

District 9  
Certcode 1004-0

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2026**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2026 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 CHARLESTON in ORLEANS 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			0.00	0.000
Class 2	10.150			10.150	0.000
Class 3	30.21		0.04	30.17	0.000
State Highway	13.910			13.910	0.000
<b>Total</b>	<b>54.270</b>			<b>54.23</b>	<b>0.000</b>
* Class 1 Lane	0.000			0.00	
* Class 4	7.78			7.78	0.000
* Legal Trail	6.96	0.04		7.00	

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

Initial  
PD

**PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.**

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".

2. DISCONTINUED: Please attach SIGNED copy of proceedings (minutes of meeting).

3. RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting).

0.04 mile Class 3 portion of TH26 reclassified to Legal Trail and added to existing LT11

4. 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:

Signature of T/C/V Clerk: Jeri L Gray

Date Filed: 3/26/26

Please sign ORIGINAL and return it for Transportation signature.

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

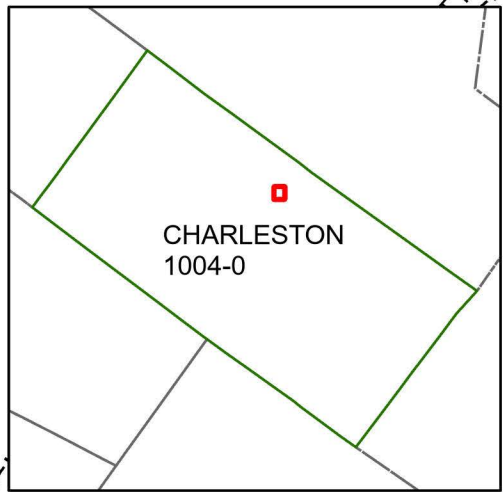
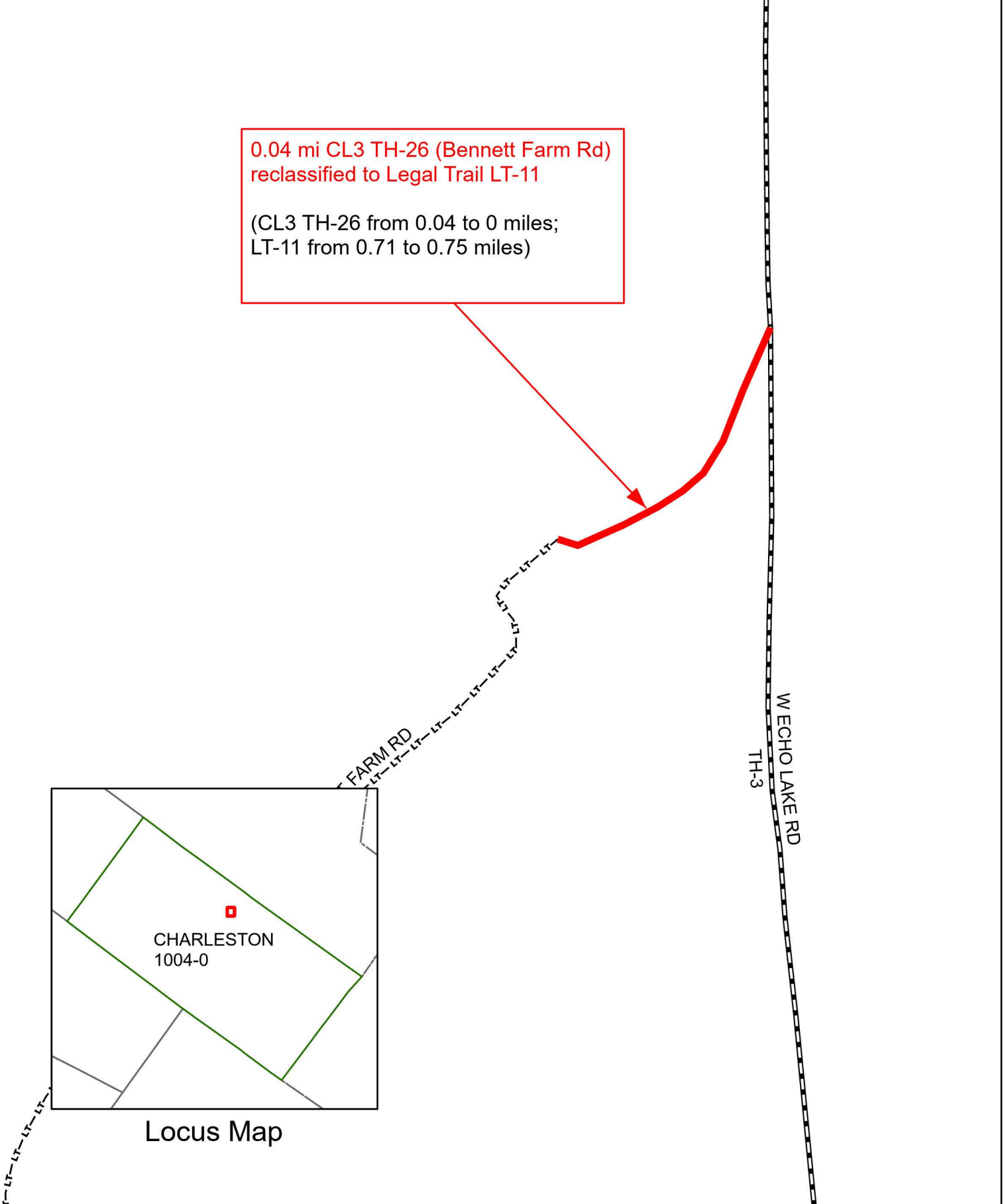
APPROVED:

