

District 8  
Certcode 0609-0

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2022**

1/7/2022

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, 2022 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 HIGHGATE in FRANKLIN 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            |               |                    | -                      | 0.000           |
| Class 2        | 20.940           |               |                    | 20.940                 | 0.000           |
| Class 3        | 42.43            |               | 0.04               | 42.39                  | 0.000           |
| State Highway  | 22.695           |               |                    | 22.695                 | 0.000           |
| <b>Total</b>   | <b>86.065</b>    |               | <b>0.04</b>        | <b>86.02</b><br>86.025 | <b>0.000</b>    |
| * Class 1 Lane | 0.000            |               |                    | -                      |                 |
| * Class 4      | 4.01             |               |                    | 4.01                   | 0.000           |
| * Legal Trail  | 4.29             |               |                    | 4.29                   |                 |

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

DS  
PO

**PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.** Mileage total corrected by K. Alley (VTrans) 3/21/2022

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).  
Gagne Rd-TH30 reduced by 0.04 for private section of cul-de-sac as per Gagne survey by Brooks Surveying dated 12-1-03 recorded at map slide 283A in Highgate Land Records.
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES IN MILEAGE: Place an X in the box and sign below.

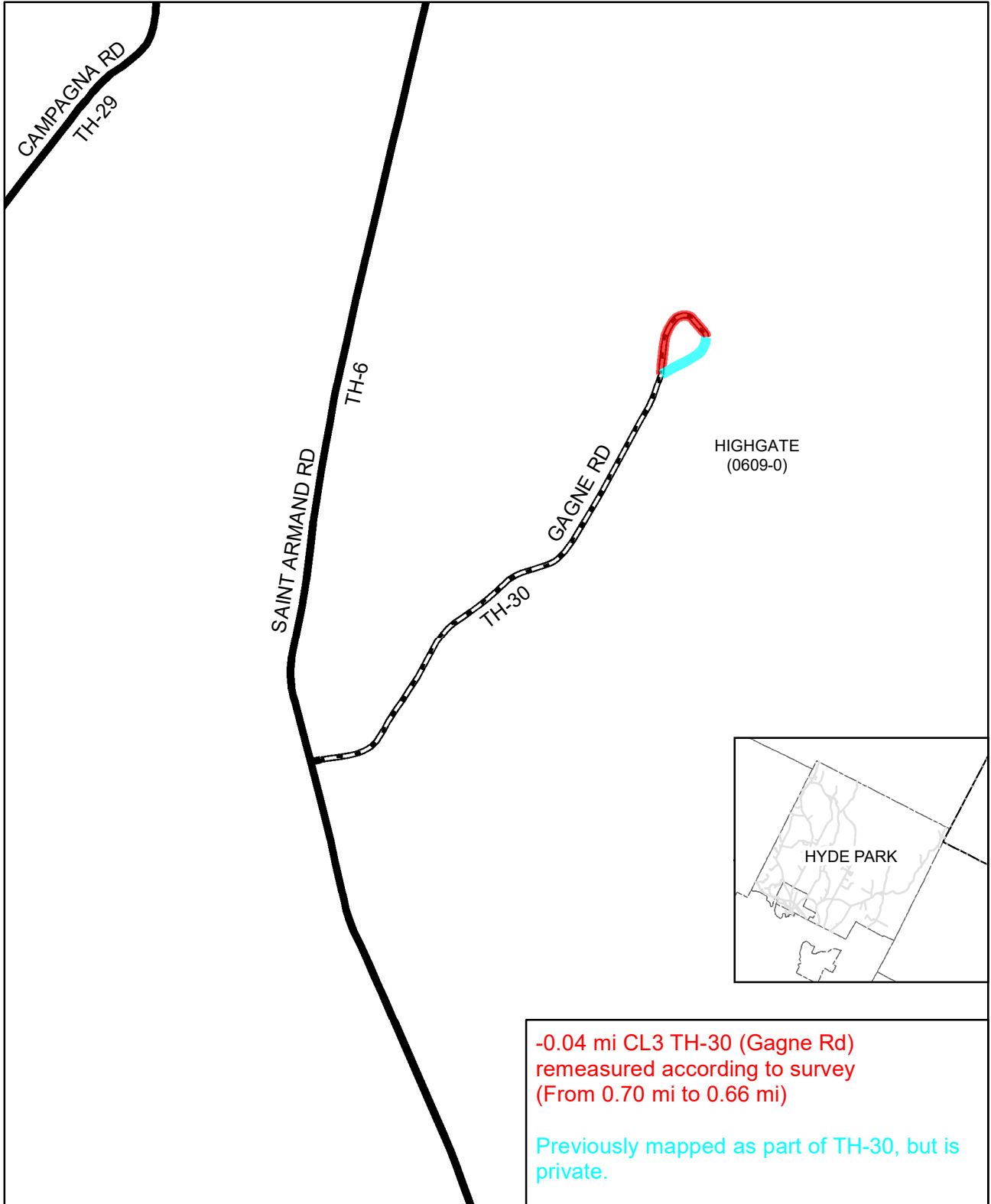
**PART III - SIGNATURES - PLEASE SIGN.**

