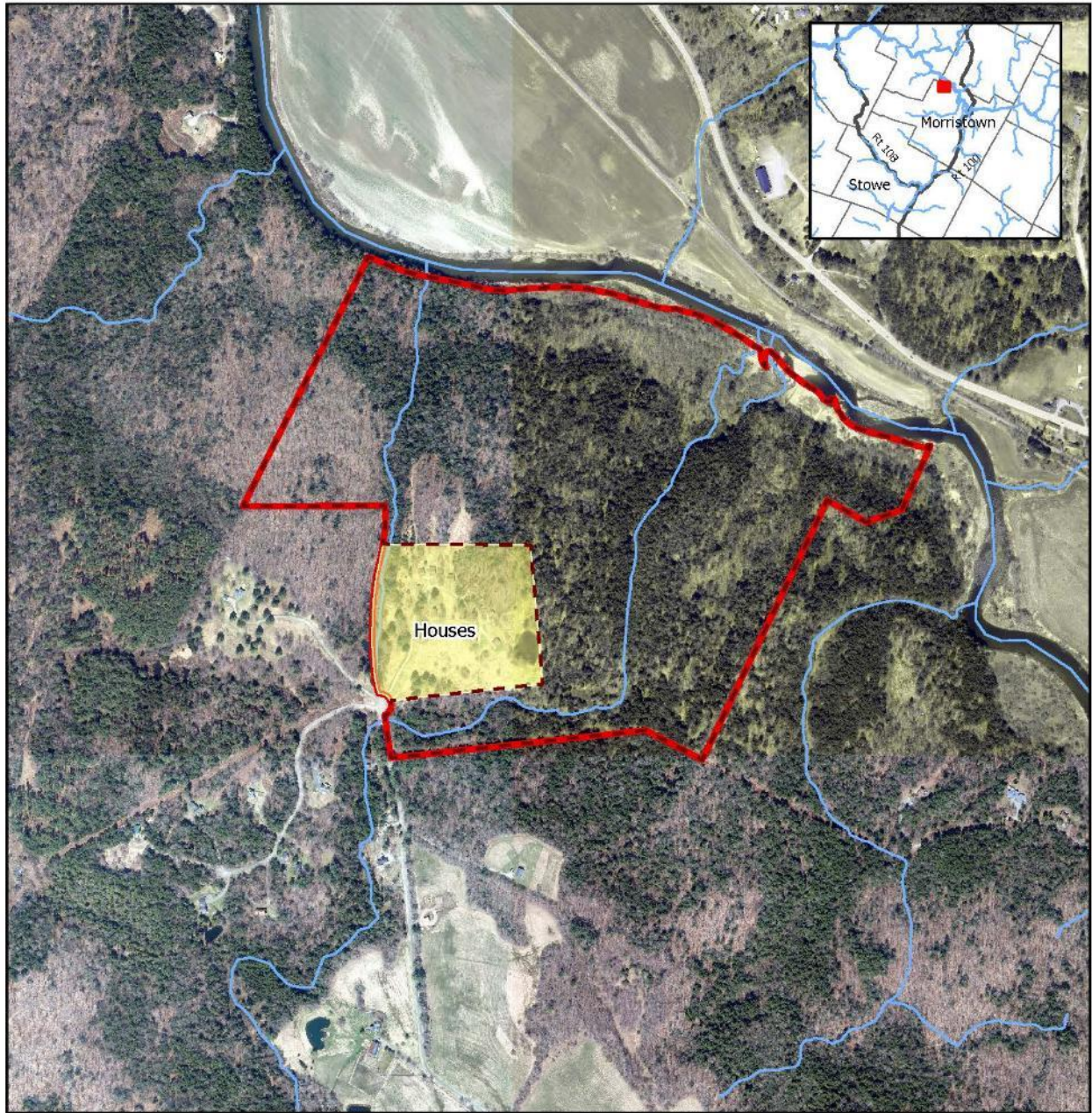
The Land Trust will provide, as applicable:

- Clear and marketable title
- Boundary survey or existing recorded survey
- Environmental assessments (if any)
- Disclosure of known encumbrances or rights-of-way

## **8. Requested Selectboard Action**

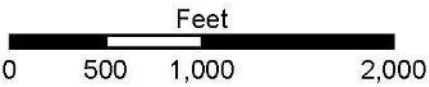
The Land Trust respectfully requests that the Selectboard:

1. Review this proposal; and
2. Vote to proceed in good faith to work towards a transfer of ownership from SLT to the Town; and
3. Authorize next steps, including coordination with Town Counsel and scheduling any required public process.



# Muddy Moose

- Muddy Moose Property
- Streams and Rivers
- Housing Parcel (18 ac)
- Conservation Parcel (150 ac)



**STOWE  
LAND TRUST**



Map created by Matt Kelly  
 Date: 9/24/2025  
 Stowe Land Trust  
 info@stowelandtrust.org | 802 253 7221  
 www.stowelandtrust.org  
 Data: VCGI, SLT, State of Vermont  
 THIS MAP IS NOT A SURVEY



**Muddy Moose  
Trail Network  
Morrisville, VT**

- Trail Descriptions**
- Easy meadow path.
  - Wooded loop with moderate hills.
  - Moderate hills. Gets you deeper into the woods.
  - This roller coaster of a trail gains you access to the swimming beach.
  - Our most technical trail that follows along the ravine of Jacobs Brook.
  - Waterfall Loop. Our most popular and photographed trail.



- Legend**
- Welcome Center
  - Moose Barn
  - Cabins
  - Points of Interest
  - Bridge
  - Doubletrack Trails
  - Singletrack Trails
  - Waterfall Loop
  - Streams
  - Fields

Map by Brooke Scatchard  
Sinuosity; Flowing Trails  
www.Flowing-Trails.com

0 0.05 0.1 0.2 Miles









# Cady Hill Forest Management Plan

ADOPTED BY THE STOWE SELECTBOARD

OCTOBER 22, 2025



**CADY HILL MANAGEMENT PLAN**

Document Name      Cady Hill Management Plan  
 Document Date      May 26, 2015 (original)/ October 22, 2025 (amended)  
 Document Status    Approved by the Stowe Selectboard  
 Approval Status     Adopted

| <b>Organization</b>           | <b>Version</b> | <b>Status</b> | <b>Date</b>                                     |
|-------------------------------|----------------|---------------|---|
| Stowe Selectboard             | 1.0            | Adopted       | May 26, 2015                                    |
| Stowe Conservation Commission | 1.0            | Recommended   | April 15, 2015                                  |
| Stowe Selectboard             | 2.0            | Adopted       | October 22, 2025                                |
| Stowe Conservation Commission | 2.0            | Recommended   | September 8,<br>2025 &<br>September 25,<br>2025 |

**Document notes:**

Management Plan text is presented in 11-point Aptos text.

Easement or other cited text is presented in 10-point Courier

Please contact the Department of Planning & Zoning for any inquiries regarding this document.

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**A. Purpose of this Plan**

The purpose of this management plan is to provide a framework for decision making and a set of guidelines for the supervision and management of Cady Hill Forest. The management plan pertains to lands purchased through the Cady Hill Forest conservation project as well as the former town-owned Macutchan Forest.

A management plan for the lands purchased through the Cady Hill Forest conservation project is a requirement of the conservation easement on those portions of the Cady Hill Forest property. The following language is included in the conservation easement:

Grantor will, from time-to-time develop comprehensive Management Plans, including forest management plan updates, revisions and amendments, for the Protected Property (hereafter "Management Plan(s)"). The Management Plan(s) shall:

1. Provide for the use and management of the Protected Property in a fashion which is consistent with the Purposes of this Grant; and,
2. At a minimum, the Management Plan shall identify actions necessary to accomplish the following and shall appropriately balance all the resource attributes of and human uses for the Protected Property:
  - (a) Identify and address the management needs of the recreational uses that may need special or more intensive management focus;
  - (b) Provide for meaningful recreational links to private and public lands, in particular, Macutchan Forest;
  - (c) Identify objectives for the timber management and harvesting of timber;
  - (d) Provide for the sustainable use of fish and wildlife resources;
  - (e) Provide for the identification and protection of natural communities, plant, wildlife and aquatic habitat and other ecologically sensitive or important areas;
  - (f) Provide for parking areas; and,
  - (g) Provide for the construction and use of any minor structures permitted under this Grant.
3. Be designed to provide reasonable public access to recreational values and opportunities associated with the Protected Property; and,
4. Be consistent with the purpose of conserving biological diversity, wildlife habitat, natural communities and the ecological processes that sustain these natural resource values of the Protected Property; and,
5. Otherwise be consistent with the terms and conditions of this Grant.

