

District

Certcode 0409-0

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2025

Received

2/13/2025

VTrans Mapping Section

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2024 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of JERICHO in CHITTENDEN County on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305, added 1985, is as follows:

PART I - CHANGES TOTALS - Please fill in and calculate totals.

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.000			0	0.000
Class 2	20.520			20.520	0.000
Class 3	41.48	-25		41.73	0.000
State Highway	6.680			6.680	0.000
Total	68.680	.25		68.93	0.000
* Class 1 Lane	0.000			0	
* Class 4	2.92			2.92	0.000
* Legal Trail	0.00			0	

* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

DS
P0

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE. Totals in red entered by P. DeAndrea, VTrans

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening". 2/24/2025
+0.25 mi CL3 TH-95 (Gravelle Drive) dedication and acceptance of private road
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
~~Gravelle Drive include minutes~~ Moved to "New Highways", P. DeAndrea, VTrans 2/14/2025
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES RECORDED THIS YEAR: Place an X in the box and sign below.

PART III - SIGNATURES - PLEASE SIGN.

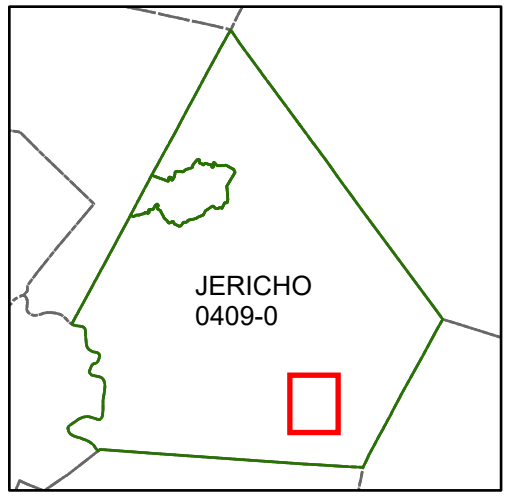
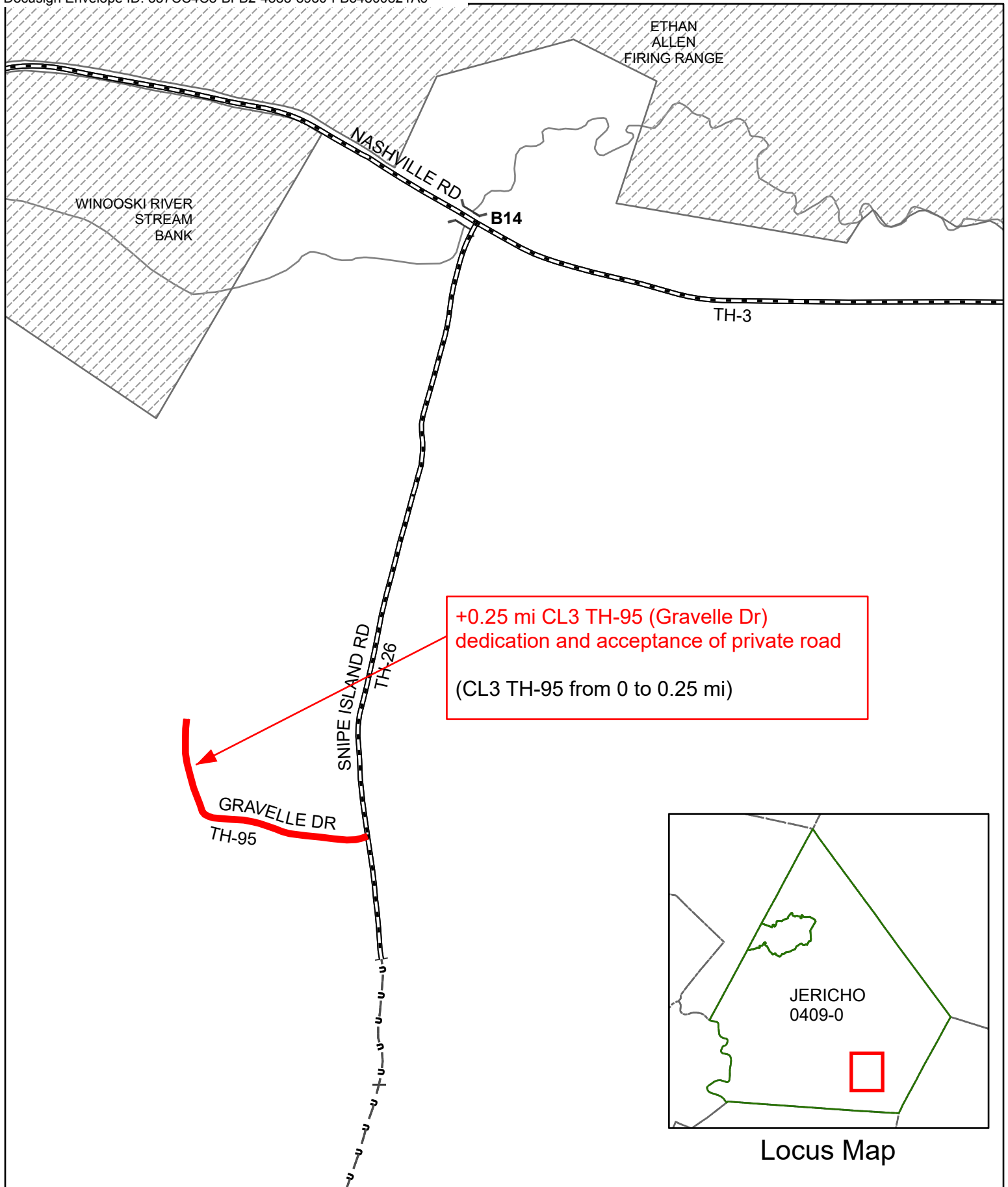
Signatures of Selectmen/ Aldermen/ Trustees: Catherine J. McManis, Eric [Signature]

Signature of T/C/V Clerk: Jenia B. Alexander Date Filed: FEBRUARY 13, 2025

Please sign ORIGINAL and return it for Transportation signature.