Signatures of Selectmen/ Aldermen/ Trustees:  
  
 Signature of T/C/V Clerk:  Date Filed: 1-6-22  
 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: 5/9/2022



-0.04 mi CL3 TH-30 (Gagne Rd)  
remeasured according to survey  
(From 0.70 mi to 0.66 mi)

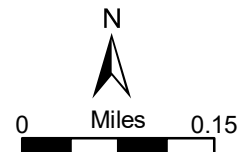
Previously mapped as part of TH-30, but is private.

### Mileage Certificate Changes 2022

#### HIGHGATE

(CTUA:0609-0)  
(CERTCODE:0609-0)

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- March 25, 2022



**From:** [Heidi Britch-Valenta](#)  
**To:** [DeAndrea, Pam](#)  
**Subject:** RE: Further clarification: Highgate TH-30 (Gagne Rd)  
**Date:** Tuesday, January 4, 2022 11:47:30 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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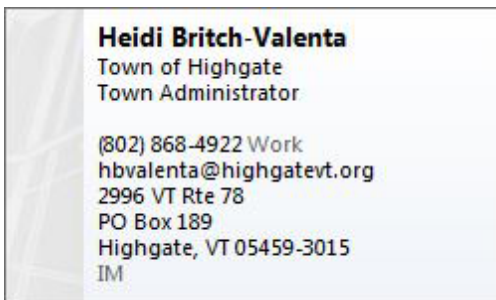
**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Hi Pam,

Thank you for your time on the phone. I agree with your summary below and I will get the certificate approved via resolution on the mtg on Thursday but I will wait to submit until minutes from the meeting are available. I can get those within 5 days but if you need a signed copy of the minutes, I will not have those until the following mtg on the 20<sup>th</sup>.

Thank you,

H



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**From:** DeAndrea, Pam <Pam.DeAndrea@vermont.gov>  
**Sent:** Tuesday, January 4, 2022 11:43 AM  
**To:** Heidi Britch-Valenta <hbvalenta@highgatevt.org>  
**Cc:** Croft, Johnathan <Johnathan.Croft@vermont.gov>; Highgate Public Works <publicworks@highgatevt.org>; AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>; Alley, Kerry <Kerry.Alley@vermont.gov>  
**Subject:** RE: Further clarification: Highgate TH-30 (Gagne Rd)

Hi Heidi,

I wanted to follow up on this email and our conversation today regarding TH-30. Thank you for your confirmation that TH-30 ends at the location indicated on the attached survey ("Approximate Terminus of Gagne Road (Town Highway #30)"). The Selectboard will meet to confirm the dedication and acceptance of the road layout per the survey and you will provide us with the minutes from the meeting. You will also indicate the mileage change for TH-30 of -0.04 miles on the 20222 Mileage Certificate and return to us.

Thank you so much!

Pam

**Pamela DeAndrea (she/her)** | AOT GIS Professional III, Mapping Section  
Vermont Agency of Transportation  
219 North Main Street | Barre, VT 05641  
802-793-7555 | [pam.deandrea@vermont.gov](mailto:pam.deandrea@vermont.gov)