Management prescriptions specific to maintaining and enhancing wildlife habitat, including the deer wintering habitat, shall be developed in consultation with the Vermont Department of Fish and Wildlife, and shall be designed to perpetuate the function and value of the habitat.

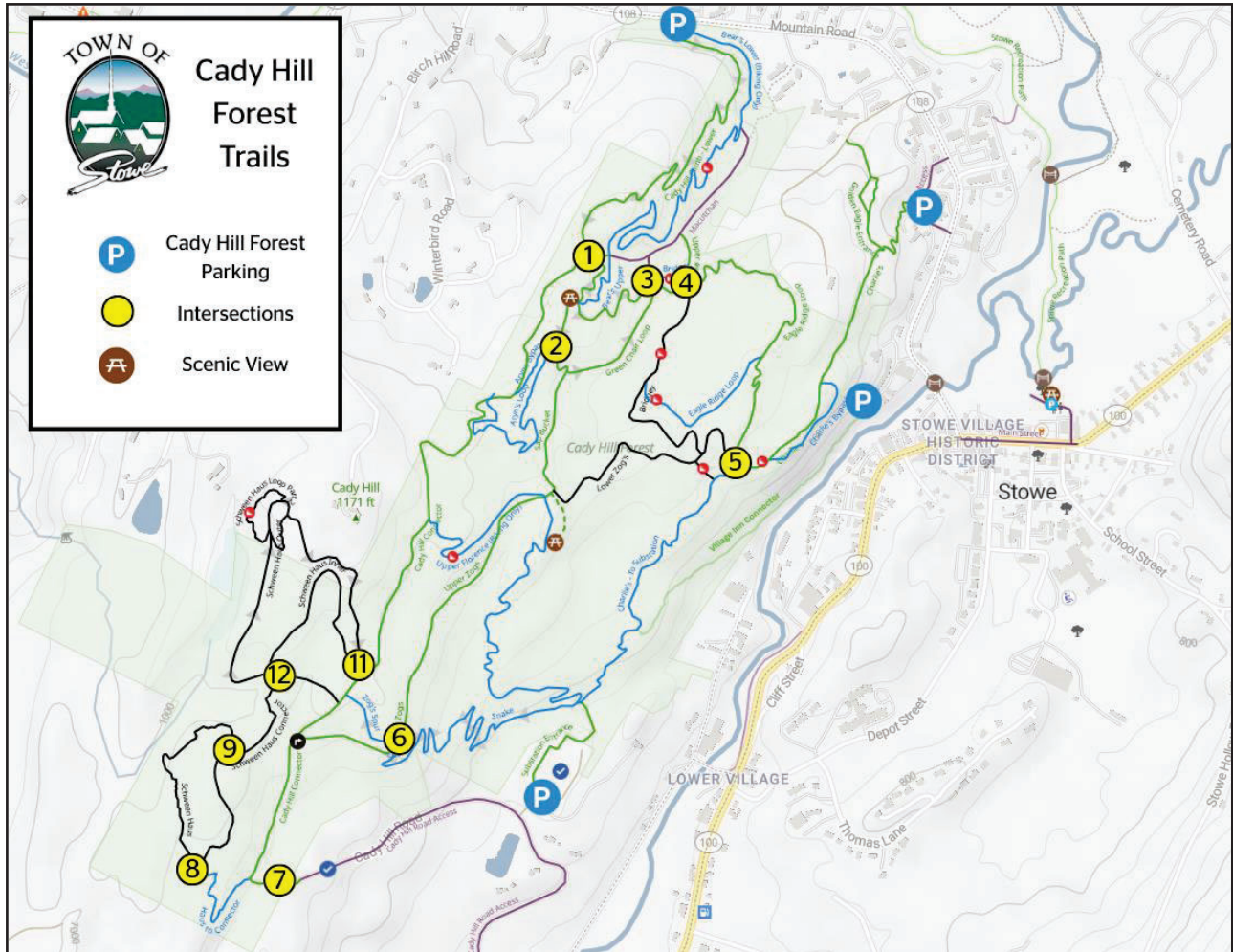
**B. Property Description**

The 320-acre Cady Hill Forest is comprised of several parcels previously owned by the Cabral family, totaling 217 acres, and 41 acres previously owned by the Hillman Family of Golden Eagle Resort. These properties were combined with the 60-acre Town-owned Macutchan Forest parcel to form one property officially designated as Cady Hill Forest.

The property is bisected by a north-to-south running ridgeline, the apex of which is Cady Hill, located to the west of the project area on the former Cabral 2004 Trust property. The east side of the project area slopes gradually from an elevation of approximately 1,150 feet and then steeply down to the Little River at just under 700 feet. The west side of the property drops gradually away from Cady Hill to the southwest and terminates in a large, highly functioning wetland complex. This southwestern portion of the property is also an area of significant deer wintering habitat. The forest cover in this area is a dense mixture consisting primarily of softwoods and wetland species. Moving across the ridgeline to the north and east, the forest cover is predominantly mixed hardwoods and softwoods and is more open in nature, providing less cover for deer and other species. Minor wetland complexes exist in the ridgeline hollows that run north to south.

This area was settled and the suitable land was cleared for farming around the late 1700's. Most of the property was at one time used either as pasture or cropland. These uses were abandoned in various stages based on ownership, from about 35 to 120 years ago. An approximately 5-acre area near the northwest boundary line was used as a sugarbush for an extended period of time. At least two old road beds or carriage trails exist on the property. These were maintained and used for generations for a variety of purposes including timber harvests and equestrian use. The old roads stand in contrast to the newer single track trails that have been built and maintained in recent years. The single track trails were built primarily for the purpose of mountain biking. Approximately 11 miles of trails currently exist on the property and are regularly used for non-motorized recreational activities including: hiking, biking, running, hunting, cross-country skiing and snowshoeing.

The lands comprising Cady Hill Forest have long been identified as one of the highest priority areas for conservation in the town of Stowe. The combination of wildlife habitat, scenic viewshed and recreation trails within walking distance of Stowe Village has made this area immensely popular with the community for its ease of accessibility and wilderness-like experience. . In 2024, Cady Hill welcomed an estimated 92,000 unique visitors, solidifying its role as the centerpiece of mountain biking in Stowe.



**C. Responsible Parties**

Cady Hill Forest is owned by the Town of Stowe.

The Stowe Conservation Commission is responsible for the primary stewardship of the property.

The conservation easement on all but the former Macutchan Forest portion of the property is co-held by Stowe Land Trust (SLT) and the Vermont Housing and Conservation Board (VHCB). SLT is the primary party responsible for ensuring that all activities on the property are in conformance with the conservation easement.

The Town has a Memorandum of Understanding with the Stowe Trails Partnership (STP) which designates the club as the trail corridor manager for all trails on the property that are suitable for mountain biking.

The Stowe Director of Planning & Zoning serves as the liaison between the Conservation Commission, SLT and STP and is the primary contact for information regarding Cady Hill Forest.

**D. Conservation Easement**

This Management Plan is consistent with the conservation easement on the former Cabral and Golden Eagle portions of the property, co-held by the Stowe Land Trust and the Vermont Housing and Conservation Board. All management activities on, and uses of, these portions of the Cady Hill Forest property must comply with the conservation easement.

