

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2017

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2017 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of WAITSFIELD in WASHINGTON 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.

Table with 6 columns: Town Highways, Previous Mileage, Added Mileage, Subtracted Mileage, Total, Scenic Highways. Rows include Class 1, Class 2, Class 3, State Highway, Total, Class 1 Lane, Class 4, and Legal Trail.

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

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).
4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

Description notes + totals by K. Alley 2/24/2016.

IF THERE ARE NO CHANGES IN MILEAGE: Check box and sign below. []

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Handwritten signatures of Paul Santoshon, Karen, and Bob Jovic.

T/C/V Clerk Signature:

Handwritten signature of Kellen Myer.

Date Filed:

2/15/17

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

Signed copy will be returned to T/C/V Clerk.

APPROVED:

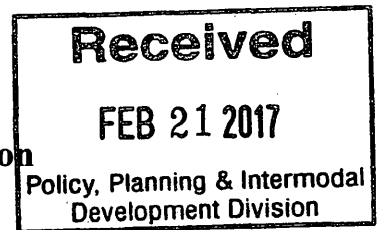
Handwritten signature and text: Representative, Agency of Transportation

DATE:

3/30/2017

Vermont Statutes Annotated

19 V.S.A. § 305. Measurement and inspection



§ 305. Measurement and inspection

(a) After reasonable notice to the selectboard, a representative of the agency may measure and inspect the class 1, 2, and 3 town highways in each town to verify the accuracy of the records on file with the agency. Upon request, the selectboard or their designee shall be permitted to accompany the representative of the agency during the measurement and inspection. The agency shall notify the town when any highway, or portion of a highway, does not meet the standards for its assigned class. If the town fails, within one year, to restore the highway or portion of the highway to the accepted standard, or to reclassify, or to discontinue, or develop an acceptable schedule for restoring to the accepted standards, the agency for purposes of apportionment under section 306 of this title shall deduct the affected mileage from that assigned to the town for the particular class of the road in question.

(b) Annually, on or before February 10, the selectboard shall file with the town clerk a sworn statement of the description and measurements of all class 1, 2, 3, and 4 town highways and trails then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2, 3, or 4 town highways, trails, or unidentified corridors are accepted, discontinued, or reclassified, a copy of the proceedings shall be filed in the town clerk's office and a copy shall be forwarded to the agency.

(c) All class 1, 2, 3, and 4 town highways and trails shall appear on the town highway maps by July 1, 2015.

(d) At least 45 days prior to first including a town highway or trail that is not clearly observable by physical evidence of its use as a highway or trail and that is legally established prior to February 10, 2006 in the sworn statement required under subsection (b) of this section, the legislative body of the municipality shall provide written notice and an opportunity to be heard at a duly warned meeting of the legislative body to persons owning lands through which a highway or trail passes or abuts.

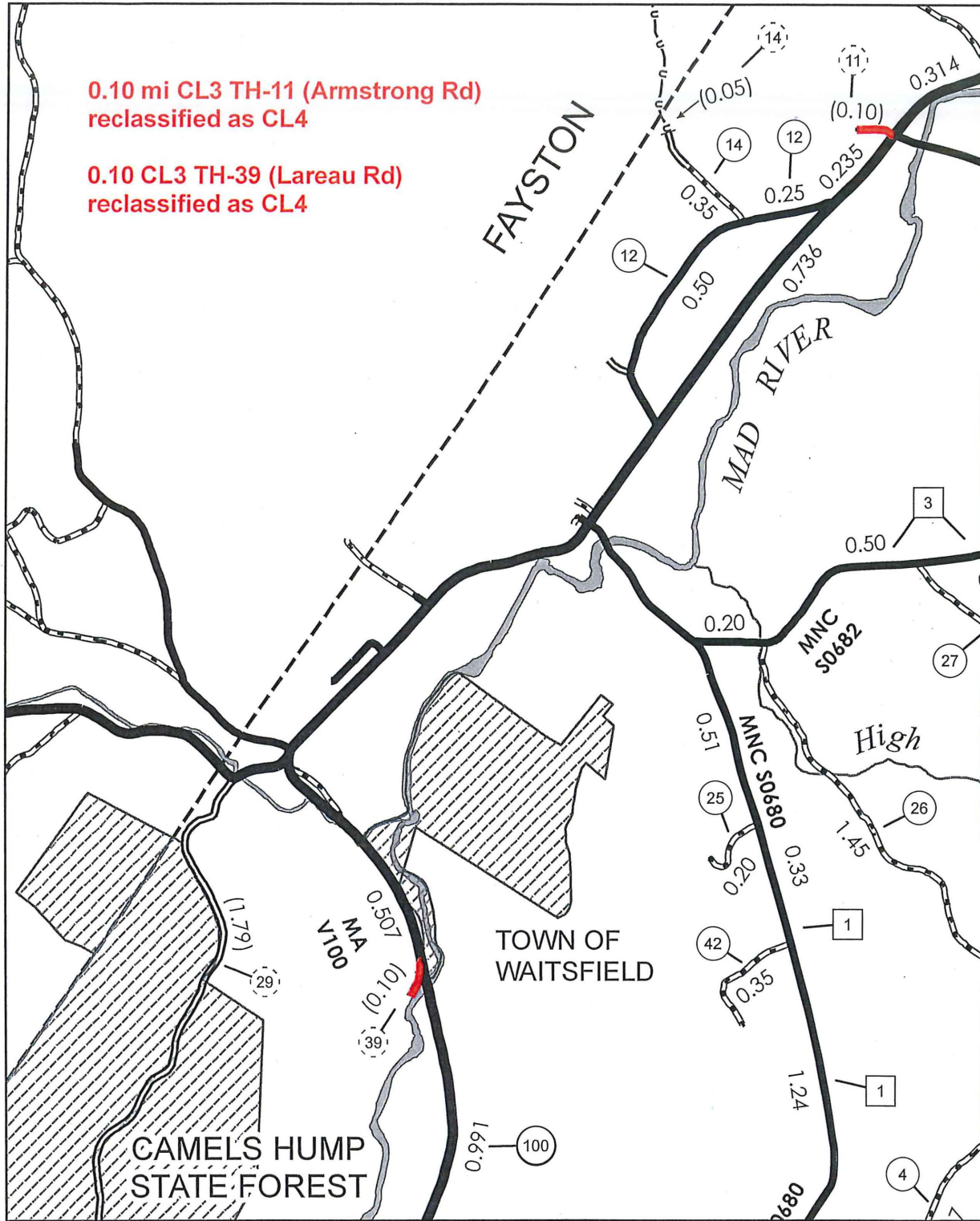
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of any surveys of the affected highway or trail, minutes of meetings at which the legislative body took action with respect to the changes, and a current town highway map with the requested deletions and additions sketched on it. A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006. All records filed with the agency are subject to verification in accordance with subsection (a) of this section.