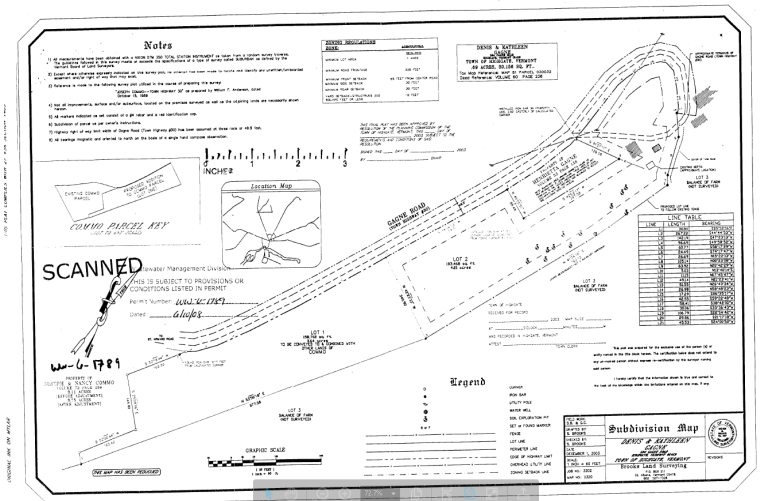
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**From:** Heidi Britch-Valenta <[hbvalenta@highgatevt.org](mailto:hbvalenta@highgatevt.org)>  
**Sent:** Monday, December 20, 2021 2:44 PM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Cc:** Croft, Johnathan <[Johnathan.Croft@vermont.gov](mailto:Johnathan.Croft@vermont.gov)>; DeAndrea, Pam <[Pam.DeAndrea@vermont.gov](mailto:Pam.DeAndrea@vermont.gov)>; Highgate Public Works <[publicworks@highgatevt.org](mailto:publicworks@highgatevt.org)>  
**Subject:** RE: Further clarification: Highgate TH-30 (Gagne Rd)

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

Hi Kerry,

I talked with the PWD this am and they believe the survey of TH 30 that was attached represents their understanding of the Gagne Rd. They stop at the end of the Town Highway but there is a private road that loops through.



So, it sounds like we would need to accept that segment of road as a highway. Please refresh my memory on the process to accept a road.

Thanks,  
H

**Heidi Britch-Valenta**  
 Town of Highgate  
 Town Administrator

(802) 868-4922 Work  
 hbvalenta@highgatevt.org  
 2996 VT Rte 78  
 PO Box 189  
 Highgate, VT 05459-3015  
 IM

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**From:** Alley, Kerry <Kerry.Alley@vermont.gov>  
**Sent:** Monday, December 13, 2021 2:42 PM  
**To:** Heidi Britch-Valenta <hbvalenta@highgatevt.org>  
**Cc:** Croft, Johnathan <Johnathan.Croft@vermont.gov>; DeAndrea, Pam <Pam.DeAndrea@vermont.gov>  
**Subject:** Further clarification: Highgate TH-30 (Gagne Rd)

Attached:Highgate\_TH30\_survey.pdf

Gagne Rd map.pdf

Hello Heidi,

I've been doing some "house cleaning", organizing some unresolved mileage issues from years past, and realized that I never finished getting information about TH-30 (Gagne Rd). I do have the copies of the surveys that you gave me in 2019 and 2020 (attached here for your convenience). First I'll describe what I know about TH-30, and then what needs to be done to ensure that TH-30 is mapped correctly on the Town Highway Map.

**History of TH-30 from VTrans records:**

TH-30 originally went from TH-7 through to TH-31 (now discontinued), and when TH-31 was discontinued, so was a portion of TH-30 such that 0.70 mi of TH-30 remained (see sequence of Town Highway Map excerpts below, where TH-30 has yellow highlighting).

1941:



1949:



1959



**Issues:**

TH-30 is currently mapped with a loop at the end, and the measure we have on record is longer than the distance around the whole loop, but shorter than the distance extending to the far end of the loop. When I asked for clarification, I got a third possibility: that part of the loop is Town Highway, but not all of it (see Highgate\_TH30\_survey.pdf).

The only reason I'm reluctant to simply update our records to match the survey is because there is a gap in the documentation history...Although we processed the partial discontinuance of TH-30 in the late '40s, we being do not know when (or how) the partial loop at the end may have been added. I might simply assume it was an informal addition, except that it is so clearly depicted on the survey in the attached Highgate\_TH30\_survey.pdf. However, that survey does not provide any reference for how they show TH-30, so it is possible they were simply assuming it was public. I was hoping that the other survey referenced (see Gagne Rd map.pdf attached) would have the missing information, but it shows only the "Existing Commo Parcel" and not the vicinity of the loop at the end of TH-30.