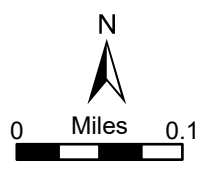
AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED: Johnathan Croft Representative, Agency of Transportation DATE: 2/25/2025



Locus Map

Mileage Certificate Changes 2025
JERICHO TH-95
(CTUA:0409-0)
(CERTCODE:0409-0)



Approved 2/20/25

Minutes 2/6/2025

**Selectboard Meeting
February 6, 2025 at 6:30 p.m.
Hybrid Meeting
Jericho Town Hall, 67 Vermont Route 15**

Members present: Catherine McMains (Chair), Erik Johnson, Peter Booth

In-person attendees: Jonathan Ashley, Chuck Lacy

Remote attendees: Paula Carrier, Angelike Contis, Chris Shaheen, Daniel Smith, Sabina Ernst, Susan Bresee, Donna Griffiths – Recording Secretary, Erin Wagg – MMCTV

Call to order: 6:30.

Public to Be Heard

No members of the public wished to comment.

Review and Discuss Next Steps to 100% Wastewater Feasibility Report

Jon Ashley of DuBois & King said not many comments were received on the 90% report. The report has now been finalized. It includes some potential action items for selectboard consideration:

1. Accept the Final Wastewater Feasibility Study Report and endorse the board's preferred alternative to move forward with.
2. Direct D&K to prepare a scope of work, fee, agreement amendment, and loan application for a Preliminary Engineering Report and Environmental Information Document for the Selectboard's preferred project.
3. Direct D&K to work with Town staff to prepare an Intended Use Plan (IUP) Application to be on the Clean Water State Revolving Fund's priority list for potential future construction funding.

Jon summarized updates from the 90% report. Isolation areas around each well were updated. The location of a well at 222 VT Route 15 was updated based on site plans shown to D&K. Groundwater source protection areas were revised per an update in the state's GIS database. Equivalent Residential Units (ERU) numbers for commercial alternatives were finalized. Due to the above edits, there were updates to GIS mapping, available area analysis and the report. Cost summaries were prepared evaluating a hypothetical level of 25% grant funding and its impact on the overall project cost, as requested by the state funding agency.

Jon reviewed the preferred alternatives that were identified in the 90% report. The preferred alternative for Jericho Center is a collection system serving northern disposal sites. The preferred alternative for Riverside is a collection system that brings everyone's wastewater together in a pumped collection system. Underhill could potentially be connected. The town should look at phasing the project to match current needs initially, expanding later.

He showed an example project timeline. The next step would be a preliminary engineering report and environmental information document which would answer key questions about the preferred alternative and give a better idea of funding needs and costs for users. The next step after that would be final design and IDR permitting. IDR refers to indirect discharge. When a single disposal field is over 6,500 gallons per day, that is considered an indirect discharge system, which means enough water is being put into the ground that it is indirectly discharging to the nearest receiving water. There

Approved 2/20/25

54 are regulations to protect the receiving water. A bond vote and bid phase would take place in 2027
55 and project construction could potentially begin in 2028. It could take longer.

56
57 Catherine said she would want an MOU with Underhill before we started talking about including
58 Underhill in the project.

59
60 Catherine said a lot of potential funding sources are federal. Could we focus on just one piece of
61 property to start with? There is a developer interested in moving forward. They will not wait until 2028
62 for construction. They can put in 50 units on 10 acres or less as long as they have water. If they do
63 that in the next 2 years they will not be interested in hooking up to a municipal system in 2028, so we
64 would have fewer initial users than we would like. Can we go that small with our preferred alternative?

65
66 Jon said his normal approach would be to look at small starts like that. The fastest way to get a
67 system in the ground would be not to build any one leach field more than 6,500 gallons per day. Then
68 it would not be an indirect discharge system and the process could be accelerated. The scope could
69 be as small as getting those 50 homes connected. That hasn't been a common approach because
70 there can be pushback from the community about the town doing a project for a single development.
71 Usually the town would look at the big picture and also at smaller scenarios to get something started
72 sooner.

73
74 Peter asked how many units there can be while staying under the gallons per day that would make it
75 an indirect discharge system. Jon said 26. Peter asked, so we could not avoid indirect discharge
76 permitting with 50 homes? Jon said if there were two hydrologically separated places where we could
77 put 6,500 gallon per day systems then it could be done. Peter asked, does going that route handcuff
78 us in 10 years if we want to make the system bigger? Jon said it could be planned in such a way that
79 it would not be an issue to expand. The leach fields that were under 6.500 gallons per day could be
80 part of a larger system. We would have to plan the collection system for the ultimate flows and ensure
81 that the initial leach fields did not affect the area that would be built into later.

82
83 Erik asked Chris Shaheen if he thinks what Catherine and Peter are talking about makes sense. Chris
84 said it does. He is wondering if the town can just build the collecting infrastructure and then as
85 developments come online build the leach field for their capacity. Jon said D&K can look at that in the
86 preliminary engineering report.