(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description, or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(g) The agency shall provide each town with a map of all of the highways in that town together with the mileage of each class 1, 2, 3, and 4 highway, as well as each trail, and such other information as the agency deems appropriate.

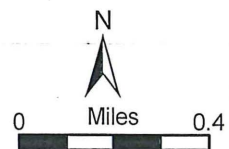
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <http://legislature.vermont.gov/statutes/section/19/003/00305>

December 2016



**Mileage Certificate Changes 2017
WAITSFIELD (1216-0)**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- March 30, 2017



Town Highway/Legal Trails Addition/Reclassification/Discontinuance Checklist

The following includes a checklist of the documentation to be supplied to the Vermont Agency of Transportation (VTrans) when adding / reclassifying / discontinuing highways and trails. The documentation is subject to verification by VTrans.

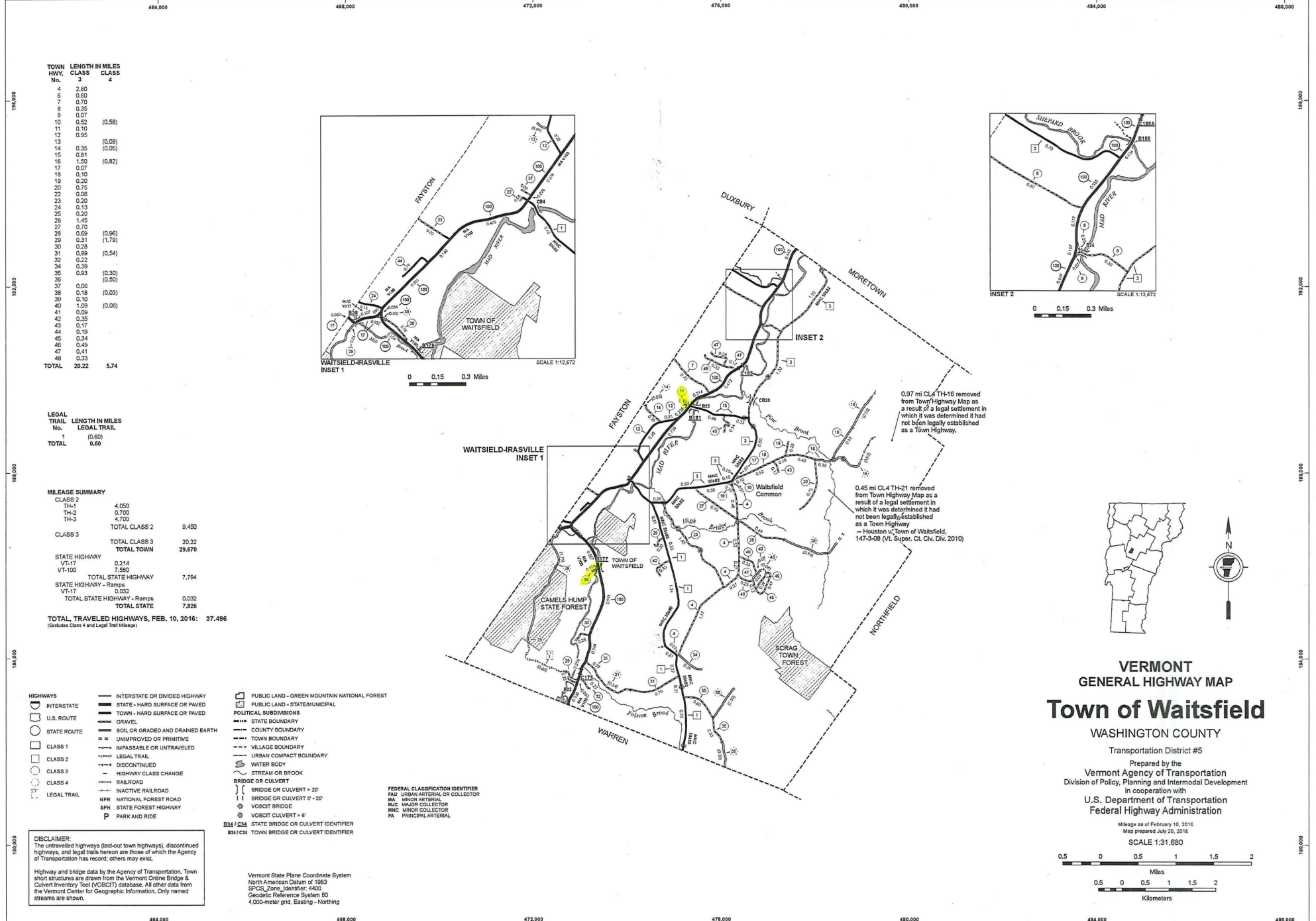
Check the box if the information is included as part of the documentation submitted.

- A description of the affected highway or trail
Vt. Stat. Ann. tit. 19, § 305(e)
- A current town highway map with the requested deletions and additions sketched on it
Vt. Stat. Ann. tit. 19, § 305(e)
- Minutes of meetings at which the legislative body took action with respect to the changes
(include copies of the meeting minutes) Vt. Stat. Ann. tit. 19, § 305(e)
- Evidence of written notice to adjoining landowners
(include a copy of the newspaper notice and a copy of the letter sent to adjoining landowners)
Vt. Stat. Ann. tit. 19, § 709
- A copy of any surveys of the affected highway or trail
Vt. Stat. Ann. tit. 19, § 305(e) Vt. Stat. Ann. tit. 19, § 704

-
- For Class 3 or Class 4 town highway additions
A Certificate of Completion and Opening
While not required by statute, a Certificate of Completion and Opening form is a helpful document for the record.

All records filed with the agency are subject to verification in accordance with 19 V.S.A. § 305 (a) and 19 V.S.A. § 305 (e).