The following language, taken from the conservation easement, is included here to articulate the purposes of the Cady Hill Forest conservation project:

**A. Statement of Purposes.**

1. Grantor and Grantees acknowledge that the Purposes of this Grant are as follows (hereinafter "Purposes of this Grant"):

- (a) To provide perpetual public, outdoor recreational use of the Protected Property that is low-impact, non-commercial and non-motorized, including but not limited to mountain biking, bird watching, cross-country skiing, fishing, hiking, hunting, snowshoeing, trail running, trapping, walking and wildlife observation and other recreational uses which are compatible with the foregoing uses, provided all such uses are consistent with the other Purposes of this Grant.
- (b) To conserve and protect biological diversity, important wildlife habitat and natural communities on the Protected Property and the ecological processes that sustain these natural resource values as these values exist on the date of this Grant and as they may evolve in the future.
- (c) To provide opportunities for timber management and harvesting of timber and non-timber resources on the Protected Property.
- (d) To conserve and protect the Protected Property's undeveloped character and scenic and open space resources for present and future generations.
- (e) To insure that the Protected Property will be owned in perpetuity by a qualified nonprofit, public or other entity approved by Grantee VHCB.

2. These purposes will be advanced by conserving the Protected Property because it possesses the following attributes:

- (a) 258 acres of mixed northern hardwood and softwood forest situated in on prominent ridgeline near the center of Stowe Village.
- (b) Critical wildlife habitat including approximately 215 acres of deer winter habitat as identified by the State of Vermont.
- (c) A network of recreational trails that are suitable for pedestrian use, mountain biking, and cross-country skiing;

- (d) Located within the viewshed of the Green Mountain Scenic Byway and Route 100 Corridor, which contributes to the historic character of Stowe Village.
- (e) Adjacent to the Town of Stowe' Macutchan Forest, protected by deed restrictions as a forest preserve.
- (f) 23+/- acres of State designated Class II wetlands.

## **E. Management Objectives**

Managing the outdoor recreational use of Cady Hill Forest in a sustainable manner is a primary management objective for the property. The other primary management objectives are: maintaining and enhancing wildlife habitat, with particular emphasis on the deer wintering habitat; and managing the property for timber production. The guidelines herein will help address and balance these objectives, and ensure the protection of the property's significant resources.

Management objectives include:

1. To provide and maintain access to a system of sustainable multi-use recreational trails.
2. To provide and maintain biodiversity and quality wildlife habitat, specifically for white tailed deer.
3. To maintain a healthy forest through best forest management practices.
4. To protect the hillside viewshed as seen from from the Route 100 & 108 corridors.

### **1. Property-wide Management Considerations**

#### **Trail-based Recreation**

The primary purpose of the Cady Hill Forest conservation easement is to provide perpetual public non-motorized outdoor recreational use of the property. The enthusiasm that was generated in the acquisition of the property was significantly due to the existing network of trails that had been constructed over the years by the Stowe Trails Partnership ( STP) and the Golden Eagle Resort. The 11-mile network of multi-use trails in Cady Hill Forest is regularly used by bikers, walkers, trail runners and snowshoers. STP has a signed Memorandum of Understanding with the Town of Stowe that designates STP as the official trail corridor manager for the trails on the property that are suitable for mountain biking. The trail network's close proximity to Stowe Village makes this an important hub for recreation in the community.

All trails in Cady Hill Forest are considered multi-use and open to all users unless signed otherwise. Cyclists must be wary of, and yield to, foot and ski traffic at all times. Biking is discouraged during periods of extreme wetness if such use has the potential of permanently degrading trails.

#### **Mountain Biking**

In 2012, the Stowe Mountain Bike Club (now known as Stowe Trails Partnership (STP)) commissioned the development of the Cady Hill Forest Trails Plan, which was approved by the Stowe Selectboard. The Plan was substantially implemented during the 2013 and 2014 construction seasons with funding from the Town of Stowe, the Vermont Recreational Trails

Program and STP. The new trails that were constructed included an extension of Cady Hill Climb, Cady Hill Connector, Upper Bear's Trail, the Green Chair Loop, Snake and Florence (see map on page 5). Any additional proposed new trails that are not included in the Trails Plan must be approved by the Conservation Commission and the Stowe Selectboard.

Mountain biking is restricted to designated trails only. Off trail mountain biking is prohibited.

As the official trail corridor manager of the property, STP has the primary responsibility for ensuring that the trails are sustainably managed to be able to withstand the level of use that is anticipated as the trail system increases in popularity. To ensure the sustainable maintenance of the trail system, it is the responsibility of STP to:

- Submit a yearly maintenance plan to the Stowe Conservation Commission by April 1<sup>st</sup> of each year for trail work that is anticipated for that upcoming work season as well as any other planned activities or events;
- Decide when to open the trail system for mountain biking each spring once the trails have sufficiently dried out after snowmelt;
- Monitor the condition of the trails during the seasons and open and close trails as appropriate, depending on the amount of use and frequency and amount of rainfall during the season;
- Notify the public of trail conditions and closures at the main trailheads and through their website and social media;
- Remove blow-downs and any other trail hazards as they occur on an ongoing basis; and
- Submit a yearly end of the season report by December 1<sup>st</sup> of each year to the Conservation Commission documenting trail work that was completed and any issues that may have arisen during the season.

With the passage of Act 40 in 2021, Vermont statute clarified that an electric bicycle is not a motor vehicle and is a vehicle to the same extent that a bicycle is a vehicle [23 VSA §4(46)(B)]. As such, after receiving confirmation from conservation easement holders, the Selectboard approved the use of Class 1 electric bicycles in June 2023. Use of Class 1 electric bicycles is allowed in Cady Hill Forest under the same terms as a traditional mountain bicycle.

The Director of Planning & Zoning serves as the primary liaison between the Conservation Commission and STP on a day-to-day basis for trail-related matters.

### **Fat Biking**

The use of 'fat bikes', also known as "snow bikes" to bike on snow is permitted during the winter months with the following restrictions:

- Fat bikes must yield the right of way to walkers, snowshoers, runners and cross country skiers.
- Winter use of fat bikes is prohibited on the Schween Haus Loops trail.

- Winter use of fat bikes is restricted to the following trails: Cady Hill Climb, Cady Hill Connector, Florence, Snake, Zog's, Charlie's, Bear's, Baby Bear's, and Eagle Ridge Loop.
- Motorized grooming of trails for fat biking is prohibited unless there is a minimum of 3–4 inches of snow on frozen ground and grooming is performed using a hybrid or fully electric grooming machine, such as a Snow Dog Groomer. Motorized grooming is only allowed on the following trails: Cady Hill Climb, Cady Hill Connector, Florence, Snake, Zog's, Charlie's, Bear's, Baby Bear's, and Eagle Ridge Loop. Effective November 1, 2027, and thereafter, the operation of motorized grooming machines shall be limited to fully electric models only.

STP will maintain the following sign at the two primary Cady Hill Forest trailheads during the winter months:



### **Hunting**

The conservation easement allows for hunting at the discretion of the grantor (Town of Stowe). Hunting is currently permitted on the property and it is therefore important to alert the recreational users of the property when the primary hunting seasons are in effect. The Town will post notice of the various deer hunting seasons at the trailhead kiosk and other access points to the property at the beginning of deer season.

### **Snowmobiling**

The conservation easement allows for snowmobiling at the discretion of the grantor. Snowmobiling is currently not permitted on the property, but permission may be granted by the Stowe Selectboard upon submission of a proposal by the Stowe Snowmobile Club with written approval by the Vermont Department of Fish and Wildlife.

### **Horseback Riding**

Horseback riding is currently not permitted on the property due to the intensity of other recreational uses and the impact on the recreational trails.

### **Dogs**

Dogs are welcome in Cady Hill Forest under the following conditions:

- a. Dogs must be under owner control at all times (leash, voice or other.)
- b. Pet waste in the trail corridor or near waterways must be carried out.

- c. Consideration should be given to other users who may not be comfortable with encountering unleashed pets.

### **Dispersed Recreation**

Off-trail users engaged in wildlife tracking, nature observation, and other similar activities are welcome and encouraged in Cady Hill Forest. Off-trail users should be mindful not to create new trails that others are likely to follow, thus increasing undue impact on the property.