87
88 Chuck Lacy said this sounds doable. A small initial project could build up our confidence, help
89 address financing uncertainties and leave us in line for future technological improvements. He feels
90 the town needs to find a financial expert immediately. A financing strategy is important.

91
92 **Erik Johnson moved to accept the 100% Wastewater Feasibility Study Report, Peter Booth**
93 **seconded and the motion was passed 3-0.**

94
95 **Erik Johnson moved to direct DuBois & King to prepare a scope of work, fee, agreement**
96 **amendment and loan application for a Preliminary Engineering Report and Environmental**
97 **Information Document for a phased approach to the Riverside preferred alternative, Peter**
98 **Booth seconded and the motion was passed 3-0.**

99
100 Chuck said he thinks the Selectboard should discuss with DuBois & King why it took so long to
101 complete this report.

102
103 **Peter Booth moved to direct DuBois & King to work with town staff to prepare an Intended Use**
104 **Plan (IUP) Application to be on the Clean Water State Revolving Fund's priority list for**
105 **potential future construction funding, Erik Johnson seconded and the motion was passed 3-0.**

106

Approved 2/20/25

107 Peter asked if the scaled down approach open us up to more or less funding options. Jon said he
 108 doesn't think it makes a difference. Catherine suggested we could try for Community Development
 109 grants.
 110

111 **Update on the Chittenden County Communications Union District (CCCUD)**
 112

113 Angelike Contis said the first phase of the CUD's project will benefit all the towns in the CUD except
 114 Jericho and Underhill. The CUD made a deal with Consolidated Communications. The first phase
 115 could be done by the end of 2025. It will reach about 150 underserved or unserved locations. Two or
 116 3 of those could be in Jericho. Phase 2 affects Jericho, but it is entirely reliant on federal funding. It
 117 will cost a lot more than Phase 1. Phase 1 is funded by \$2.1 million from the Vermont Community
 118 Broadband Board and about \$5 million from Consolidated. She believes the second phase will cost at
 119 least double that amount. The CCCUD will endorse Consolidated as they apply for BEAD funding. If
 120 they get it, Underhill and Jericho will have their unserved and underserved populations addressed.
 121 The number of addresses involved is small. There is uncertainty about federal funding but for now the
 122 Vermont Community Broadband Board does not see it affecting ARPA funding or construction for this
 123 year.
 124

125 **Review and Approve Road Policy Application Required with Road Policy**
 126

127 The board reviewed the application form Paula drafted to go along with the road policy. She said she
 128 had Tyler Billingsley, Chris Flinn and Jacob Johnson review it. Peter suggested a small wording
 129 change – changing the heading “Criteria for Landowner(s) need to take before review” to “Criteria for
 130 Landowner(s) to meet before review.” The board agreed to that. **Peter Booth moved to approve the
 131 Application and Review Procedure for Private Roads as amended, Erik Johnson seconded and
 132 the motion was passed 3-0.**
 133

134 **Approve Better Back Roads Grant Application**
 135

136 Paula said the plan is to use Better Back Roads Grant funds to address a situation on Leary Road
 137 where water runs off one property across the road and onto another property by putting in a cross
 138 culvert leading to the brook. Peter asked how this is the town's problem and not the landowner's.
 139 Paula said water runs into the road and washes out part of the road as well as another landowner's
 140 driveway. The problem can be addressed by getting the water to funnel into a culvert and into the
 141 brook.
 142 **Peter Booth moved to approve the Better Back Roads Grant application, Erik Johnson
 143 seconded and the motion was passed 3-0.**
 144

145 **Accept Irrevocable Offer of Dedication – Gravelle Drive**
 146

147 Paula said all the documents are signed. We have plowed Gravelle Drive a few times since the
 148 paperwork was signed by the residents. Jacob tries to go to the top but has just been going to the
 149 place where we will put in a new hammerhead. Erik said Jericho has been plowing this private road
 150 for a long time. Catherine said she has heard we have been doing it at least since the 1950s. Paula
 151 said the residents of Gravelle Drive have signed the Warranty Deed and Irrevocable Offer of
 152 Dedication for the town to include a portion of Gravelle Drive as a town road.
 153

154 **Erik Johnson moved to accept the Warranty Deeds and Irrevocable Offer of Dedication from
 155 the five residents of Gravelle Drive and assume responsibility for 0.17 miles of roadway up to
 156 the hammerhead scheduled for completion in spring or summer 2025, Peter Booth seconded
 157 and the motion was passed 3-0.**
 158

159 **Erik Johnson moved to authorize Paula Carrier to sign the Irrevocable Offer of Dedication from
 160 the five residents of Gravelle Drive, Peter Booth seconded and the motion was passed 3-0.**

Approved 2/20/25

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Approve Highway Mileage Certificate

The board discussed what the new highway mileage total should be with the addition of Gravelle Drive. **Erik Johnson moved to accept the new Certificate of Highway Mileage with a total of 68.93 miles, a .25 mile increase from the previous total, Peter Booth seconded and the motion was passed 3-0.**

Warn Public Informational Hearing on FY26 Budget

Peter Booth to warn a public informational hearing on the FY26 budget for February 20, 2025 at 6:00 p.m. Erik Johnson seconded and the motion was passed 3-0.