Vermont Agency of Transportation
Division of Policy, Planning and Intermodal Development, Mapping Section
1 National Life Drive, Montpelier, VT 05633-5001



TOWN HWY. No.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4
4	2.80	
6	0.60	
7	0.70	
8	0.35	
9	0.07	
10	0.52	(0.56)
11	0.10	
12	0.95	
13		(0.09)
14	0.35	(0.05)
15	0.81	
16	1.50	(0.82)
17	0.07	
18	0.10	
19	0.20	
20	0.75	
22	0.05	
23	0.20	
24	0.13	
25	0.20	
26	1.45	
27	0.70	
28	0.65	(0.96)
29	0.31	(1.79)
30	0.28	
31	0.99	(0.54)
32	0.22	
34	0.39	
35	0.93	(0.30)
36		(0.30)
37	0.06	
38	0.18	(0.03)
39	0.10	
40	1.09	(0.08)
41		
42	0.35	
43	0.17	
44	0.19	
45	0.34	
46	0.49	
47	0.41	
48	0.33	
TOTAL	20.22	5.74

LEGAL TRAIL No.	LENGTH IN MILES LEGAL TRAIL
1	(0.60)
TOTAL	0.60

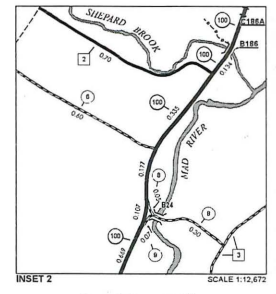
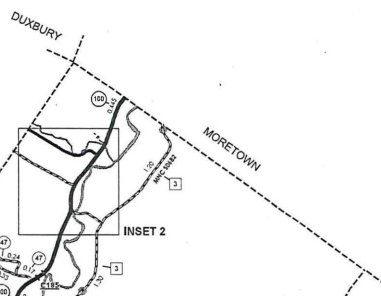
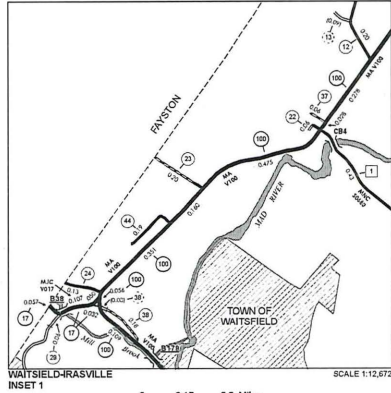
MILEAGE SUMMARY	
CLASS 2	
TH-1	4.050
TH-2	0.700
TH-3	4.700
TOTAL CLASS 2	9.450
CLASS 3	
TOTAL CLASS 3	20.22
TOTAL TOWN	29.670
STATE HIGHWAY	
VT-17	0.214
VT-100	7.280
TOTAL STATE HIGHWAY	7.794
STATE HIGHWAY - Ramps	
VT-17	0.032
TOTAL STATE HIGHWAY - Ramps	0.032
TOTAL STATE	7.826

TOTAL TRAVELED HIGHWAYS, FEB. 10, 2016: 37.496
(Excludes Class 4 and Legal Trail Mileage)

- HIGHWAYS**
- INTERSTATE OR DIVIDED HIGHWAY
- STATE - HARD SURFACE OR PAVED
- TOWN - HARD SURFACE OR PAVED
- GRAVEL
- SOIL OR GRADED AND DRAINED EARTH
- UNIMPROVED OR PRIMITIVE
- IMPASSABLE OR UNTRAVELED
- LEGAL TRAIL
- DISCONTINUED
- HIGHWAY CLASS CHANGE
- RAILROAD
- INACTIVE RAILROAD
- NFR NATIONAL FOREST ROAD
- SFH STATE FOREST HIGHWAY
- PARK AND RIDE
- PUBLIC LAND - GREEN MOUNTAIN NATIONAL FOREST
- PUBLIC LAND - STATE/MUNICIPAL
- POLITICAL SUBDIVISIONS
- STATE BOUNDARY
- COUNTY BOUNDARY
- TOWN BOUNDARY
- VILLAGE BOUNDARY
- URBAN COMPACT BOUNDARY
- WATER BODY
- STREAM OR BROOK
- BRIDGE OR CULVERT
- BRIDGE OR CULVERT > 20'
- BRIDGE OR CULVERT 6' - 20'
- VOCBT BRIDGE
- VOCBT CULVERT > 6'
- STATE BRIDGE OR CULVERT IDENTIFIER
- TOWN BRIDGE OR CULVERT IDENTIFIER

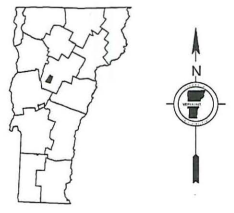
DISCLAIMER:
The untraveled highways (and-out town highways), discontinued highways, and legal trails herein are those of which the Agency of Transportation has record; others may exist.
Highway and bridge data by the Agency of Transportation, Town short structures are drawn from the Vermont Online Bridge & Culvert Inventory Tool (VOCBIT) database. All other data from the Vermont Center for Geographic Information. Only named streams are shown.

Vermont State Plane Coordinate System
North American Datum of 1983
SPCS_Zone_Identifier: 4400
Geoidal Reference System 90
4,000-meter grid, Easting - Northing



0.97 mi CL4 TH-16 removed from Town Highway Map as a result of a legal settlement in which it was determined it had not been legally established as a Town Highway.

0.45 mi CL4 TH-21 removed from Town Highway Map as a result of a legal settlement in which it was determined it had not been legally established as a Town Highway
- Houston v. Town of Waitsfield, 147-3-08 (Vt. Super. Ct. Civ. Div. 2010)



VERMONT GENERAL HIGHWAY MAP
Town of Waitsfield
WASHINGTON COUNTY

Transportation District #5
Prepared by the Vermont Agency of Transportation
Division of Policy, Planning and Intermodal Development
in cooperation with
U.S. Department of Transportation
Federal Highway Administration

Mileage as of February 10, 2016
Map prepared July 20, 2016
SCALE 1:31,680
0.5 0 0.5 1 1.5 2 Miles
0.5 0 0.5 1 1.5 2 Kilometers

DATE 1-27-17 TIME 4:20 p.RECORDED IN BOOK 163 PAGE 56-67ATTEST J. Oute TOWN CLERK

TOWN OF WAITSFIELD

Town of Waitsfield, Vermont
Selectboard's Findings and Order for the
Reclassification of Town Highway #39

FINDINGS:

1. Upon petition of the Waitsfield Selectboard pursuant to 19 V.S.A. Section 708, a Notice of Public Hearing and Site Examination was warned for discontinuance of Town Highway #39 (Lareau Road).
2. In advance of the public hearing, proper notice was given to all abutters and persons owning or interested in lands through which the said portion of Town Highway #39 passes. The following abutters were so notified by certified mail on October 28, 2016, and a Certificate of Service is attached as **Exhibit 1** hereto:

George Schenk and Clay Westbrook
American Flatbread and Lareau Farm Inn
46 Lareau Road
Waitsfield, VT 05673

3. Said notice contained the following description of the portion of Town Highway #39 to be considered for discontinuance:

"Lareau Road, Town Highway #39, is a dead end Class 3 town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street, and serves American Flatbread and the Lareau Farm Inn."