### **Forest Management**

In October 2017, a windstorm with gusts up to 90 mph severely damaged Cady Hill Forest, flattening about 60 acres and leaving many trails, including Bear's, Cady Hill Climb, Florence, and Charlie's, impassable.

In response, the Town of Stowe partnered with Stowe Trails Partnership, Stowe Land Trust, the County Forester, Northern Stewards LC, local logger Jed Lipsky, and others to carry out a salvage harvest. The work removed most, but not all, downed trees, while also selectively cutting low-vigor or high-risk trees to promote healthier, more diverse forest conditions. Trails were reopened and new habitat features such as downed logs, standing dead trees, and root balls were intentionally retained to benefit wildlife.

Careful planning minimized erosion and trail damage, while timber revenue helped offset recovery costs. The project not only restored recreation access but also strengthened long-term forest health and habitat diversity, turning a destructive event into an opportunity for renewal. Moving forward, the Town and its many partners should continue to seek creative ways to balance recreation and forestry, ensuring both can thrive together.

### **Prohibited Uses**

The following uses are prohibited in Cady Hill Forest:

- a. Unauthorized use of motorized vehicles
- b. Trapping
- c. Paintball
- d. Camping
- e. Open fires unless specifically approved by the Town for an organized winter event and with a permit from the Town's Fire Warden

If a use is not listed in this section, it does not necessarily mean that it is permitted.

### **Group Recreational Use**

Any group activity (hikes, workshops, group rides, etc.) involving a party of 10 or more people, regardless of whether a fee is charged to participants is considered a group recreational use. Large groups may do unintentional damage based solely on their size, so the Town of Stowe may limit the size and/or numbers of groups using the property. Special scheduling may be required to avoid flooding the property with people on popular dates and occasions. A written agreement with the Town of Stowe should be developed if a group would like to use the property repeatedly or regularly for a particular use.

### **Guided & Commercial Activities**

Guided and commercial activities are those for which a fee is charged to participants or clients (e.g. guided hikes, workshops, or ski tours; dog walking services). Guided and commercial activities may not interfere with public access to and enjoyment of Cady Hill Forest. If a guide or business owner would like to use a property repeatedly or regularly for a particular use, a written agreement with the Town of Stowe should be developed. The business should also provide a Certificate of Liability Insurance naming the Town of Stowe as an “additional insured.”

Local businesses that benefit directly or indirectly from use of Cady Hill forest lands and trails by their guests or clients are encouraged to maintain a Stowe Trails Partnership Corporate Membership at an appropriate level to help support the maintenance and management of the recreational trail resources.

### **Events**

Organized trail-based events such as races or guided tours, that are not organized or sanctioned by STP, require authorization from the Town of Stowe. Festivals, contests, plays and performances, family reunions, and weddings also require authorization from the Town of Stowe.

Authorization is generally needed when the activity:

- a. Is organized or publicized;
- b. Involves a fee (charged to participants);
- c. Alters a site or alters/removes natural resources; or
- d. May conflict with other established uses such as hiking, cross country skiing, scientific research, hunting, etc.
- e. When group size exceeds 10 people, including guides.

Requests should include:

- a. Contact – Name and contact info
- b. Purpose – The purpose of the proposed use; if applicable, a description of the organization, participants, and what services are provided to the Stowe community
- c. Type of Use – Location, activity, dates/timeframe, # clients, # guides
- d. Fees charged – What fees – if any – will be charged?
- e. Proof of insurance, if applicable

Organizers of events should provide a Certificate of Liability Insurance naming the Town of Stowe as an “additional insured.” For organizers of events that do not carry liability insurance, they can purchase short-term, low-cost liability insurance through the Town’s participation in the Tenant Users Liability Insurance Policy (TULIP) Program.

Any organized event involving 300 or more people must receive a Special Event Permit from the Stowe Selectboard.

### **Academic Research**

Academic research in Cady Hill Forest is permitted. Any groups wishing to do so should contact the Director of Planning to coordinate the activity with any others that might be planned.

### **Plants, Wildlife, Mineral, and Historical/Cultural Resource Collecting**

Such collecting is only permitted with approval of the Stowe Conservation Commission if it is a necessary part of an academic investigation through an educational institution or research entity and will have minimal impact on the disturbed resource.

### **Geocaches and Letterboxes**

Geo-cache groups must obtain approval from the Stowe Conservation Commission for cache locations and types. Caches should not be placed in sensitive sites such as wetlands and watercourses, and should be removed when not in use.

### **Signs, Trail Markers, and Memorials**

No signs, trail markers, and memorials may be placed in Cady Hill Forest without authorization from the Stowe Conservation Commission.

### **Invasive Species Management**

Numerous instances of the invasive Japanese barberry have been observed in Management Area #2 in the area of “Charlie’s Trail” but have not been mapped. Due to the property’s proximity to the Green Mountain Power utility line corridor it is likely that seed sources for non-native invasives are close by. Consideration should be given to developing a strategy for eradicating or at least preventing the spread of more of these invasive plants onto the property.



## **2. Management Areas**

To assist in management for these multiple objectives, the property has been divided into five management units, depicted on the map on page 16 and described below. Each area describes a primary management objective and identifies other secondary management objectives.

**Management Area # 1: (130+/- acres)**

**Natural Community Type:** Hemlock-Northern Hardwood Forest. Also includes a portion of a large beaver wetland complex and numerous acidic rock outcrops.

**General Description:** Area 1 is a mid-successional hemlock-dominated community located in the southwestern portion of the property. Soils are till-derived and consist of shallow, rocky, fine sandy loams. Bedrock is exposed in numerous places as outcrops and ledge. The large wetland complex in the far western portion of the property includes open water, shrub swamps, and sedge meadows which is likely periodically influenced by beaver activity.

**Dominant Tree Species:** Eastern Hemlock, Red Maple, and Eastern White Pine. Yellow Birch, Paper Birch, and Red Spruce are also present.

**Associated Wildlife:**

- **Mature Forest:** Wood thrush, black-throated green warbler, black bear, fisher, red-backed salamander, white-tailed deer
- **Wetland:** Beaver, dragonflies, white-throated sparrow, mink, swallows, herons, flycatchers, bull frog
- **Rock Outcrop:** Porcupine, bobcat, coyote

**Condition Assessment:**

- **Native plant diversity:** Good, although naturally low in Hemlock-Hardwood Forest. Non-natives, invasive honeysuckle is present in the wetland, which is a threat to native species diversity.
- **Forest structure:** Fair. Forest is still quite young and has not yet had the chance to develop a dense understory and midstory, canopy gaps, large-diameter trees, abundant standing and downed dead wood. Given time and/or appropriate management, these features will continue to develop.
- **Habitat quality:** Good at unit-level; will improve as forest structure is enhanced. Movement across the landscape is limited by neighboring development. Trails are closed in winter, minimizing disturbance to winter residents – particularly deer. Impact of summer trail use is unknown.

**Management Objectives**

In this area the primary management objective is the protection of the State-designated deer wintering area. According to the VT Department of Fish & Wildlife, the wintering area found on this property is a portion of a larger wintering area encompassing several hundred acres over other adjacent properties offering essential relief to white tailed deer from winter conditions. These areas of softwood cover provide protection from deep snow, cold temperatures, and wind. They provide a dense canopy of softwood trees, a favorable slope and aspect, generally moderate elevation, and low levels of human disturbance in winter within close proximity to sources of food. Hemlock is the dominant softwood species in this unit with areas of hardwood browse production including species like red maple, sugar maple and yellow birch.

Management Area #1 contains a beaver meadow and pond that is designated as a Class 2 wetland by the State of Vermont. It is an alder swamp approximately 20 acres in size that extends onto private land. The trail known as “Easy Out” dead-ends at the wetland.