Selectboard Updates

Erik said when the Jericho Community Development Corporation last met they talked about getting approval from the Selectboard to bring the Railroad Circle project through the permitting phase. They have a rough estimate of \$10,000-12,000 for that. He thinks that should be an agenda item for an upcoming Selectboard meeting, perhaps the first meeting in March. The JCDC would still like another member. They have 4 people now and it is a 5 member group.

Peter asked, if federal funding for grants is cut, will it affect all our grant money? Catherine said a good chunk of highway funding is federal. Sixty percent of the Regional Planning Commission budget is federal money. The Clean Water Revolving Fund is funded by the federal government. She thinks the same is true for the drinking water fund. There is state money for roads as well.

Peter asked if meeting minutes could be sent out in a searchable digital format. Paula said that can be done.

Paula said she and Jacob met with Cody Marsh from ECI, who is project manager for the Bridge 15 project. They talked about where ECI could potentially place their office trailer and material. The office trailer can be by our garage. But we can't necessarily have them put material by the garage because the new town maintenance facility will be being built this summer. Her thought was that the Mobbs Farm parking lot could possibly be used this summer for storage of project materials. The project will start either June 23 or July 7. The road will be closed for 45 days. The project should be completed by September 19. Catherine suggested that Paula talk to Pete Davidson about how often the Mobbs parking lot gets used. Paula said ECI may decide to start July 7 rather than June 23 because there will be a lot of traffic during the July 4 holiday.

Approve Warrants of 1/24/25 & 2/7/25

Board members signed warrants.

Approve Minutes of 1/15/25, 1/16/25/, 1/23/25 & 1/30/25

Erik Johnson moved to approve the minutes of January 15, 2025, Peter Booth seconded and the motion was passed 3-0.

Erik Johnson moved to approve the minutes of January 16, 2025, Peter Booth seconded and the motion was passed 3-0.

The board discussed changes that should be made to the January 23 minutes. On line 74, the Selectboard salary figure should be corrected. The spelling of Catherine's last name should be corrected. On line 153, "Motion passed 72-69" should be changed to "Motion passed 54-53." It was

Approved 2/20/25

215 agreed to remove “Mr. Johnson asked for more information on the municipal elections” and the
216 following sentence because they did not accurately reflect what was said. On line 208 “ERIC” should
217 be corrected to “ERIK.” The board’s approval of the warning after the meeting was adjourned should
218 be added. On line 88, “ask” should be changed to “asked.” On line 175, “re-start a public transit
219 program” should be changed to “start a micro transit program.” One line 180, “if needed” should be
220 added after “additional information is requested.” On line 202, “town” should be changed to “town’s.”
221

222 **Erik Johnson moved to approve the minutes of January 23, 2025 with the suggested**
223 **corrections, Peter Booth seconded and the motion was passed 3-0.**
224

225 Catherine said the standard language used when going into executive session should be added to the
226 motion to enter executive session in the January 30 minutes.
227

228 **Erik Johnson moved to approve the minutes of January 30, 2025 with the suggested**
229 **amendment, Peter Booth seconded and the motion was passed 3-0.**
230

231 **Executive Session – Personnel**
232

233 **Erik Johnson moved to go into executive session to discuss personnel matters because**
234 **premature disclosure of the information to be discussed would be detrimental to the parties**
235 **involved, inviting Paula Carrier, Peter Booth seconded and the motion was passed 3-0 at 8:02.**
236

237 **Erik Johnson moved to exit executive session at 8:55, Peter Booth seconded and the motion**
238 **was passed 3-0.** No action was taken.
239

240 **Adjourn**
241

242 **Peter Booth moved to adjourn at 8:56, Erik Johnson seconded and the motion was passed 3-0.**
243
244
245
246

247 Respectfully submitted by Donna Griffiths

RECEIVED & RECORDED
Feb 12, 2025 11:50A
DOCUMENT TYPE: MISCELLANEOUS
DOCUMENT NUMBER: 11019243
JESSICA R. ALEXANDER, TOWN CLERK
JERICO, VT

VOL: 377 PG: 473- 482
INST: 11019243

IRREVOCABLE OFFER OF DEDICATION

This agreement is made this 6 day of February, ²⁰²⁵~~2024~~, by and among William H. Ahlers, Jr., Deborah A. Ahlers, Richard J. Gravelle, Juliette M. Philip, David P. Gravelle, Susan Balboni, Kim Bushey, Tracey Wandeloski and Daniel Gregoire, all of Jericho, Vermont, (the "Owners") and the Town of Jericho, a duly-incorporated Vermont municipality, in Chittenden County and the State of Vermont (the "Town").

WITNESSETH:

WHEREAS, on March 31, 2024, the Owners and the Town executed a Settlement Agreement that was approved by the court and entered on the docket in the Chittenden County Unit of the Superior Court, Civil Division Docket No. 23-CV-01596, whereby the Owners were to dedicate a portion of a road now known as "Gravelle Drive", consisting of approximately seven hundred sixty (760') feet, beginning at the intersection of Gravelle Drive and Snipe Island Road, with the terminus being at or near the entrance of the address now known and numbered as 15 Gravelle Drive (the "Road");

WHEREAS, the Road is further depicted in Details "A" & "B" on a final property survey entitled "Plat of Road Survey Showing Gravelle Drive" by Button Professional Land Surveyors, PC, dated January 6, 2020, and last revised on January 23, 2024, and recorded in Map Slide #521B of the Town of Jericho land records ("Survey");

WHEREAS, the Right-of-Way as depicted on the Survey shall contain a "Hammerhead" shaped turn-around at or near the aforesaid terminus of the Road;

WHEREAS, the total Right-of-Way is 3-rods wide and said to contain 0.97-acres, more or less, as described on the Survey, with the "Hammerhead" turn-around being 0.03-acres, more or less, and the Road being 0.94-acres, more or less, as described on the Survey;

WHEREAS, the above-described lands and/or interests therein are to be dedicated to the Town free and clear of all encumbrances, pursuant to said Settlement Agreement; and

WHEREAS, the Owners have delivered to the Town appropriate deeds of conveyance for the above-described lands and/or interests therein.