4. Pursuant to 19 V.S.A. Section 709, on October 28, 2016, a Notice of Public Hearing and Site Examination for the November 28, 2016 inspection of the premises and hearing was duly posted at the Office of the Town Clerk and was published in *The Valley Reporter*, a newspaper of general circulation in the area, on November 17, 2016, page 23. Said notice was also posted at several locations within the environs of the Town of Waitsfield. A Certificate of Posting and Delivery is attached hereto as **Exhibit 2**, and a copy of said Notice as it appeared in *The Valley Reporter* is attached hereto as **Exhibit 3**.
5. On November 28, 2016, an examination of the premises was convened on the site at 5:00pm. Present at said site inspection, in addition to Selectboard members Paul Hartshorn, Sal Spinosa, Darryl Forrest, and Anne Bordonaro were: Town Administrator Valerie Capels, Road Commissioner Charlie Goodman, and property owner George Schenk.
6. Upon having inspected the site, the hearing was reconvened at the Waitsfield Town Office at 7:30pm, at which evidence and testimony were provided, as recorded in the minutes of November 28, 2016. A copy of the relevant portion of the approved minutes of the November 28, 2016 Selectboard meeting is attached hereto as **Exhibit 4**.

7. The Town of Waitsfield has provided winter maintenance, grading as needed, and performed repairs to the road surface following various flood events.
8. In an initiative to improve safety and in conjunction with the replacement of State of Vermont Bridge 177 [BF013-4(39)] in 2016, the property owner received approvals from the Vermont Agency of Transportation, the Vermont Agency of Natural Resources, the Waitsfield Development Review Board, and the Waitsfield Selectboard to reconstruct the access to the American Flatbread and Lareau Farm Inn property at their own expense and in accordance with the plan titled "Lareau Farm Road Reconfiguration Map, American Flatbread, Vermont Route 100" prepared by McCain Consulting, Inc., dated August 31, 2015. This was completed in September 2016.
9. The northerly portion of the reconstructed access no longer coincides with the original alignment of the Town Highway #39 right-of-way. The alignments of the reconstructed access and Town Highway #39 right-of-way coincide at the base of the access and continue southerly to the bridge abutment.
10. The reconstruction of the State of Vermont Bridge 177 [BF013-4(39)] included the construction of a pedestrian pathway between the base of the northern abutment and the Mad River connecting the Lareau Swimhole Park and the American Flatbread/Lareau Farm Inn property. Said pedestrian path is accessible from the original alignment of Town Highway #39.
11. The American Flatbread/Lareau Farm Inn property hosts the Revolution Trail, which is open to the public.
12. There may be value to the community for the Town to retain public access along the right-of-way of Town Highway #39.
13. Mr. Schenk expressed willingness to donate land if necessary to establish a continuous right-of-way.
14. Mr. Schenk granted permission for the Town to access the now-privately-owned portion of Lareau Road for the purpose of maintenance operations of the remaining Town Highway #39 right-of-way.
15. A survey would be required to match the Town Highway #39 right-of-way with the reconstructed configuration.
16. At the meeting on November 28, 2016, following consideration of all evidence, public input, and deliberations following the public hearing, and upon a motion duly made and seconded, the Selectboard finds that the public good, necessity, convenience, and safety of the inhabitants of the Town of Waitsfield warrants the following: reclassification of Town Highway #39 (Lareau Road) from Class 3 to Class 4C, proceeding with the associated survey, and continuing Town maintenance of the Road until the reclassification is final.

17. At a meeting on December 12, 2016, the Selectboard was informed that it would not be possible to complete the survey of the reconstructed Lareau Road to meet the specifications of 19 V.S.A. Section 33 within 60 days of the close of the public hearing. Upon a motion duly made and seconded, the Selectboard voted to forego the previously required survey to create a public right of way across Lareau Farm property, to classify Town Highway #39 (Lareau Road) as Class 4C in its original alignment, and to attempt to obtain an easement from Mr. Schenk to ensure public access to the Town road.

ORDER:

Based on all the evidence, testimony and findings stated herein, and upon the vote of the Selectboard, it is hereby ordered as follows:

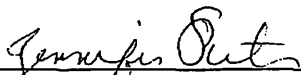
1. Town Highway #39, all within the Town of Waitsfield, Vermont, is hereby reclassified in its original alignment and shall be designated as a Class 4C Town Highway, being described as follows:

“Town Highway #39, is a dead end town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street, as depicted on State of Vermont General Highway Map, Town of Waitsfield, Washington County, Transportation District #6, prepared by the Vermont Agency of Transportation, 2016.”

2. The Town Clerk shall record and send a copy of these Findings and Order by regular mail to all interested parties identified above.

Dated at Waitsfield, Vermont, this 16th day of January, 2017 by:

ATTEST:



Jennifer Peterson, Town Clerk

SELECTBOARD




Paul Hartshorn, Chair



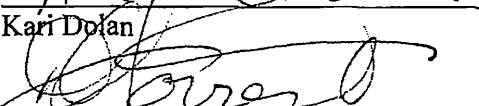
Sal Spinoso, Vice Chair



Anne Bordonaro



Kari Dolan



Darryl Forrest

EXHIBIT 1

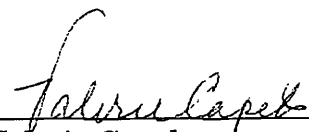
TOWN OF WAITSFIELD

RECLASSIFICATION OF TOWN HIGHWAY #39

CERTIFICATE OF SERVICE

I, Valerie Capels, Town Administrator for the Town of Waitsfield, do hereby certify that on October 28, 2016, I sent notice of the premises examination and public hearing for the reclassification of Town Highway #39 by United States Certified Mail to the persons interested or owning an interest in land which abuts the highway, being George Schenk and Clay Westbrook.

Dated at Waitsfield, Vermont, this 12th day of January, 2017.