Johnathan Croft  
Representative, Agency of Transportation

DATE: 3/27/2026

0.04 mi CL3 TH-26 (Bennett Farm Rd)  
reclassified to Legal Trail LT-11

(CL3 TH-26 from 0.04 to 0 miles;  
LT-11 from 0.71 to 0.75 miles)



Locus Map

**Mileage Certificate Changes 2026**  
**CHARLESTON TH-26**

(CTUA:1004-0)  
(CERTCODE:1004-0)

Mapping Unit  
Highway Division  
Vermont Agency of Transportation -- March 16, 2026



## Town of Charleston

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W Charleston VT 05872  
Phone No: (802) 895-2814  
Fax No: (802) 895-2714  
townofcharlestonvt@comcast.net  
www.charlestonvt.org

March 12, 2026

Johnathan Croft  
VTrans Mapping Section  
Division of Policy, Planning and Intermodal Development  
1 National Life Drive  
Montpelier, VT 05633

Dear Johnathan:

Please find enclosed a decision order regarding Charleston town highway #26, along with changes indicated on the Charleston highway map and mileage table.

Please contact me if you have any questions about this. Thank you.

Best regards,



Colleen Kellogg

Asst. Town Clerk & Treasurer

**Order and Report  
of Selectboard, Town of Charleston**

**COPY**

**Re: Bennett Farm Road, February 2026**

Pursuant to V.S.A. Title 19, a public hearing was held on February 11, 2026 at 6:00 pm at the Charleston Town Clerk's office with regard to taking action as described below to reclassify the following town highway located entirely within the Town of Charleston:

Reclassify the 0.04-mile Class 3 section of Town Highway 26, which begins at West Echo Lake Rd. This section of TH26 is known as Bennett Farm Road.

Resolved that if the Selectboard determines that the public good, safety, necessity, and convenience of the inhabitants of the Town of Charleston requires that said highway be downgraded, this action will be so ordered.

Prior notice as required by law was duly provided by certified mail to all adjoining landowners and interested parties on January 12, 2026:

- 338 Bly Farm Rd Realty LLC
- Clare Beams & Finnegan Calabro
- Dean & Jeannine Bennett
- Don & Diane Bennett
- Alan & Judith Davis
- DNA Vermont LLC
- Echo Springs LLC
- Karl & Pam Koenigsbauer
- William Lenz, Philip Lenz, and Donna Ginnee
- Daniel & Alice Letourneau
- Margaret Maxwell
- John & Carolyn Simsarian
- Jeffrey Wilson
- Robert & Jean Wilson
- Community National Bank
- Frederic Raphael

Notice was hand-delivered to the Charleston Planning Commission on the same day. Also on January 12, 2026, notice was further provided by posting at the Charleston Town Clerk, East and West Charleston Post Offices, West Charleston Corner Store, and Charlestonvt.org. Notice was published in the Chronicle, the newspaper of record, in the January 21, 2026 edition.

Selectboard Chair Patrick Austin opened the February 11th hearing and stated that the purpose was to receive testimony on a proposal to reclassify a 0.04-mile section of Town Highway 26 (Bennett Farm Road) to correct a recently discovered error. The section is not maintained by the Town and does not meet highway standards. Instead, the Town has mistakenly been maintaining part of a private driveway believed to be the legal highway.

Property owner Peter Veloutsos attended the hearing but had no testimony. The only testimony received was a letter from Jeff Wilson, Dean Bennett, Jeannine Bennett, Don Bennett, and Diane Bennett requesting that the section of road remain Class 3, which was received in the Town Office February 5<sup>th</sup>.

The Selectboard agreed to take up the matter at their regular business meeting the following night at 6:00 pm, and the matter was on the publicly noticed Selectboard Meeting Agenda. Members of the Selectboard conducted a site inspection on February 11, 2026, pursuant to statute.