So... I'm hoping that you can find documentation of the missing link, or confirm that TH-30 should only officially include the originally right-of-way that wasn't discontinued.



### **Updating the Town Highway Map**

In order to keep showing the loop at the end of TH-30, we would need documentation indicating that any “newer” portion that is not within the original TH-30 right of way has also been laid out and accepted as a highway. Unfortunately the survey in Highgate\_TH30\_survey.pdf (attached) does not provide any information about why the surveyor mapped it as shown, or why it ends approximately where indicated. It is also possible that there was a realignment at the time of the partial discontinuance of TH-30 (maybe in 1949 or shortly before then, based on the 1949 excerpt shown above).

Please let me know if you have any questions about this!

Kerry

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**Kerry Alley** | GIS Professional III  
Vermont Agency of Transportation  
219 North Main Street | Barre, VT 05641 - Physical Address  
2178 Airport Rd, Unit B | Berlin, VT 05641 - Mailing Address  
802-917-2621 (cell) | [Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)  
<http://vtrans.vermont.gov/planning/maps>  
(NOTE: new phone number and address)

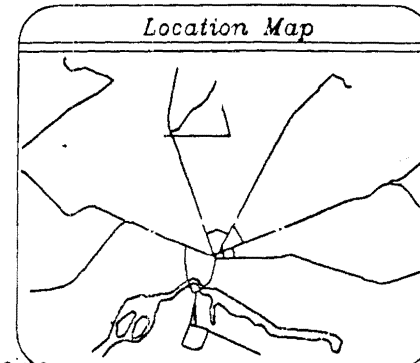
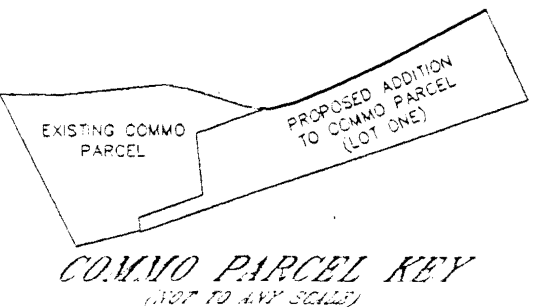
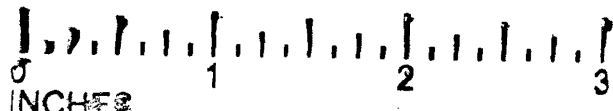
### Notes

- All measurements have been obtained with a NIKON DTM 350 TOTAL STATION INSTRUMENT as taken from a random survey traverse. The guidelines followed in this survey meets or exceeds the specifications of a type of survey called SUBURBAN as defined by the Vermont Board of Land Surveyors.
- Except where otherwise expressly indicated on this survey plat, no attempt has been made to locate and identify any unwritten/unrecorded easement and/or right of way that may exist.
- Reference is made to the following survey plot utilized in the course of preparing this survey:  
"JOSEPH COMMO--TOWN HIGHWAY 30" as prepared by William F. Anderson, dated October 13, 1989
- Not all improvements, surface and/or subsurface, located on the premises surveyed as well as the adjoining lands are necessarily shown hereon.
- All markers indicated as set consist of a #4 rebar and a red identification cap.
- Subdivision of parcel as per owner's instructions.
- Highway right of way (limit width of Gagne Road (Town Highway #30) has been assumed at three rods or 49.5 feet.
- All bearings magnetic and oriented to north on the basis of a single hand compass observation.

| ZONING REGULATIONS                               |                          |
|--|--------------------------|
| ZONE:  | AGRICULTURAL             |
| MINIMUM LOT AREA                                 | 1 ACRE                   |
| MINIMUM ROAD FRONTAGE                            | 200 FEET                 |
| MINIMUM FRONT SETBACK                            | 65 FEET FROM CENTER ROAD |
| MINIMUM SIDE SETBACK                             | 30 FEET                  |
| MINIMUM REAR SETBACK                             | 30 FEET                  |
| YARD SETBACK--STRUCTURES 200 SQUARE FEET OR LESS | 10 FEET                  |

**DENIS & KATHLEEN GAGNE**  
594 GAGNE ROAD  
HIGHGATE, VERMONT 05458  
**TOWN OF HIGHGATE, VERMONT**  
.69 ACRES, 30,156 SQ. FT.  
Tax Map Reference: MAP 81 PARCEL 030032  
Deed Reference: VOLUME 60 PAGE 236