Valerie Capels
Town Administrator

EXHIBIT 2

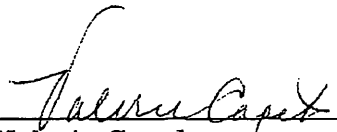
TOWN OF WAITSFIELD

RECLASSIFICATION OF TOWN HIGHWAY #39

CERTIFICATE OF POSTING AND DELIVERY

I, Valerie Capels, Town Administrator for the Town of Waitsfield, do hereby certify that on October 28, 2016, I did post the attached Notice of Public Hearing and Site Examination for reclassification of Town Highway #39 (Lareau Road), for the hearing and site examination to be held on November 28, 2016, in the Town of Waitsfield Clerk's office. A copy of the posted Notice is attached hereto. I also gave notice to the Town of Waitsfield Planning Commission on October 29, 2016. A copy of the notice delivered to the Town of Waitsfield Planning Commission is attached hereto.

Dated at Waitsfield, Vermont, this 12th day of January, 2017.



Valerie Capels
Town Administrator



TOWN OF WAITSFIELD

PUBLIC HEARING NOTICE DISCONTINUANCE OF LAREAU ROAD (TOWN HIGHWAY 39)

The Waitsfield Selectboard hereby gives notice pursuant to 19 VSA §701 et seq. of a site inspection and a public hearing on **Monday, November 28, 2016** concerning the discontinuance of Lareau Road, Town Highway #39. The Selectboard will consider whether the public good, necessity, and convenience of the inhabitants of the Town warrant or require the discontinuance of this road as a town highway. Lareau Road, Town Highway #39, is a dead end Class 3 town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street, and serves American Flatbread and the Lareau Farm Inn.

Site Inspection: The Selectboard will meet at the intersection of Lareau Road and Route 100/Main Street at **5:00pm on Monday, November 28, 2016**, to conduct a site inspection of Lareau Road.

Public Hearing: The Selectboard will convene the public hearing at the Waitsfield Town Office at approximately **7:30pm on Monday, November 28, 2016** on the question of discontinuing said Town Highway.

Contact Town Administrator Valerie Capels at the Waitsfield Town Office, 4144 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or townadmin@gmavt.net for more information.



TOWN OF WAITSFIELD

TO: Waitsfield Planning Commission
FROM: Town Administrator Valerie Capels
DATE: October 28, 2016
RE: Notice of Hearing

PUBLIC HEARING NOTICE DISCONTINUANCE OF LAREAU ROAD (TOWN HIGHWAY 39)

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Contact Town Administrator Valerie Capels at the Waitsfield Town Office, 4144 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or townadmin@gmavt.net for more information.

CLASSIFIED ADS

classifiedads@valleyreporter.com

(802) 496-3928

2015 TOYOTA 4RUNNER 4WD, V6, SR5 (GS) 37,000 miles, Bluetooth, Sirius XM radio and 8 speakers make this a joy to drive. Deep blue with sport rims, beautiful car. \$38,800. Capitol City GMC, 802-778-0504, 1162 Rt 2, Berlin, just 20 minutes from exit 10, Waterbury. 30P

SUBARU OUTBACK 2.5i, Premium 2016, one owner, only 16,000 miles loaded. \$24,000. Bring a trade! \$1,000 trade in assistance included. Capitol City GMC, 802-778-0504, 1162 Rt 2, Berlin, just 20 minutes from exit 10, Waterbury. 30P

2013 NISSAN FRONTIER, 4WD, Crew Cab, SWD. One owner, less than 41,000 miles, V6 DOHC engine, manual transmission, red! \$21,800. Capitol City GMC, 802-778-0504, 1162 Rt 2, Berlin, just 20 minutes from exit 10 Waterbury. 30P

2015 FORD EDGE Titanium AWD, automatic transmission, only 25,580 miles, grey, loaded! Excellent condition. \$33,800. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

classifiedads@valleyreporter.com

2013 FORD ESCAPE SE 4WD, automatic trans, 1.6L, 4 cylinder, sterling gray. Only 21,808 miles, \$18,995. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2012 FORD ESCAPE Limited 4WD. Limited 6. Great winter driving with 4WD. Only 20,675 miles, sterling gray, \$21,995. Bring a trade! Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2013 FORD F-150 4WD Supercab STX6. Only 42,779 miles, 3.7L V6, luxedo black. \$24,995. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2008 FORD SUPER DUTY F-250 SRW B, 5.4L V8 engine, only 49,689 miles, dark blue pearl, \$21,995. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2014 FORD SUPER DUTY F-350 DRW XLT, 4WD, regular cab dump body, black. Bring in a trade! Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

classifiedads@valleyreporter.com

Freebies

CHANNEL 44 WELCOMES public announcements, notices, birthdays, etc. Free. 583-44TV. RO

FREE AIRTIME for those interested in hosting a radio show on WMRW 94.5 FM, local community radio. 496-4951. WMRW.org. RO

FREE FLATBREAD AVAILABLE for ill or injured children and adults. Call American Flatbread, 496-8856. RO

FREE MESSAGE TO deployed troops and members of their immediate family. Call Mad River Massage for details, 498-5638. RO

FREE CANCER SUPPORT for those touched by cancer (patient, caregiver, family, friend, etc.). Kindred Connection members have been in your shoes and provide one-on-one support. Contact us at VT Cancer Survivor Network: 1-800-652-5064, info@vcsn.net. RO

classifiedads@valleyreporter.com

FREE EMERGENCY FIREWOOD available for those in need. Call Mad River Valley Community Fund, 496-3638, or download application at www.mrvcommunityfund.org. RO



TOWN OF WAITSFIELD

PUBLIC HEARING NOTICE DISCONTINUANCE OF LAREAU ROAD (TOWN HIGHWAY 39)

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Site Inspection: The Selectboard will meet at the intersection of Lareau Road and Route 100-Main Street at 5:00pm on Monday, November 28, 2016, to conduct a site inspection of Lareau Road.

Public Hearing: The Selectboard will convene the public hearing at the Waitsfield Town Office at approximately 7:30pm on Monday, November 28, 2016 on the question of discontinuing said Town Highway.

Contact Town Administrator Valerie Capela at the Waitsfield Town Office, 4144 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or townadmin@waitsfield.net for more information.



TOWN OF WAITSFIELD

PUBLIC HEARING NOTICE DISCONTINUANCE OF ARMSTRONG ROAD (TOWN HIGHWAY 11)

The Waitsfield Selectboard hereby gives notice pursuant to 19 VSA §701 et seq. of a site inspection and a public hearing on Monday, November 28, 2016 concerning the discontinuance of Armstrong Road, Town Highway #11. The Selectboard will consider whether the public good, necessity, and convenience of the inhabitants of the Town warrant or require the discontinuance of this road as a town highway. Armstrong Road, Town Highway #11, is a dead end Class 3 town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100-Main Street across from Tremblay Road and serves two residences.