In order to meet the primary objective in this area, management will focus on the following themes:

- a. Maintain softwood cover.
- b. Maintain core softwood areas and travel corridors.
- c. Maintain and enhance the most producing components of the forest.
- d. Create and maintain browse in key locations.
- e. Minimize recreation use in periods of deer winter use.
- f. Maintain the integrity of the Class 2 wetland that is located within the management area, including maintaining an existing sign to keep bike traffic from traversing it.
- g. Maintaining and enhancing the existing recreational trails to minimize erosion and ensure sustainability as use increases over time.

A secondary management objective in this area is to support recreational activity that does not conflict with deer wintering. Winter recreational use is restricted to a designated winter use trail corridor now known as the Cady Hill Connector. Trail maps and signage will inform recreational users of these restrictions. Timber harvests will occur where appropriate in conjunction with a forest management plan approved by the Lamoille County Forester.

Approximately 190 acres of the land purchased from the Cabrals had been enrolled in the State of Vermont Current Use Program prior to the transfer of the property to the Town of Stowe. Because the Town is tax exempt and therefore not eligible for Current Use, the land was withdrawn from the program. No Land Use Change tax was charged to the Town; however, a lien still remains on the property in the amount of \$114,133. Even though the property is no longer enrolled in Current Use, the Town is still required to have an approved forest management plan. The forest management plans expired on March 31, 2018. No timber harvest activity was required under the prior plans however the plans should now be re-evaluated and updated.

Construction of new trails, other than necessary minor reroutes, are prohibited in Management Area #1.

Management Areas #1 and #2 are under the jurisdiction of State of Vermont Land Use Permit #5L 0267-19 (Act 250), issued to Stowe Land Trust on February 23, 2012.

### **Management Area # 2: (125 +/- acres)**

**Natural Community Type:** Hemlock-Northern Hardwood Forest. Also includes a shrub wetland and numerous acidic rock outcrops.

**General Description:** Area 2 is an early to mid-successional hemlock-dominated community located in the southeastern portion of the property. Soils are till-derived and consist of shallow, stony, fine sandy loams on steep, east-facing slopes. White pine plantations are present throughout the Area and were likely planted on old fields. Bedrock is exposed in numerous places as outcrops and ledge with one particularly dramatic ledge located along the Florence trail. The

shrub wetland in the eastern portion of the Area is dominated by alder. The power line corridor runs along the eastern edge of the unit and is dominated by rubus species, small trees, and shrubs, including non-native, invasive species.

**Dominant Tree Species:** Eastern White Pine, Eastern Hemlock, and Red Maple. Yellow Birch, Paper Birch, and Red Spruce are also present.

**Associated Wildlife:**

- Mature Forest: Blackburnian warbler, black-throated green warbler, ruffed grouse, black bear, fisher, red-backed salamander, white-tailed deer
- Wetland: Swallows, flycatchers
- Rock Outcrop: Porcupine, bobcat, coyote
- Power line Corridor: Song sparrow, northern flicker, red fox, vole, insects and butterflies

**Condition Assessment:**

- Native plant diversity: Fair. Pine plantations have low diversity and have not yet transitioned to a more diverse community. Non-natives, invasive honeysuckle and barberry is present in high concentrations along and adjacent to the power line corridor.
- Forest structure: Fair. Forest is still quite young and has not yet had the chance to develop a dense understory and midstory, canopy gaps, large-diameter trees, abundant standing and downed dead wood. Given time and/or appropriate management, these features will continue to develop.
- Habitat quality: Fair at unit-level; will improve as forest structure and species diversity is enhanced. Movement across the landscape is limited by neighboring development. Impact of trail density and use is unknown.

**Management Objectives**

Management in this area will focus on the maintenance and enhancement of recreational resources and conducting timber harvests to maintain a healthy forest and generate income to offset management expenses. Secondary objectives will focus on maintaining existing deer wintering areas.

Forest stand data for lands comprising Management Area #2 are incomplete because prior forest management plans for the Cabral property focused on the undevelopable Act 250 constrained land. No forest management plans exist for the former Golden Eagle Resort land or the former Macutchan Forest. The Town of Stowe will make an effort to mitigate potential conflicts with recreational use of the property during timber harvests by implementing harvest activities in the winter months and instituting trail closures when necessary. Where appropriate, vegetation management to enhance deer wintering areas will be incorporated in the forest management plan.

Management Area #2 contains a State-designated Class 2 wetland that is an alder swamp approximately 10 acres in size. It is located near the southern end of Zog's Trail and extends to Cady Hill Rd.

The Act 250 permit for the property allows for the construction of up to 3 miles of new trails in this management area. The implementation of the Cady Hill Forest Trail Plan, developed by the Stowe Mountain Bike Club resulted in the construction of two new trails, Snake and Florence with a total length of approximately 1.5 miles. The final build-out of the Trails Plan resulted in a final total of less than 2 miles of new trail in this management area. In 2024, the Selectboard approved the Stowe Village Inn Connector Trail, a beginner, bi-directional trail that connects from the parking area of the Stowe Village Inn, over the town-owned Palisades Park property and municipal sewer line corridor, into Cady Hill Forest and connecting to the existing Charlie's Trail. Approximately  $\pm 0.28$  miles of the trail are located within Management Area #2. Once constructed, Management Area #2 will contain a total of  $\pm 2.19$  miles of trails.

### **Management Area # 3: (3+/- acres)**

This management area was developed into a 20-car parking lot in 2012 to provide year-round recreational access to Cady Hill Forest. It serves as the main trailhead for the property. An informational kiosk and a road sign were also installed in 2012 and a new trail connector was constructed to improve access to the trail network from the parking area.

The construction of permanent accessible restroom and a tool storage and/or maintenance shed has also been contemplated for this area and is permitted by the conservation easement. The size and design of any proposed structure will be determined through a collaborative process between the Town of Stowe and STP prior to construction. Any new construction will require approval from the Stowe Selectboard.

### **Management Area # 4 (61 +/- acres)**

**Natural Community Type:** Hemlock-Northern Hardwood Forest and Red Spruce – Northern Hardwood Forest. Also includes a small Hemlock Swamp.

**General Description:** The western portion of Area 4 (former Macutchan Forest) is largely dominated by white pine and Norway spruce. Soils in this area are fine sandy loams that are less rocky than those in the rest of the forest. Hemlock and hardwoods are also present, and dominate along with large white pine in the eastern portion of the property. A small hemlock swamp is present in the middle of the Bridgey Trail loop. The power line corridor runs along the eastern edge of the unit and is dominated by rubus species, small trees, and shrubs, including non-native, invasive species.

**Dominant Tree Species:** Eastern White Pine, Norway Spruce, Eastern Hemlock, and Red Maple. Yellow Birch, Paper Birch, Black Cherry, White Ash, Balsam Fir, Red Pine, and American Beech are also present.

### **Associated Wildlife:**

- Mature Forest: Golden-crowned kinglet, magnolia warbler, barred owl, black bear, fisher, red-backed salamander, white-tailed deer
- Swamp: Brown creeper, winter wren, white-tailed deer (winter cover)
- Power line Corridor: Song sparrow, northern flicker, red fox, vole, insects and butterflies

### **Condition Assessment:**

- Native plant diversity: Good. These appear to be the most diverse forests on the property likely due to site-factors – particularly soils. Non-native, invasive honeysuckle and barberry is present in high concentrations along and adjacent to the powerline corridor.
- Forest structure: Good; excellent in Norway spruce/pine area where a dense understory is present. Large-diameter pine, snags and downed logs are present. Given time and/or appropriate management, understory and other structural features will continue to develop where lacking.
- Habitat quality: Good at unit-level; will improve as forest structure and species diversity is enhanced. Movement across the landscape is limited by neighboring development. Impact of trail density and use is unknown.