### **Findings of Fact and Statement of Reasons**

At the February 12, 2026 Selectboard meeting, a motion was made by Pat Austin to reclassify the 0.04-mile section of Town Highway (TH) #26, known as Bennett Farm Road, from a Class 3 highway to a Legal Trail, thereby restricting motorized vehicle access to abutting landowners only pursuant to Vermont statute. The motion was seconded by Tim Jenness and was unanimously approved.

In support of its decision, the Selectboard makes the following findings and conclusions:

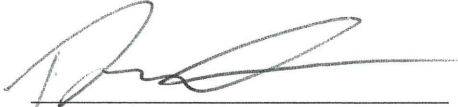
1. The Selectboard held a duly warned public hearing on the proposed reclassification on the evening prior to the February 12 meeting. At that hearing, the Board received written comment from Jeff Wilson and members of the Bennett family requesting that the road remain a Class 3 highway, citing the benefit of continued municipal snowplowing.
2. The Selectboard finds that maintaining a public right-of-way over the subject 0.04-mile segment is necessary to ensure continued access to abutting properties for current and future landowners. Reclassification to a Legal Trail preserves the public right-of-way while modifying the Town's maintenance obligations.
3. The Board finds that, pursuant to Vermont law, motorized vehicle use on legal trails is limited to abutting landowners. The Board concludes that such limitation will reduce misuse and prevent damage caused by unauthorized motorized traffic, particularly because the Town will no longer maintain the roadway as a Class 3 highway.
4. The Board finds that the subject segment serves only one residence. Reclassification to a Legal Trail removes the Town's obligation to maintain and snowplow this section as a Class 3 highway. The Board concludes that eliminating this maintenance obligation is an appropriate and reasonable consideration considering the limited public use of the road and the Town's responsibility to taxpayers.
5. The Board finds that reclassification does not deprive abutting landowners of legal access. While snow removal and routine maintenance will become the responsibility of the landowners, the Board concludes that this obligation is comparable to that borne by other property owners who maintain private driveways to access their residences.
6. The Selectboard inspected the roadway with the Highway Foreman. Based on that inspection, the Board finds that bringing and maintaining this section of roadway in compliance with Class 3 standards would require significant expenditures. The property lies within a substantial drainage area and would necessitate costly culvert upgrades and related improvements. The Board concludes that such expenditures would constitute an undue financial burden on the Town and its taxpayers given the limited use and benefit of the road.

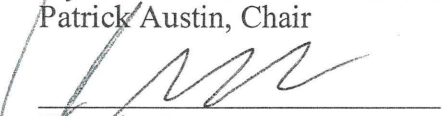
Based on the foregoing findings, the Selectboard concludes that reclassification of the 0.04-mile Class 3 segment of Town Highway (TH) #26, known as Bennett Farm Road, is in the best interests of the Town.


It is hereby ordered that the 0.04-mile portion of TH #26 beginning at West Echo Lake Road be reclassified from Class 3 highway to Legal Trail and incorporated into Legal Trail (LT) #11. Upon reclassification, the length of LT #11 shall increase from 0.71 miles to 0.75 miles, and the Town Highway Map shall be updated accordingly.

Dated at Charleston in the County of Orleans and State of Vermont, this 26th day of February 2026.