Site Inspection: The Selectboard will meet at the intersection of Armstrong Road and Route 100-Main Street at 5:45pm on Monday, November 28, 2016, to conduct a site inspection of Armstrong Road.

Public Hearing: The Selectboard will convene the public hearing at the Waitsfield Town Office at approximately 7:00pm on Monday, November 28, 2016 on the question of discontinuing said Town Highway.

Contact Town Administrator Valerie Capela at the Waitsfield Town Office, 4144 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or townadmin@waitsfield.net for more information.

Construction Equipment, Trucks, Trailers, Tools & MORE

ADVANCE NOTICE

Onsite & Online Auction

Tuesday, December 13 @ 10AM Register from 8AM

155 Carroll Road, Waitsfield, VT

Valley Rent All is ceasing operations and has retained the Thomas Hirschak Company to sell its assets at auction.



2003 & 2005 Genie Boom Lifts; 2006 & 2010 CAT Excavators; 2006 Ford F-550 4x4; 2008 IR Towable Compressor; 2008 185 CFM IR Towable Compressor; Insulation Blower; Floor Sanders; Hydrapak; Sweeper, Walk-behind; Reversible Plate Compactor; Sod Cutter; Brush Hog, Walk-behind; Hydracutters; Jumping Jack; 2003 & 2005 Tallgate Hay Mulchers; Lawn Aerator; Lift Material; Concrete Floor Grinder; Cement Mixers; Rototillers; Stump Grinder; Wood Splitters; Carpet Extractors; Mig Welder; Diaphragm Pump; Orizait Dehumidifiers; Floor Sanders/Edgers; Power Travers; Fallst Jack; Compactors; Generators; Multimeter Edger; Cement/Pump; Wire-less Lectern; Demo Hammers; Lawn Deatchers; Cut Off Saw; Snowthrowers; Magnetic Drill Press; Masonry 14"; Engine Crane; Air Scaler Ergonomic; Rod Runner; Trash Pump; Landscape Trailer; Piano Dolly; Floor Buffer; Rebar Cutter Bender; Hydracutter; Rotary Hammers; Magnetic Locator; Leaf Blowers; Builders Transits; Concrete Vibrator; Lawn Mowers; Chainsaws; Wallpaper Steamer; Linoleum Roller; Laser Transit; Metal Detector; Paint Sprayers; Pressure Washers; Spreaders; Masonry Tilesaws; Post Hole Digger; Power Brooms; Dymasters for Floor Grinder, Set 6; Compressors; Heaters; Brushcutters; Appliance Dollys; Sandblaster; Hitl Stud Guns; Magnetic 24" Sweeper; Mini Rooters; Flooring and Carpet Installation Tools; Miscellaneous Hand & Power Tools; Lawn & Garden Tools; AND MUCH MORE! Partial List Subject to Change.

Thomas Hirschak Co. • THCAuction.com • 800-634-7653

STATE OF VERMONT VERMONT SUPERIOR COURT WASHINGTON UNIT, CIVIL DIVISION DOCKET NO: 675-11-14 WNCV

CITIFINANCIAL SERVICING LLC

v.

THOMAS D. QUENNEVILLE, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF KIMBERLEY L. QUENNEVILLE OCCUPANTS OF 3724 VT RT 100, DUXBURY, VT

MORTGAGEE'S NOTICE OF FORECLOSURE SALE OF REAL PROPERTY UNDER 12 V.S.A. sec 4952 et seq.

In accordance with the Judgment Order and Decree of Foreclosure entered March 30, 2016 in the above captioned action brought to foreclose that certain mortgage given by Thomas D. Quenneville and Kimberley L. Quenneville to Citifinancial, Inc., dated January 30, 2006 and recorded in Book 97 Page 373 of the land records of the Town of Duxbury, of which mortgage the Plaintiff is the present holder, by virtue of an Assignment of Mortgage from CFNA Receivables (MD), Inc. F/K/A Citifinancial, Inc. to Citifinancial Servicing LLC dated January 10, 2014 and recorded in Book 121 Page 263 of the land records of the Town of Duxbury for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 3724 VT RT 100, Duxbury, Vermont on December 5, 2016 at 1:00 PM all and singular the premises described in said mortgage,

To wit:

All that certain parcel of land in the Town of Duxbury, Washington County, State of VT, as more fully described in Book 55 Page 212 ID# 100372-4, being known and designated as a metes and bounds property.

Being the same property conveyed by fee simple warranty deed from Wayne R. Lewis and Elizabeth J. Lewis to Thomas D. Quenneville and Kimberley L. Quenneville, dated 05/13/1981 recorded on 05/15/1981 in Book 55 Page 212 in Washington County Records, State of VT.

Reference is hereby made to the above instruments and to the records and references contained therein in further aid of this description.

Terms of sale: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

The mortgagor is entitled to redeem the premises at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale. Other terms to be announced at the sale.

DATED : November 1, 2016

By: /s/ Rachel K. Jones, Esq. Rachel K. Jones, Esq. Bendett and McHugh, PC 270 Farmington Ave., Ste. 151 Farmington, CT 06032

EXHIBIT 4

TOWN OF WAITSFIELD, VERMONT
Selectboard Meeting Minutes of
Monday, November 28, 2016

I. Call to Order: The meeting was called to order at 6:35 pm by Paul Hartshorn at the Waitsfield Town Offices.

Members Present: Anne Bordonaro, Kari Dolan, Darryl Forrest, Paul Hartshorn (Chair), Sal Spinosa

Staff Present: Valerie Capels, Town Administrator; Carol Chamberlin, Recording Secretary

Others Present: Laura Brines, David Cain, Al Carr, Cindy Carr, Bob Cook, Bill Coyle, Lisa Coyle, Tom Dean (Conservation Commission), Ryan Dreimiller, Todd Farnham, Pat Folsom, Gib Geiger, Phil Huffman (Conservation Commission), Anthony Italiano (MRVTV), Neil Johnson, Ted Joslin (Conservation Commission), Chris Keating (Valley Reporter), Lauren Keating, Ned Kelley, Dick King, Dick Kingsbury, Peter Lazorchak (Wilcox and Barton), Leo Leferriere (Conservation Commission), Marta Marble, Jenny Morris, Robin Morris, Rob Rolland, Dori Ross, George Schenk, Laurie Spaulding, Nancy Turner, Brian Voigt, Liza Walker (Vermont Land Trust), and additional members of the public.

II. Regular Business.

1. Review agenda for addition, removal, or adjustment of any items per 1 VSA 312(d)(3)(A).
No adjustments were requested.