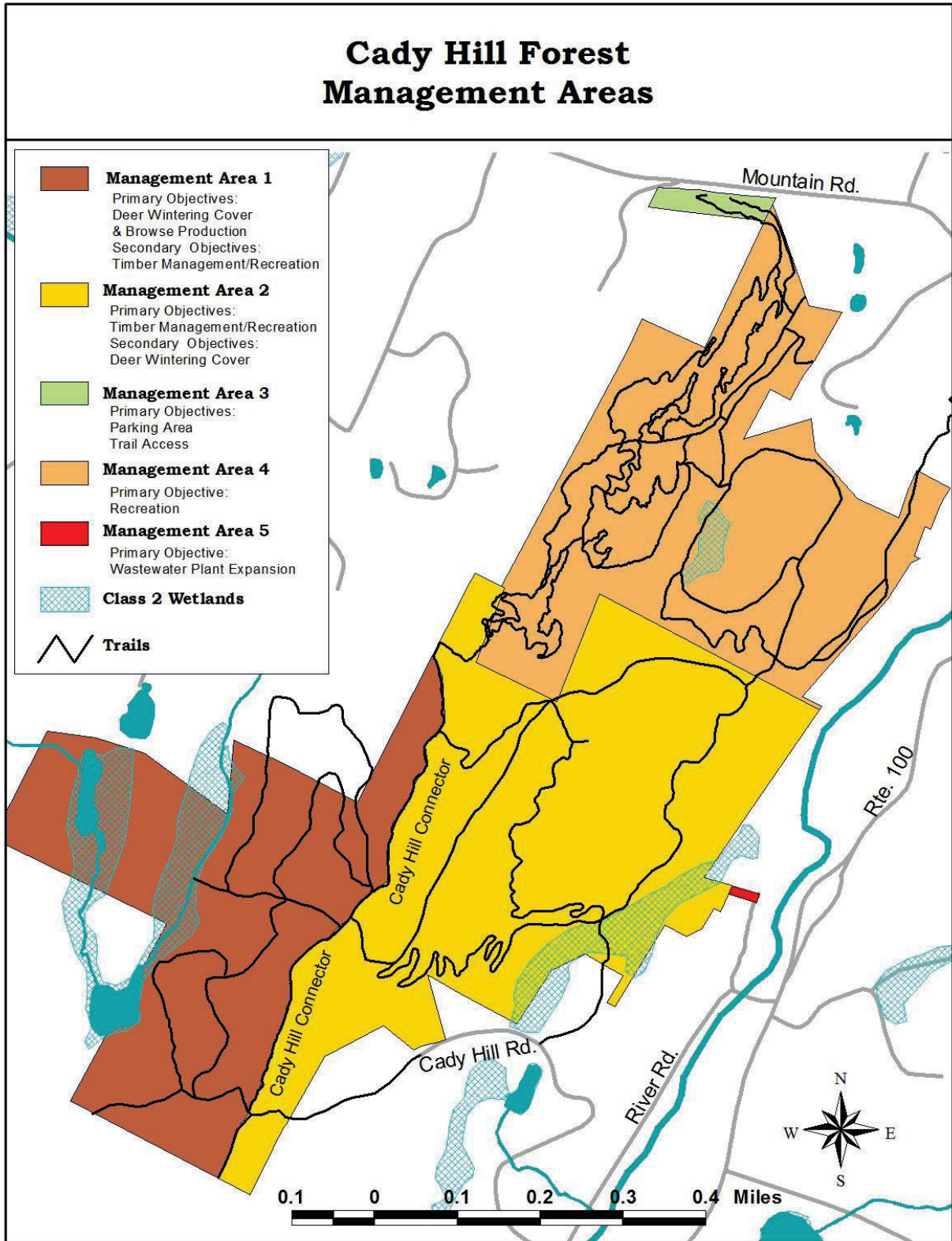
Management Area #4 consists of the 41 acres previously owned by the Hillman Family of Golden Eagle Resort and the 60-acre former Macutchan Forest. The conservation easement held by Stowe Land Trust covers the former Hillman property, but not Macutchan Forest. The Macutchan parcel was covered by Land Use Permit 5L-1529 issued to the Vermont Mountain Biking Association as part of the Stowe portion of the Vermont Ride Center, a network of trails including the Macutchan Forest, Trapp Family Lodge and Sterling Forest. However, these trails were never constructed and the Land Use Permit has now expired.

Trail-based recreation is the primary management objective of this management area. The dense network of trails in this area makes the possibility of any timber management activities undesirable.

The trails originally named Trail #7 and Trail #8 have been optimized for mountain biking and are now known as Eagle Ridge Loop.

#### **Management Area # 5 (1 +/- acre)**

Within this Management Area, the Town has the right to construct, maintain, repair, replace and use permanent or temporary structures necessary to support the function and purpose of wastewater treatment for the Town of Stowe. All other activities in the management area shall serve a municipal purpose and must be approved in writing by Stowe Land Trust & VHCB.



**F. Recommendations**

1. Work with Stowe Land Trust to develop an action plan to prevent the spread of Japanese Barberry and on the property.
2. Conduct an inventory of other invasive species on the property, including honeysuckle.
3. Work with Green Mountain Power to eradicate the Japanese Barberry that is prevalent throughout the power line ROW.
4. Maintain a shelter for the portable toilet at the Mountain Rd. parking lot to screen it from view of the highway. Explore options for a permanent, accessible restroom.
5. Maintain and enhance the trail head kiosk at the Mountain Road parking lot.
6. Work with a professional forester to develop a forest management plan for the property.
7. Work with STP to maintain up-to-date trail conditions and trail information.
8. Relocate a portion of the outer Schween Haus Loop away from house site.
9. Consider engaging the services of an intern or working with the University of Vermont to develop a comprehensive natural resource inventory for the property and update the Plant & Animal Inventory.
10. Review and update the Cady Hill Forest Management Plan a minimum of every 10 years, or as needed.
11. Locate and assess vernal pools. Associated species (wood frog and spotted salamander) have been identified on the property (see BDR inventory); where are they breeding and what's the quality of their habitat?
12. Continue to work with partners to host educational events and activities.
13. Continue to work with STP to monitor use of the property and potential parking and access needs.

**Plant & Animal Inventory**

Source: Baseline Documentation Report, 2012. This species list is not to be considered a complete inventory. The species listed are those that were documented on the property during 5 separate site visits in 2012.