NOW, THEREFORE, in consideration of the final approval of the terms of the Settlement Agreement issued by the Chittenden County Unit of the Superior Court, Civil Division Docket No. 23-CV-01596 and for other good and valuable consideration, it is covenanted and agreed as follows:

1. The Owners herewith deliver to the Town a deed(s) of conveyance, an unexecuted copy of which is attached hereto as Exhibit A, said delivery constituting formal

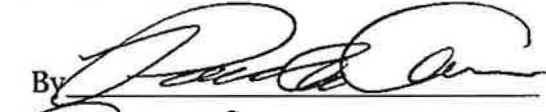
VOL: 377 PG: 474
INST: 11019248

offer of dedication to the Town, to be held by the Town until the acceptance or rejection of such Offer of Dedication by the legislative body of the Town.

- 2. The Owners agree that said formal Offer of Dedication is irrevocable and can be accepted by the Town at any time.
- 3. The Owner agrees that the maintenance of the roadway described herein shall be the Owner's responsibility prior to acceptance of ownership by the Town.
- 4. This Irrevocable Offer of Dedication shall run with the land and shall be binding upon the Owners and all assigns, grantees, successors and/or heirs of the Owners.


Dated this 12 day of February, ²⁰²⁵~~2024~~

Town of Jericho:

By 
Paula Carriere
Its duly authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Jericho in said County, this 12 day of February, 2024, personally appeared Paula Carriere, duly-authorized agent of the Town of Jericho, and (he/she) acknowledged this instrument, by (him/her) sealed and subscribed, to be (his/her) free act and deed and the free act and deed of the Town of Jericho.

Before me, 
Notary Public

My commission expires: 01/31/2027

LIC # 157.0002760

VOL: 377 PG: 475
INST: 11019248

Dated this 18 day of DECEMBER, 2024.

4 Gravelle Drive:

By *Tracy*
Tracy
~~Tracy~~ Wandeloski

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At JERICHO in said County, this 18 day of DECEMBER, 2024, personally appeared TRACY WANDELOSKI and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, *Jessica R. Alexander*
Notary Public

My commission expires: _____

Notary Public State of Vermont
Jessica R. Alexander
My Comm. Expires 1/31/2025
Commission
★No. 157.0000651★

VOL: 377 PG: 476
INST: 11019248

Dated this 14 day of December, 2024.

12 Gravelle Drive:

By *Kim Bushey*
Kim Bushey

By *Susan M. Balboni*
Susan Balboni

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Williston in said County, this 14th day of
December, 2024, personally appeared Kim Bushey and Susan Balboni, and
they acknowledged this instrument, by them sealed and subscribed, to be their free
act and deed.

Before me, *B. Nelson*
Notary Public

My commission expires: 01/31/2025

Notary Public State of Vermont
Brendan Nelson
My Comm. Expires 01/31/2025
Commission
★ No. 0014422 ★

Dated this 11 day of December, 2024.
 VOL: 377 PG: 477
 INST: 11019248

15 Gravelle Drive:

By _____
 Richard J. Gravelle

By _____
 Juliette M. Philip

By David P. Gravelle
 David P. Gravelle

STATE OF VERMONT
 CHITTENDEN COUNTY, SS:

At _____ in said County, this _____ day of _____, 2024, personally appeared Richard J. Gravelle, Juliette M. Philip and David P. Gravelle, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, _____
 Notary Public

My commission expires: _____

Please see attach

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INST: 11019248

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Luis Obispo

On December 11 2024 before me, Nancy Rodriguez, Notary Public
(insert name and title of the officer)

personally appeared David P Gravelle
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nancy Rodriguez (Seal)



VOL: 377 PG: 479
INST: 11019248

Dated this 19th day of December, 2024.

15 Gravelle Drive:

By _____
Richard J. Gravelle

By Juliette M. Philip
Juliette M. Philip

By _____
David P. Gravelle

g / City of 100250
STATE OF VERMONT
CHITTENDEN COUNTY, SS.
Province of 05020

At 100250 in said County, this 19th day of

_____, 2024, personally appeared Richard J. Gravelle, Juliette M.

Philip and David P. Gravelle, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, _____
Notary Public

My commission expires: N/A



VOL: 377 PG: 480
INST: 11019248

IN WITNESS WHEREOF, We hereunto set our hands and seals this 16th day of December, 2024.

15 Gravelle Drive:

By Richard J. Gravelle
Richard J. Gravelle

By _____
Juliette M. Philip

By _____
David P. Gravelle

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Essex Junction in said County, this 16 day of December, 2024, personally appeared Richard J. Gravelle, Juliette M. Philip and David P. Gravelle, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Diana Carol Tolins
Notary Public

My commission expires: 11/3/2025
SDMN # 157.0013339

VOL: 377 PG: 481
INST: 11019248

Dated this 13 day of December, 2024.

5 Gravelle Drive:

By [Signature]
William H. Ahlers, Jr.