2. Public Forum.

Mr. Johnson asked if there was any update regarding restrictions on the use of the Flemer field. It was explained that Ms. Dolan contacted the family about 9-12 months ago, and that it was determined that no changes to the covenants would be entertained without the Town's reaching out through attorneys, and that it was unlikely that there would be any changes considered. Ms. Dolan explained the benefits of quiet use, noting that the land is used for dog walking and other individual activities. Mr. Johnson noted that he is working with a group of people who would like to see the property returned to the Flemer family if more comprehensive use is not permitted, and that they may be filing a petition to have the matter included on March's Town Meeting agenda.

3. Scrag Gateway Project.

Mr. Huffman provided an update from the Conservation Commission (CC) regarding progress on the Scrag Gateway Project, which is the proposed addition of 110 acres to the Scrag Town Forest through an offer by the Saffan family to sell the undeveloped lot in their subdivision to the Town. Mr. Huffman explained that the CC and others see this as a critical opportunity to secure the parcel, which will provide for better access to the Forest, ecological protection, more viable timber harvest access, and increased opportunity for outdoor recreation. He reported that grant funds have been received which will cover about 77% of the anticipated costs associated with acquiring the property, and that further fundraising efforts will keep the Town's contribution at \$40K; this money is available from the Town's Recreation, Conservation, and Restroom Reserve Fund.

Mr. Huffman provided copies of the related budget, which outlined both the acquisition and 10-year management anticipated expenses. The budget sheet also included information regarding where the

undertaking of a private fundraising campaign. The motion was seconded by Ms. Dolan. The motion passed, with Mr. Hartshorn opposed.

Mr. Hartshorn expressed his concerns with a related potential loss of tax revenue and the expenses required by the other major projects being undertaken by the Town.

4. 7:30 P.M. - PUBLIC HEARING: Discontinuance of Lareau Road (Town Highway 39) as a Class 4 highway.

Mr. Hartshorn read the declaration of the intent to consider discontinuance of the Lareau Road. Selectboard members had met at the site earlier in the day to view conditions there.

Mr. Schenk spoke of the confusion which exists regarding who owns the different sections of road since the configuration changed in recent months when a safer intersection with Route 100 was created. He acknowledged that he is willing to have the Town determine the best manner in which to address reclassification of the road, pointing out that there may be value to the community in the Town's retaining public access along the right-of-way. He noted that a survey would need to be conducted in order to delineate a right-of-way along the new roadway which would meet the existing right-of-way. Mr. Schenk expressed his willingness to donate land if necessary to establish a continuous right-of-way; but also that he would expect the Town to cover the necessary survey costs.

Mr. Spinosa pointed out that the Town may have an obligation to continue plowing the Town portion of the road, but that Mr. Schenk's permission would be needed in order to plow the new private portion in order to access the current Town portion. Mr. Schenk granted such permission to the Town.

There was further discussion regarding the several options available for reclassification of the road as well as the possible permutations for retaining public access and how that might coordinate with use of the Revolution Trail or adjacent sections of the Mad River Path.

MOTION: Mr. Spinosa made a motion to close the public hearing regarding the Lareau Road. The motion was seconded by Ms. Dolan. All voted in favor.

5. 8:00 P.M. - PUBLIC HEARING: Discontinuance of Armstrong Road (Town Highway 11) as a Class 4 highway.

Mr. Hartshorn read the declaration of the intent to consider discontinuance of the Armstrong Road. Selectboard members had met at the site earlier in the day to view conditions there.

Ms. Spaulding and Mr. Farnham were present to learn what effect reclassification of the road will have on their right-of-way which runs from the end of the road and provides access to acreage owned by the Spauldings. They expressed concern that the change would in some measure devalue the property. Board members explained their intent to end the practice of plowing what are essentially private driveways, and that a reclassification to Class 4 status would not affect the existing right-of-way. It was acknowledged that if the Town were to totally abandon the road, there would likely be a conflict created regarding the right-of-way which would necessitate a renegotiation with the Armstrongs.

Leadership meeting – Mr. Spinosa noted that he believes the Board has received some unnecessary focus related to the recreation field purchase and cautioned that this should not be interpreted as major opposition to the project.

Feedback regarding recreation field purchase - Ms. Dolan reported that she has been approached by Selectboard members from other towns. They expressed an acknowledgement of Waitsfield's position.

Bridge railing – Mr. Forrest asked about progress on the railing installation. Ms. Capels has not yet received a response from DuBois and King regarding the engineering aspects of the wooden rail design; she will follow up.

Fire Department compensation – Mr. Forrest noted that there was nothing included in the warrants regarding compensation for the Fire Department. Ms. Capels explained that the Board would be able to authorize these payments under the Other Business portion of the agenda.

Moving Bridge Street benches – Mr. Forrest inquired about having the road crew move the benches to their winter storage location. It was recalled that this was to be a volunteer effort, but acknowledged that the Road Department has a flatbed for use in moving the benches. Mr. Forrest will organize a group to take care of this.

III. Other Business

1. Correspondence/reports received were reviewed.

It was noted that the email received from Tom Kaminsky regarding the Scrag Gateway project included concerns regarding his property easement which he believes may be affected by the project.

2. Deliberations re: Road Closure considerations for Lareau and Armstrong Roads.

The Board entered deliberations regarding the two proposed road closures. Board members were in agreement regarding a general position that the Town not maintain roads that only provide access to private property. Regarding the Lareau Road, there was agreement with the concept of retaining public access yet also reducing the Town's level of responsibility. There was some discussion regarding when to stop Town maintenance of Lareau Road; it was agreed that completion of a survey of the Road and access would provide clarity.

MOTION: Ms. Bordonaro made a motion to reclassify Lareau Road from Class 3 to Class 4C, to proceed with the associated survey, and to continue Town maintenance of the Road until the reclassification is official. The motion was seconded by Mr. Spinosa. All voted in favor.

MOTION: Ms. Bordonaro made a motion to reclassify Armstrong Road from Class 3 to Class 4C and for the Town to continue maintenance of the Road until the reclassification is official. The motion was seconded by Mr. Spinosa. The motion passed, with Mr. Forrest opposed.

3. Authorization of current payment of Fire Department payroll.

MOTION: Ms. Dolan made a motion to authorize payment of the Fire Department payroll expenses. The motion was seconded by Mr. Forrest. All voted in favor.

IV. Adjourn

The meeting was adjourned at 9:50pm.