| FAUNA  | FORBS  | WOODY PLANTS  |
|--|--|---|
| <b>Birds</b>   | Sessile-leaf Bellwort ( <i>Uvularia sessilifolia</i> ) | White birch ( <i>Betula papyrifera</i> )              |
| Ruffed Grouse ( <i>Bonasa umbellus</i> )*                | Canada Mayflower ( <i>Maianthemum canadense</i> )      | Yellow birch ( <i>Betula alleghaniensis</i> )         |
| Barred Owl ( <i>Strix varia</i> )                        | Solomon's Seal ( <i>Polygonatum biflorum</i> )         | Balsam fir ( <i>Abies balsamea</i> )                  |
| Black Throated Green Warbler ( <i>Setophaga virens</i> ) | Dwarf Ginseng ( <i>Panax trifolius</i> )               | Eastern white pine ( <i>Pinus strobus</i> )           |
| Downy Woodpecker ( <i>Picoides pubescens</i> )           | Trout Lily ( <i>Erythronium americanum</i> )           | Red spruce ( <i>Picea rubens</i> )                    |
| Blue Jay ( <i>Cyanocitta cristata</i> )                  | Wood sorrel ( <i>Oxalis acetosella</i> )               | Eastern hemlock ( <i>Tsuga canadensis</i> )           |
| Oven Bird ( <i>Seiurus aurocapilla</i> )                 | Jack in the pulpit ( <i>Arisaema triphyllum</i> )      | Sugar maple ( <i>Acer saccharum</i> )                 |
| American Robin ( <i>Turdus migratorius</i> )             | Eastern Spring beauty ( <i>Claytonia virginica</i> )*  | Red maple ( <i>Acer rubrum</i> )                      |
| Black Capped Chickadee ( <i>Poecile atricapillus</i> )   | Red trillium ( <i>Trillium erectum</i> )               | White ash ( <i>Fraxinus americana</i> )               |
| White Throated Sparrow ( <i>Zonotrichia albicollis</i> ) | Painted trillium ( <i>Trillium undulatum</i> )         | American Beech ( <i>Fagus grandifolia</i> )           |
| Mourning Dove ( <i>Zenaida macroura</i> )                | Wood Anemone ( <i>Anemone quinquefolia</i> )           | Black cherry ( <i>Prunus serotina</i> )               |
| Winter Wren ( <i>Troglodytes hiemalis</i> )              | Goldthread ( <i>Coptis trifolia</i> )                  | American basswood ( <i>Tilia americana</i> )          |
| Mallard ( <i>Anas platyrhynchos</i> )                    | Christmas Fern ( <i>Polystichum acrostichoides</i> )   | Eastern hophornbeam ( <i>Ostrya virginiana</i> )      |
| <b>Mammals</b>   | Ostrich Fern ( <i>Matteuccia struthiopteris</i> )      | Big toothed aspen ( <i>Populus grandidentata</i> )    |
| White Tailed Deer ( <i>Odocoileus virginianus</i> )      | Hay Scented Fern ( <i>Dennstaedtia punctilobula</i> )  | English hawthorn ( <i>Crataegus monogyna</i> )        |
| Red squirrel ( <i>Tamiasciurus hudsonicus</i> )          | Oak Fern ( <i>Gymnocarpium dryopteris</i> )            | Shadbush ( <i>Amelanchier canadensis</i> )            |
|  | Sensitive Fern ( <i>Onoclea sensibilis</i> )           | Speckled alder ( <i>Alnus incana</i> )                |
| <b>Amphibians and Reptiles</b>                           | Bracken Fern ( <i>Pteridium aquilinum</i> )            | Red Osier Dogwood ( <i>Cornus sericea</i> )           |
| Red-backed salamander ( <i>Plethodon cinereus</i> )      | Interrupted Fern ( <i>Osmunda claytoniana</i> )        | <b>Japanese Barberry (<i>Berberis thunbergii</i>)</b> |
| Northern dusky salamander ( <i>Desmognathus fuscus</i> ) | Foam Flower ( <i>Tiarella cordifolia</i> )             | <b>Bush honeysuckle (<i>Lonicera maackii</i>)</b>     |
| Eastern newt ( <i>Notophthalmus viridescens</i> )        | Water horsetail ( <i>Equisetum fluviatile</i> )        | <b>Japanese Knotweed (<i>Fallopia japonica</i>)</b>   |
| Green frog ( <i>Lithobates clamitans</i> )               | Woodland horsetail ( <i>Equisetum sylvaticum</i> )     | Striped Maple ( <i>Acer pensylvanicum</i> )           |
| Wood frog ( <i>Rana sylvatica</i> )                      | Stiff Clubmoss ( <i>Lycopodium annotinum</i> )         | Pin cherry ( <i>Prunus pensylvanica</i> )             |
| Spotted Salamander ( <i>Ambystoma maculatum</i> )*       | Ground Cedar ( <i>Lycopodium digitatum</i> )           | Staghorn sumac ( <i>Rhus typhina</i> )                |
| Common garter snake ( <i>Thamnophis sirtalis</i> )       | Ground Pine ( <i>Lycopodium obscurum</i> )             | Blueberry ( <i>Vaccinium corymbosum</i> )             |
| Grey Tree Frog ( <i>Hyla versicolor</i> )                | Star flower ( <i>Trientalis borealis</i> )             |   |
|  | White violet ( <i>Viola canadensis</i> )               |   |
|  | Marsh marigold ( <i>Caltha palustris</i> )             |   |



## Conserving land for our community.

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November 3, 2025

Sarah McShane  
Planning & Zoning Director  
Town of Stowe  
PO Box 730  
Stowe, VT 05672

Dear Sarah,

Thank you for providing Stowe Land Trust with a redlined copy of the proposed revisions to the Cady Hill Forest management plan (attached). You have asked for a letter from Stowe Land Trust confirming that the proposed revisions in the plan comply with the property's conservation easement requirements.

Section B of the Cady Hill Forest conservation easement states, *"Grantor will, from time-to-time develop comprehensive Management Plans, including forest management plan updates, revisions and amendments, for the Protected Property (hereafter "Management Plan(s)"). The Management Plan(s) shall:*

- 1. Provide for the use and management of the Protected Property in a fashion which is consistent with the Purposes of this Grant; and,*
- 2. At a minimum, the Management Plan shall identify actions necessary to accomplish the following and shall appropriately balance all the resource attributes of and human uses for the Protected Property:*
  - (a) Identify and address the management needs of the recreational uses that may need special or more intensive management focus;*
  - (b) Provide for meaningful recreational links to private and public lands, in particular, Macutchan Forest;*
  - (c) Identify objectives for the timber management and harvesting of timber;*
  - (d) Provide for the sustainable use of fish and wildlife resources;*
  - (e) Provide for the identification and protection of natural communities, plant, wildlife and aquatic habitat and other ecologically sensitive or important areas;*
  - (f) Provide for parking areas; and,*
  - (g) Provide for the construction and use of any minor structures permitted under this Grant.*
- 3. Be designed to provide reasonable public access to recreational values and opportunities associated with the Protected Property; and,*
- 4. Be consistent with the purpose of conserving biological diversity, wildlife habitat, natural communities and the ecological processes that sustain these natural resource values of the Protected Property; and,*

## Conserving land for our community.

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5. *Otherwise be consistent with the terms and conditions of this Grant.*

*Management prescriptions specific to maintaining and enhancing wildlife habitat, including the deer wintering habitat, shall be developed in consultation with the Vermont Department of Fish and Wildlife, and shall be designed to perpetuate the function and value of the habitat.*

*Prior to the final adoption of each Management Plan, including updates, revisions and amendments, Grantor shall: (a) secure appropriate public input from the Conservation Commission and other town bodies, the Grantees, and from the general public; (b) secure appropriate input from a state Wildlife Biologist at the Vermont Department of Fish and Wildlife; and, (c) provide Grantee, Stowe Land Trust with a copy of each such Management Plan, as well as, a copy of each final adopted Management Plan. Upon request, Grantees shall provide assurance in the form of a letter of compliance to Granter that Management Plan(s) are consistent with this Grant.*

I have reviewed the proposed plan revisions and, together with the rest of the plan, can confirm that they comply with the requirements listed in Section B. points 1-5 of the conservation easement. Additionally, you reported to me that (a) the Stowe Conservation Commission gathered input for the Cady Hill Plan revisions using a Google survey and through warned public meetings, as well as by bringing the proposed revisions to the Stowe Selectboard. You invited Stowe Land Trust to attend the 8/29/2025 Stowe Conservation Commission meeting as well as provide us with a redlined version of the plan revisions on 9/25/2025 which we shared with VHCB; and, (b) the Town received input from Wildlife Biologists Josh Blouin and Noel Dodge at the State, who granted permission for the continued winter grooming of the current fat biking trails using motorized means in their letter to the Town dated June 28, 2024. When the revised plan is finalized, please provide SLT with a copy to meet the requirement outlined in (c) above.

Cady Hill's management plan together with its conservation easement provide excellent handrails for oversight of the property, but in many cases, these documents are not sufficiently detailed to confirm that specific, site-level plans will definitely comply with easement requirements. As such, we always encourage the Town of Stowe to reach out to Stowe Land Trust and VHCB for an easement interpretation if you would like additional assurance that specific projects comply with easement requirements.

Sincerely,



Carolyn Loeb  
Stewardship Director

CC Isaac Bissell, VHCB Stewardship Director



05/11/2026

To: The Morristown Selectboard

Re: Letter of Recommendation for Open Board Seat

Over the past few weeks the Morristown Development Review Board (DRB) has had the opportunity to review several applicants for the open DRB seat. We reviewed applications from the following individuals: Jerry Throne, Dan McLaughlin, Susan Wickart, and Steve Lawrence. After reviewing each of the applications, the board has determined that any of the candidates would be capable of serving on the DRB should the Selectboard appoint them. While the board feels that any of these candidates would be capable of serving, the board wanted to bring the following items to the Selectboard's attention.

**Items for Consideration**

Jerry Throne currently serves as chair of the Conservation Commission. While the board is confident he has the skills to serve on the DRB, the Selectboard should consider the fact that he currently serves on another town board of which he is the chair.