Selectboard of Charleston

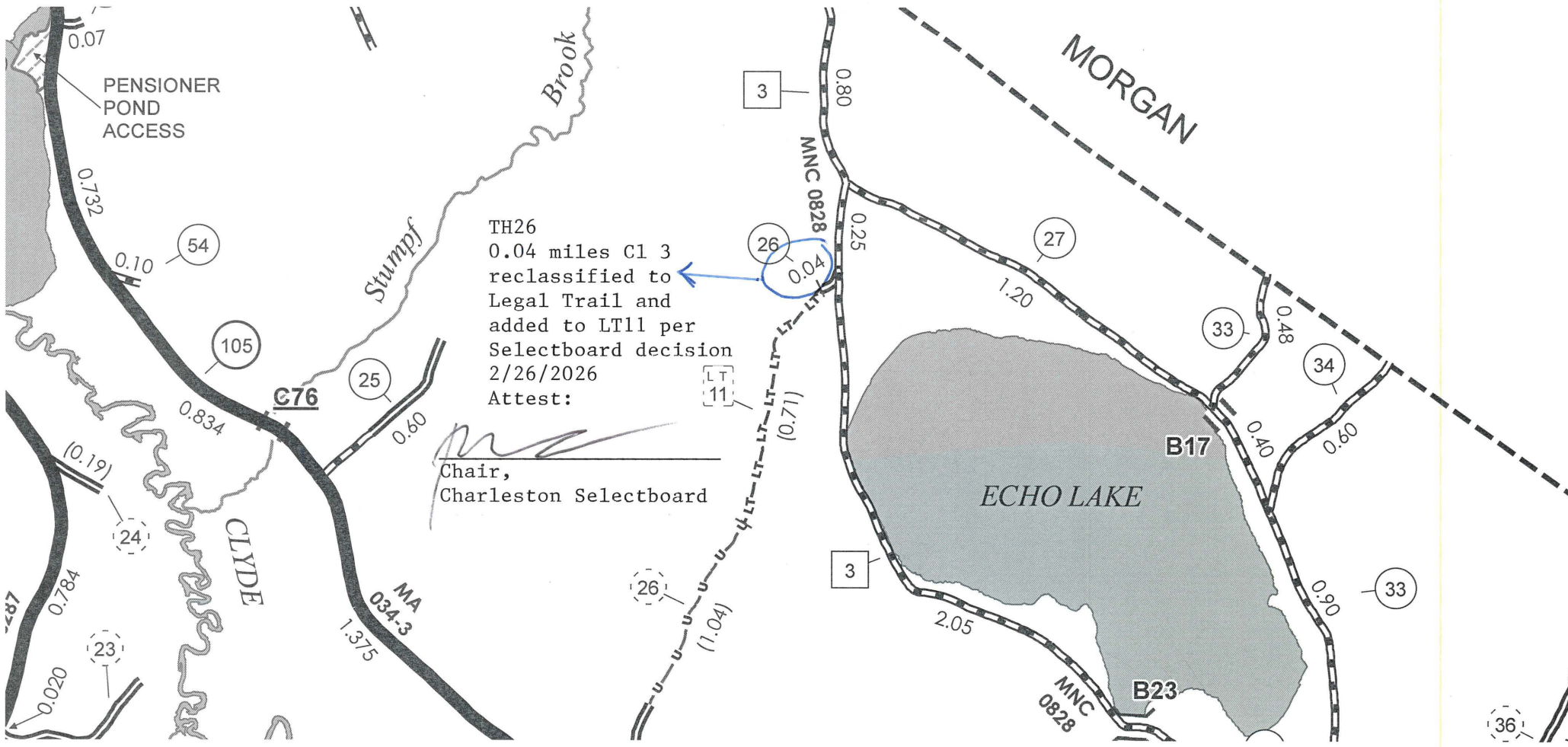
  
\_\_\_\_\_  
Patrick Austin, Chair

  
\_\_\_\_\_  
Timothy Jenness

  
\_\_\_\_\_  
Terry Rollins

Pursuant to Title 19, V.S.A., section 740, you may appeal this decision to the Superior Court of the county in which the property is situated in accordance with Rule 74 of the Vermont Rules of the Civil Procedure. Said appeal is commenced by filing a notice of appeal with the Town Clerk within 30 days of the day this decision was mailed to you by the Town Clerk.

Date mailed: March 4, 2026



County-Town Code: 1004

272,000

528,000

TOWN HWY. No.	LENGTH IN MILES	
	CLASS 3	CLASS 4
3	0.80	
5	2.12	(0.87)
6	1.05	
7	0.26	
8	0.10	
9	0.20	
10	0.20	
11	0.23	
12	1.10	
13	3.10	
16	1.80	
17	1.10	
19	1.80	(0.44)
23		(0.36)
24		(0.19)
25	0.60	
26	<del>0.64</del>	(1.04)
27	1.20	
28		(1.80)
29	0.65	
30	0.73	
31		(0.15)
32		(0.80)
33	2.23	
34	0.60	
35	0.19	
36		(0.95)
38	1.15	
39	2.05	
40	0.15	
41	0.84	(0.25)
42	0.46	(0.54)
43	2.75	
44	0.60	
45	0.77	
46		(0.25)
47	0.10	
48	0.09	
52	0.90	
54	0.10	
56	0.07	
57		(0.08)
59	0.08	
<b>TOTAL</b>	<del>30.21</del>	7.72

30.17

RECLASSIFIED TO LEGAL TRAIL

LEGAL TRAIL No.	LENGTH IN MILES LEGAL TRAIL
1	(0.95)
2	(0.30)
3	(1.00)
4	(0.28)
5	(0.86)
6	(0.85)
7	(0.61)
8	(0.30)
9	(0.25)
10	(0.70)
11	<del>(0.74)</del> 0.75
12	(0.15)
<b>TOTAL</b>	<del>6.96</del>

7.00

TOWN HWY. No.	LENGTH IN MILES "NOT UP TO STANDARD"
5	(0.08)
<b>TOTAL</b>	0.06

\* The sections of the town highways listed above are legally Class 3, but have been deemed "Not Up To Standard" and are functionally Class 4 Town Highways

Per decision of the  
Town of Charleston Selectboard  
2/26/2026

268,000

264,000