By [Signature]
Deborah A. Ahlers



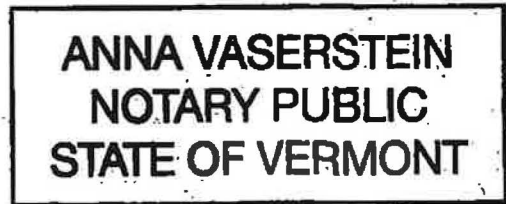
STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Jericho in said County, this 13 day of December, 2024, personally appeared William H. Ahlers, Jr. and Deborah A. Ahlers, and they acknowledged this instrument; by them sealed and subscribed, to be their free act and deed.

Before me, [Signature]
Notary Public

My commission expires: 1/31/25

lic # 157.0002505



VOL: 377 PG: 482
INST: 11019248

Dated this 17th day of December, 2024.

3 Gravelle Drive:

By Daniel Gregoire
Daniel Gregoire

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At 7:30AM in said County, this 17th day of December, 2024, personally appeared Daniel Gregoire, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, [Signature]
Notary Public

My commission expires: 1/31/2025
#0014578



VOL: 377 PG: 483- 492
INST: 11019248RECEIVED & RECORDED
Feb 12, 2025 11:50A
DOCUMENT TYPE: WARRANTY DEED
DOCUMENT NUMBER: 11019248
JESSICA R. ALEXANDER, TOWN CLERK
JERICHO, VT**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that We, **Daniel Gregoire**, as owner of the property now known and numbered as *3 Gravelle Drive*, **Tracy Wandeloski**, as owner of the property now known and numbered as *4 Gravelle Drive*, **William H. Ahlers, Jr. & Deborah A. Ahlers**, as owners of the property now known and numbered as *5 Gravelle Drive*, **Kim Bushey & Susan Balboni**, as owners of the property now known and numbered as *12 Gravelle Drive*, and **Richard J. Gravelle, Juliette M. Philip & David P. Gravelle**, as owners of the property now known and numbered as *15 Gravelle Drive*, all of the Town of Jericho, County of Chittenden and State of Vermont, Grantors, pursuant to the terms of the Settlement Agreement of Superior Court, Chittenden Unit, Civil Division Docket No. 23-CV-01596, and other good and valuable consideration paid our full satisfaction by the **Town of Jericho**, a duly-incorporated municipality in the county of Chittenden and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, the **Town of Jericho**, and its successors and assigns forever, a certain parcel of land in the Town of Jericho, County of Chittenden and State of Vermont, described as follows, viz:

Being a 3-rod right-of-way for ingress and egress over certain lands of the Grantors herein as depicted on a survey entitled "Plat of Road Survey Showing Gravelle Drive" by Button Professional Land Surveyors, PC, dated January 6, 2020, and last revised on January 23, 2024, and recorded in Map Slide # _____ of the Town of Jericho Land Records ("Survey"). Being a road currently known as "Gravelle Drive", containing 0.94-acres, more or less, and a hammerhead turn-around as depicted in Detail "A" on said Survey, containing 0.03-acres, more or less, for a combined right-of-way area of 0.97-acres, more or less, as described on the Survey.

Being a portion of the same lands and premises conveyed to the Grantors herein as follows: (1) to Daniel Gregoire by Warranty Deed of Ronald R. & Hazel J. Poor dated June 12, 2003, and recorded in the Town of Jericho Land Records in Volume 221, Page 175; (2) to Tracy Wandeloski by Final Decree and Order of the Chittenden County Family Division Docket No. 48-1-13 Cndm dated August 13, 2013, and recorded in the Town of Jericho Land Records in Volume 324, Page 617; (3) to William H. Ahlers, Jr. & Deborah A. Ahlers by Warranty Deed of Deborah Baines & Dan Jeffrey Dickinson dated July 30, 1993, and recorded in the Town of Jericho Land Records in Volume 125, Page 270; (4) to Kim Bushey & Susan Balboni by Trustee Deed of the Haselton Revocable Real Estate Trust, dated October 16, 2000, and recorded in the Town of Jericho Land Records in Volume 182, Page 131; and (5) to Richard J. Gravelle, Juliette M. Philip & David P. Gravelle by Decree of Distribution dated August 27, 2008, and recorded in the Town of Jericho Land Records in Volume 270, Page 535.

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Reference is made to the above-mentioned instruments, the records thereof, the references made therein and their respective records and references, all in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, the **Town of Jericho**, and its heirs and assigns, to its own use and behoof forever.

And We the said Grantors, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, and their heirs and assigns, that until the ensealing of these presents We are the sole owner of the premises and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE** except as aforesaid.

And We hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

Signature pages to follow.

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IN WITNESS WHEREOF, I hereunto set my hands and seal this 12th day of
DECEMBER, 2024.

3 Gravelle Drive:

By Daniel Gregoire
Daniel Gregoire

STATE OF VERMONT
Chittenden COUNTY, SS.

At 9:00 AM in said County, this 12th day of
December, 2024, personally appeared Daniel Gregoire, and he acknowledged
this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, [Signature]
Notary Public

My commission expires: 1/31/2025

#157.0014579



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IN WITNESS WHEREOF, I hereunto set my hands and seal this 18 day of
DECEMBER, 2024.