Dan McLaughlin could also serve, but he is currently a board member of the Lamoille County Planning Commission, and the Selectboard should take that into consideration.

Steven Lawrence is a realtor who represents clients across the state. The Selectboard should consider this fact when evaluating potential conflicts of interest.

Susan Wickart has an extensive background in real estate and development following a long career as a realtor.

**Conclusion**

The board would like to note that none of the points noted above are intended to detract from any of the candidates. The board simply wanted to highlight these facts as they may help the Selectboard consider the makeup of the DRB. While all of these candidates have relevant experience and are capable of serving, the Selectboard should consider the long-term composition of the board when making its appointment.

Sincerely

A handwritten signature in black ink, appearing to read "Gary Nolan", is written over a solid horizontal line.

Gary Nolan

Morristown DRB Chair

# Board/Committee Interest : Submission #24

**Name**

Jerry Throne

**Email**

[Jerry.throne@outlook.com](mailto:Jerry.throne@outlook.com)

**Are you a resident of Morristown**

Yes

**Which Board/Committee are you interested in?**

Development Review Board - 4 yr term - Meets Wednesdays as necessary at 6pm

**Do you have any actual, potential, or perceived conflicts of interest?**

Potential conflict of interest with the Morristown Conservation Commission to be determined.

**How did you learn about this Board/Committee?**

Town website and discussion with Judi Alberi.

**Have you attended any meetings of board/committee in the six months prior to your interest?**

Yes

**Do you provide any goods or services to the public related to this Board/Committee?**

No

**Are you familiar with the governing rules under which this Board/Committee operates?**

Yes

**Briefly, what qualities, experience, training and/or skills will you bring to this board/committee?**

Knowledge of town plan and zoning & subdivision bylaws.

Extensive 50+ years experience in construction industry, including legal matters.

**Please share your ideas related to the Board/Committee and the topics they are responsible for?**

Duties of the DRB combine zoning board of adjustment and planning commission functions, including reviewing subdivisions, site plans, and variances. The DRB acts as a quasi-judicial panel that must follow strict public hearing procedures, conflict-of-interest rules, and state law.

**Have you appeared in front of this Board/Committee before advocating for a specific issue? If yes, explain.**

I have advocated for the building of trails as part of conservation subdivisions.

**My availability allows me to attend most of the meetings of the Board/Committee for which I am applying.**

Yes

**Is there anything else you feel we should know about you?**

I am currently chair of the Morristown Conservation Commission.

**Your name in this space affirms that the information provided is true to the best of your knowledge.**

Jerry Throne

# Board/Committee Interest : Submission #25

**Name**

Steven Lawrence

**Email**

[stevenlawr@gmail.com](mailto:stevenlawr@gmail.com)

**Are you a resident of Morristown**

Yes

**Which Board/Committee are you interested in?**

Development Review Board - 4 yr term - Meets Wednesdays as necessary at 6pm

**Do you have any actual, potential, or perceived conflicts of interest?**

Active Realtor and work with buyers/sellers of land I'm the area.

**How did you learn about this Board/Committee?**

Facebook

**Have you attended any meetings of board/committee in the six months prior to your interest?**

No

**Do you provide any goods or services to the public related to this Board/Committee?**

No

**Are you familiar with the governing rules under which this Board/Committee operates?**

Yes

**Briefly, what qualities, experience, training and/or skills will you bring to this board/committee?**

Local Realtor

Completed subdivision in Cambridge 2024

Active board member of Lamoille Area Board of Realtors

**Please share your ideas related to the Board/Committee and the topics they are responsible for?**

Interested in development of Morristown. I would like to see more housing and business opportunities in our communities.

**Have you appeared in front of this Board/Committee before advocating for a specific issue? If yes, explain.**

No.

**My availability allows me to attend most of the meetings of the Board/Committee for which I am applying.**

Yes

**Is there anything else you feel we should know about you?**

I have grown up in Lamoille County, and I am a 5th generation Vermonter. My family originally lived in Stowe, but we moved to Morristown while I was in middle school and I graduated from PA in 2004. Prior to becoming a Realtor I would work with youth in state custody at Laraway Youth and Family in Johnson. I just moved back to Morristown in March. I would love to get involved. I am interested in development, planning, and research of properties.

**Your name in this space affirms that the information provided is true to the best of your knowledge.**

Steven Lawrence

# Board/Committee Interest : Submission #26

**Name**

Susan Wickart

**Email**

[SusanWickart@comcast.net](mailto:SusanWickart@comcast.net)

**Are you a resident of Morristown**

Yes

**Which Board/Committee are you interested in?**

Development Review Board - 4 yr term - Meets Wednesdays as necessary at 6pm

**Do you have any actual, potential, or perceived conflicts of interest?**

No

**How did you learn about this Board/Committee?**

Susanna Burnham

**Have you attended any meetings of board/committee in the six months prior to your interest?**

Yes

**Do you provide any goods or services to the public related to this Board/Committee?**

No

**Are you familiar with the governing rules under which this Board/Committee operates?**

Yes

**Briefly, what qualities, experience, training and/or skills will you bring to this board/committee?**

I retired two years ago from real estate sales after a life long career of 36 years. My real estate experience involved not only working with buyers and sellers but also working with builders and their new developments. Being a real estate agent, one learns a great deal about zoning and permits depending on the circumstances. My other experience involves managing our apartments at 41 Brooklyn St. along with other rental property in state and out. I did adhere to the REALTOR Code of Ethics.

**Please share your ideas related to the Board/Committee and the topics they are responsible for?**

I grew up in Morrisville and am acquainted with the land around us. My mother, Jean Wickart was on the DRB and Selectboard for many years while I was growing up. Because of my back ground, I am familiar with the process of permitting for building development.

**Have you appeared in front of this Board/Committee before advocating for a specific issue? If yes, explain.**

No, I haven't.

**My availability allows me to attend most of the meetings of the Board/Committee for which I am applying.**

Yes

**Is there anything else you feel we should know about you?**

I am married to a wonderful man of 28 years, have two grown step-children, two granddaughters and our youngest son does live in Morristown. We are avid skiers, Rail Trail lovers, and country travelers.

I would enjoy very much being a part of this board.

**Your name in this space affirms that the information provided is true to the best of your knowledge.**

Susan E Wickart

# PUBLIC NOTICE: Sewer Line Work – Elmore Street Area



**Morristown**  
Where Art, Food, & History Meet *Vermont*

Search

## Board/Committee Interest

Name

DAN McLaughlin

Email

DAN.M802@GMAIL.COM

Are you a resident of Morristown

Yes

No

Which Board/Committee are you interested in?

Planning Council - 4 yr term - Meets 2nd/4th Tuesday of the month at 5pm

Development Review Board - 4 yr term - Meets Wednesdays as necessary at 6pm

Conservation Commission - 4 yr term - Meets 3rd Thursday of the month at 5:00pm

Development Fund Board - 4 yr term - Meets Thursdays as necessary at 2pm

Selectboard - 3 yr or 2 yr term - Meets 1st and 3rd Monday at 5:30pm

Other...

Do you have any actual, potential, or perceived conflicts of interest?

no

How did you learn about this Board/Committee?

Attending meetings

Have you attended any meetings of board/committee in the six months prior to your interest?

Yes

No

Do you provide any goods or services to the public related to this Board/Committee?

Yes

No

Are you familiar with the governing rules under which this Board/Committee operates?

Yes

No

Briefly, what qualities, experience, training and/or skills will you bring to this board/committee?

In my former community I was on planning Board

Please share your ideas related to the Board/Committee and the topics they are responsible for?

I believe this committee has a greater influence on the direction the town develops.

Have you appeared in front of this Board/Committee before advocating for a specific issue? If yes, explain.

*no*

My availability allows me to attend most of the meetings of the Board/Committee for which I am applying.

Yes

No

Is there anything else you feel we should know about you?

*Lived in town, and love it!*

*Feel That I will Be Able To make A difference*

Your name in this space affirms that the information provided is true to the best of your knowledge.

*Daniel J. M. Langlois*

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