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF HIGHGATE, VERMONT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003  
BY \_\_\_\_\_ CHAIR



**SCANNED**

Wastewater Management Division

THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT

Permit Number: WW-6-1789

Dated: 6/10/08

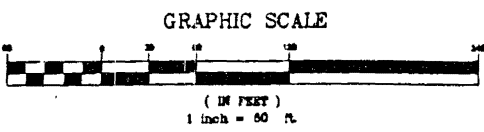
**ww-6-1789**  
PROPERTY OF  
JOSEPH & NANCY COMMO  
VOLUME 73 PAGE 289  
3.11 ACRES  
(BEFORE ADJUSTMENT)  
8.75 ACRES  
(AFTER ADJUSTMENT)

TO ST. ARMAND ROAD  
S 52°34'44" N  
163.30  
FOUND IRON BAR 9.17 FEET FROM CALCULATED CORNER

LOT 1  
158,702 sq. ft.  
3.64 acres  
TO BE CONVEYED TO & COMBINED WITH OTHER LANDS OF COMMO

LOT 2  
183,468 sq. ft.  
4.21 acres

LOT 3  
BALANCE OF FARM  
(NOT SURVEYED)



### Legend

- CORNER
- IRON BAR
- UTILITY POLE
- WATER WELL
- SOIL EXPLORATION PIT
- SET or FOUND MARKER
- FENCE
- LOT LINE
- PERIMETER LINE
- EDGE OF HIGHWAY LIMIT
- OVERHEAD UTILITY LINE
- ZONING SETBACK LINE

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 30.80  | S25°12'16"E |
| L2         | 267.22 | S44°44'53"W |
| L3         | 142.19 | S47°23'13"W |
| L4         | 96.69  | S49°58'52"W |
| L5         | 60.77  | S58°17'29"W |
| L6         | 24.49  | S74°17'47"W |
| L7         | 26.69  | N15°22'13"W |
| L8         | 105.14 | N00°23'08"W |
| L9         | 63.92  | N20°42'29"W |
| L10        | 5.03   | N13°40'14"E |
| L11        | 11.15  | N07°45'47"W |
| L12        | 49.14  | N21°23'41"W |
| L13        | 51.55  | N26°43'34"W |
| L14        | 26.98  | N58°48'23"W |
| L15        | 17.29  | S86°35'17"W |
| L16        | 42.55  | S59°22'48"W |
| L17        | 58.41  | S38°42'00"W |
| L18        | 30.06  | S33°36'43"W |
| L19        | 106.79 | S22°04'42"W |
| L20        | 29.86  | S21°17'18"W |
| L21        | 45.53  | S24°00'52"W |

TOWN OF HIGHGATE  
RECEIVED FOR RECORD  
\_\_\_\_\_ 2003 MAP SLIDE  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ AM  
AND RECORDED IN HIGHGATE, VERMONT  
ATTEST \_\_\_\_\_ TOWN CLERK

This plot was prepared for the exclusive use of the person (s) or entity named in the title block hereon. The certification below does not extend to any un-named person without express re-certification by the surveyor naming said person.

I hereby certify that the information shown is true and correct to the best of my knowledge within the limitations entered on this map, if any.

|                            |  |           |
|----------------------------|--|-----------|
| FIELD WORK:<br>S.B. & G.C. | <b>Subdivision Map</b>   |           |
| DRAFTED BY:<br>S. BROOKS   |  |           |
| CHECKED BY:<br>S. BROOKS   | <b>DENIS &amp; KATHLEEN GAGNE</b><br>594 GAGNE ROAD<br>HIGHGATE, VERMONT 05458<br><b>TOWN OF HIGHGATE, VERMONT</b> | REVISIONS |
| DATE:<br>DECEMBER 1, 2003  |  |           |
| SCALE:<br>1 INCH = 60 FEET | <b>Brooks Land Surveying</b><br>P.O. BOX 211<br>St. Albans, Vermont 05478<br>802-527-7328                          |           |
| JOB NO.: 3202              |  |           |
| MAP NO.: 2320              |  |           |

THIS PLAT COMPLIES WITH 27 VSA SECTION 1403 ORIGINAL INK ON MYLAR