4 Gravelle Drive:

By [Signature]
^{TW} Tracey ~~Tracey~~ Wandeloski

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At JEAIHO in said County, this 18 day of ^{TW} TRACEY WANDELOSKI
DECEMBER, 2024, personally appeared ~~Tracey~~ Wandeloski, and she
acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, [Signature]
Notary Public

My commission expires: _____

Notary Public State of Vermont
Jessica R. Alexander
My Comm. Expires 1/31/2025
Commission
No. 157.0000651

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INST: 11019248

IN WITNESS WHEREOF, I hereunto set my hands and seal this 13 day of December, 2024.

5 Gravelle Drive:

By [Signature]
William H. Ahlers, Jr.

By [Signature]
Deborah A. Ahlers



STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Jericho in said County, this 13 day of December, 2024, personally appeared William H. Ahlers, Jr. and Deborah A. Ahlers; and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Anna Vaserstein
Notary Public

My commission expires: 1/31/25

**ANNA VASERSTEIN
NOTARY PUBLIC
STATE OF VERMONT**

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IN WITNESS WHEREOF, We hereunto set our hands and seals this 14 day of DECEMBER, 2024.

12 Gravelle Drive:

By Kim Bushey
Kim Bushey

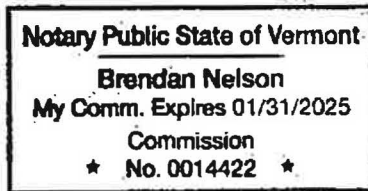
By Susan M. Balboni
Susan Balboni

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Williston in said County, this 14th day of December, 2024, personally appeared Kim Bushey and Susan Balboni, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Bh M
Notary Public

My commission expires: 01/31/2025



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IN WITNESS WHEREOF, We hereunto set our hands and seals this 11 day of December, 2024.

15 Gravelle Drive:

By _____
Richard J. Gravelle

By _____
Juliette M. Philip

By David P. Gravelle
David P. Gravelle

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____ in said County, this _____ day of _____, 2024, personally appeared Richard J. Gravelle, Juliette M. Philip and David P. Gravelle, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, _____
Notary Public

My commission expires: _____

please see attach...

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Luis Obispo

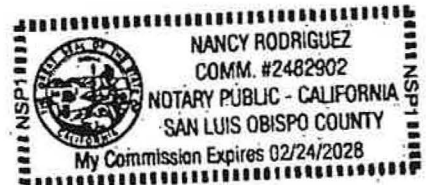
On December 11 2024 before me, Nancy Rodriguez, Notary Public
(insert name and title of the officer)

personally appeared David P. Gravelle
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nancy Rodriguez (Seal)



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IN WITNESS WHEREOF, We hereunto set our hands and seals this 19th day of December, 2024.

15 Gravelle Drive:

By _____
Richard J. Gravelle

By Juliette M. Philip
Juliette M. Philip

By _____
David P. Gravelle

g ✓
City of Toronto
STATE OF VERMONT
CHITTENDEN COUNTY, SS.
Province of Ontario

g ✓
At Toronto in said City, this 19th day of December, 2024, personally appeared Richard J. Gravelle, Juliette M. Philip and David P. Gravelle, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, _____
Notary Public

My commission expires: N/A



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IN WITNESS WHEREOF, We hereunto set our hands and seals this 16th day of December, 2024.

15 Gravelle Drive:

By Richard J. Gravelle
Richard J. Gravelle

By _____
Juliette M. Philip

By _____
David P. Gravelle

STATE OF VERMONT
CHITTENDEN COUNTY, SS:

At Essex Junction in said County, this 16 day of December 2024, 2024, personally appeared Richard J. Gravelle, Juliette M. Philip and David P. Gravelle, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Dana Carol Tolins
Notary Public

My commission expires: 1/31/2025
RDNR # 157.0013339

From: [Town Clerk](#)
To: [AOT - Mileage Certificates](#)
Cc: [Lori Dykema](#); [Hermanson, Tyler](#)
Subject: Re: Jericho Certificate of Mileage
Date: Wednesday, February 19, 2025 12:00:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Sounds good. The Select Board is meeting tomorrow so they will approve the 2/6 minutes. I will send those to you as well as the plan for this year or next year. I suspect it will not be quickly, so probably next year for the other changes.

Thanks
Jessica

On Wednesday, February 19, 2025 at 11:26:10 AM EST, AOT - Mileage Certificates <aot.mileagecertificates@vermont.gov> wrote:

Hi Jessica,

Thank you so much. We can just have the Gravelle Drive on this year's certificate and put the other's on next year's unless the other changes happen quickly.

Best,

Pam

Pamela DeAndrea (she/her) | AOT GIS Professional III
Policy, Planning & Research Bureau – Mapping Section
Policy, Planning & Intermodal Development Division
Vermont Agency of Transportation
219 N. Main Street | Barre, VT 05641
[802-793-7555 phone](tel:802-793-7555) | pam.deandrea@vermont.gov
<http://vtrans.vermont.gov>



Help raise money for Vermonters impacted by flood damage and show your Vermont pride with *Vermont Strong* and *Tough Too* license plates and socks. [Click here to purchase your Vermont Strong gear](#) or visit DMV.Vermont.gov/VermontStrong23.

Impacted Vermonters can find resources and referrals by visiting Vermont.Gov/Flood.

From: Town Clerk <jerichovermont@yahoo.com>
Sent: Wednesday, February 19, 2025 11:03 AM
To: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Cc: Lori Dykema <listers@jerichovt.gov>; Hermanson, Tyler
<Tyler.Hermanson@vermont.gov>
Subject: Re: Jericho Certificate of Mileage

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hello Pam,

Attached is the "Irrevocable Offer of Dedication" and the "Warranty Deed" for Gravelle Drive.

I am still waiting for more information from the Select Board regarding Macomber Place discontinuance and the road to the Town Garage/Solar Field.

Thanks
Jessica Alexander
Town Clerk for Jericho

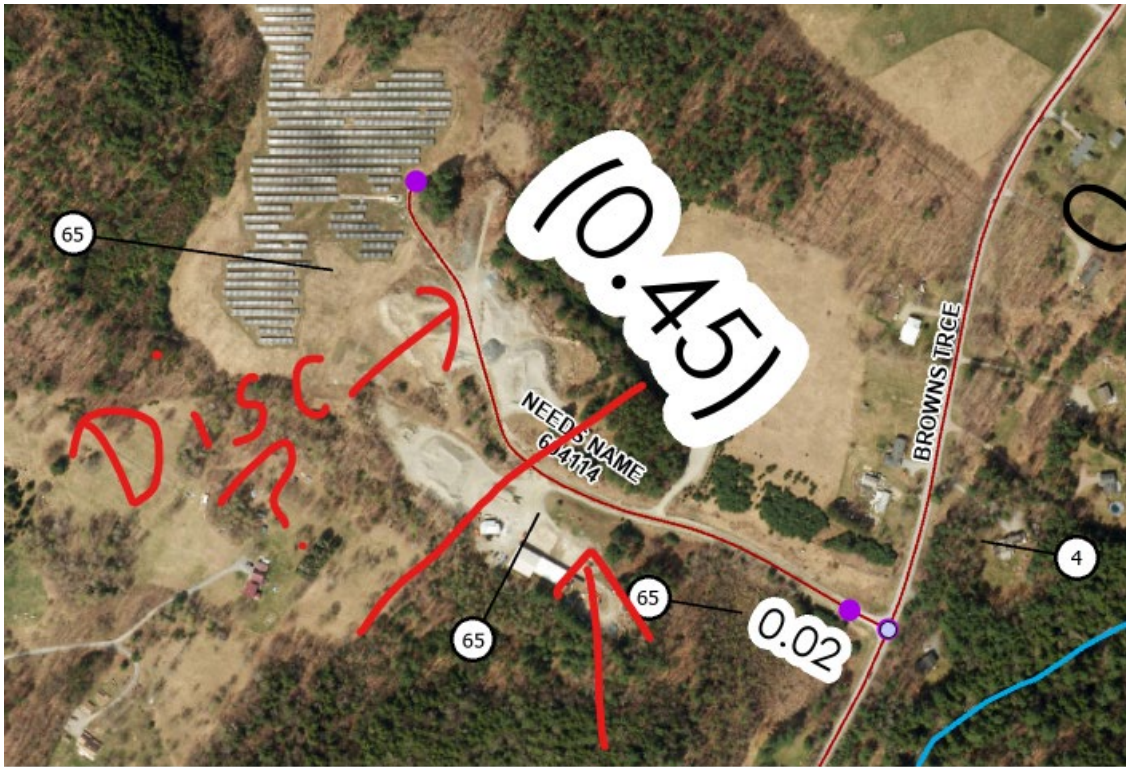
On Thursday, February 13, 2025 at 11:09:38 AM EST, AOT - Mileage Certificates
<aot.mileagecertificates@vermont.gov> wrote:

Hi Jessica,

Thank you so much for the certificate. **Can you send us a copy of the Warranty Deeds and Irrevocable Offer of Dedication?** We should have a copy of that to include with the certificate and for our records. The draft minutes are fine for now, but you can send along **the final minutes** too which would be great.

Also, there were a couple of potential needed changes to town roads that we had asked the Town about, but I don't see any action on those items on the certificate. TH-65 and TH-20. For TH-65 we were wondering if the Town was going to discontinue or reclassify the Class 4 portion after the Town Garage since it now goes to a solar farm (see image below). We had been in contact with Lori Dykema and John Abbott about this. Does the Town plan to take any action on it? Discontinue past the Town Garage or reclassify to Class 4 or Legal Trail? The Class 4 portion is also technically classified as Class 3, but we have it as Not up to Class 3 Standards (NUTs) and that is why the mileage is counted under Class 4. It looks like up to the Town Garage is up to Class 3 standards but would need confirmation on that? If not the Town should either bring it up to standards or reclassify to Class 4.

For TH-20 (Macomb Pl), Lori you had notified us last year that the Town might discontinue this road (see road with orange dot in second image below). Is that still in the plans and just not done yet, or can we take that off our list of potential changes?



CL3?



Thank you,

Pam

Pamela DeAndrea (she/her) | AOT GIS Professional III
Policy, Planning & Research Bureau – Mapping Section
Policy, Planning & Intermodal Development Division
Vermont Agency of Transportation
219 N. Main Street | Barre, VT 05641
802-793-7555 phone | pam.deandrea@vermont.gov
<http://vtrans.vermont.gov>



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Impacted Vermonters can find resources and referrals by visiting Vermont.Gov/Flood.

From: Town Clerk <jerichovermont@yahoo.com>
Sent: Thursday, February 13, 2025 8:56 AM
To: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Subject: Jericho Certificate of Mileage

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hello,

Attached is the certificate of mileage along with the draft minutes from the February 6, 2025 Select Board minutes. The minutes will not be approved until their next meeting February 20th, 2025.

Shall I send this again once the approved minutes are available ?

Thanks,
Jessica Alexander
Town Clerk for Jericho