Respectfully submitted,

Carol Chamberlin
Recording Secretary

reviewed by Valerie Capels
Town Administrator



TOWN OF WAITSFIELD

Town of Waitsfield, Vermont
 Selectboard's Findings and Order for the
 Reclassification of Town Highway #11

FINDINGS:

1. Upon petition of the Waitsfield Selectboard pursuant to 19 V.S.A. Section 708, a Notice of Public Hearing and Site Examination was warned for discontinuance of Town Highway #11 (Armstrong Road).
2. In advance of the public hearing, proper notice was given to all abutters and persons owning or interested in lands through which the said portion of Town Highway #11 passes. The following abutters were so notified by certified mail on October 28, 2016, and a Certificate of Service is attached as **Exhibit 1** hereto:

David Armstrong
 57 Armstrong Road
 Waitsfield, VT 05673

Donald and Laurie Spaulding
 2758 Main Street
 Waitsfield, VT 05673

3. Said notice contained the following description of the portion of Town Highway #11 to be considered for discontinuance:

“Armstrong Road, Town Highway #11, is a dead end Class 3 town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street across from Tremblay Road and serves two residences.”

4. Pursuant to 19 V.S.A. Section 709, on October 28, 2016, 2016, a Notice of Public Hearing and Site Examination for the November 28, 2016 inspection of the premises and hearing was duly posted at the Office of the Town Clerk and was published in *The Valley Reporter*, a newspaper of general circulation in the area, on November 17, 2016, page 23. Said notice was also posted at several locations within the environs of the Town of Waitsfield. A Certificate of Posting and Delivery is attached hereto as **Exhibit 2**, and a copy of said Notice as it appeared in *The Valley Reporter* is attached hereto as **Exhibit 3**.
5. On November 28, 2016, an examination of the premises was convened on the site at 5:45pm. Present at said site inspection, in addition to Selectboard members Paul Hartshorn, Sal Spinosa, Darryl Forrest, and Anne Bordonaro were: Town Administrator Valerie Capels, Road Commissioner Charlie Goodman, Laurie Spaulding, and Todd Farnham. Selectboard member Kari Dolan examined the site independently.

6. Upon having inspected the site, the hearing was reconvened at the Waitsfield Town Office at 8:00pm, at which evidence and testimony were provided, as recorded in the minutes of November 28, 2016. A copy of the relevant portion of the approved minutes of the November 28, 2016 Selectboard meeting is attached hereto as Exhibit 4.
7. The Town of Waitsfield provides winter maintenance and grading as needed. The Selectboard finds that Town Highway #11 is essentially a private driveway that serves two houses.
8. Laurie Spaulding reported that an easement continues from the end of Town Highway #11 to provide access to adjoining land owned by Donald and Laurie Spaulding.
9. There may be value to the community and to the Spauldings for the Town to retain public access along the right-of-way.
10. Mr. David Armstrong and members of the Armstrong family expressed support of the reclassification in their conversations with Town Administrator Valerie Capels, Road Foreman Rodney Jones, and others.
11. At the meeting on November 28, 2016, following consideration of all evidence, public input, and deliberations following the public hearing, and upon a motion duly made and seconded, the Selectboard finds that the public good, necessity, convenience, and safety of the inhabitants of the Town of Waitsfield warrants the following: reclassification of Town Highway #11 (Armstrong Road) from Class 3 to Class 4C and continuing Town maintenance of the Road until the reclassification is final.

ORDER:

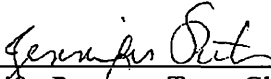
Based on all the evidence, testimony and findings stated herein, and upon a vote of the Selectboard, it is hereby ordered as follows:

1. Town Highway #11, all within the Town of Waitsfield, Vermont, is hereby reclassified in its original alignment and shall be designated as a Class 4C Town Highway, being described as follows:

“Town Highway #11, is a dead end town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street, as depicted on State of Vermont General Highway Map, Town of Waitsfield, Washington County, Transportation District #6, prepared by the Vermont Agency of Transportation, 2016.”
2. The Town Clerk shall record and send a copy of these Findings and Order by regular mail to all interested parties identified above.

Dated at Waitsfield, Vermont, this 16th day of January, 2017 by:

ATTEST:



Jennifer Peterson, Town Clerk


SELECTBOARD




Paul Hartshorn, Chair



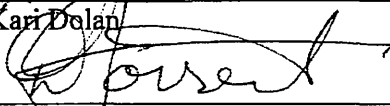
Sal Spinosa, Vice Chair



Anne Bordonaro



Kari Dolan



Darryl Forrest

EXHIBIT 1

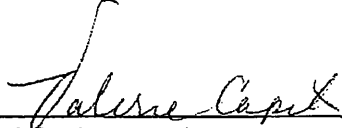
TOWN OF WAITSFIELD

RECLASSIFICATION OF TOWN HIGHWAY #11

CERTIFICATE OF SERVICE

I, Valerie Capels, Town Administrator for the Town of Waitsfield, do hereby certify that on October 28, 2016, I sent notice of the premises examination and public hearing for the reclassification of Town Highway #11 by United States Certified Mail to the persons interested or owning an interest in land which abuts the highway, being David Armstrong and Donald and Laurie Spaulding.

Dated at Waitsfield, Vermont, this 12th day of January, 2017.



Valerie Capels
Town Administrator

EXHIBIT 2

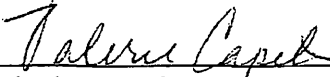
TOWN OF WAITSFIELD

RECLASSIFICATION OF TOWN HIGHWAY #11

CERTIFICATE OF POSTING AND DELIVERY

I, Valerie Capels, Town Administrator for the Town of Waitsfield, do hereby certify that on October 28, 2016, I did post the attached Notice of Public Hearing and Site Examination for reclassification of Town Highway #11 (Armstrong Road), for the hearing and site examination to be held on November 28, 2016, in the Town of Waitsfield Clerk's office. A copy of the posted Notice is attached hereto. I also gave notice to the Town of Waitsfield Planning Commission on October 28, 2016. A copy of the notice delivered to the Town of Waitsfield Planning Commission is attached hereto.

Dated at Waitsfield, Vermont, this 12th day of January, 2017.



Valerie Capels
Town Administrator



TOWN OF WAITSFIELD

PUBLIC HEARING NOTICE DISCONTINUANCE OF ARMSTRONG ROAD (TOWN HIGHWAY 11)

The Waitsfield Selectboard hereby gives notice pursuant to 19 VSA §701 et seq. of a site inspection and a public hearing on **Monday, November 28, 2016** concerning the discontinuance of Armstrong Road, Town Highway #11. The Selectboard will consider whether the public good, necessity, and convenience of the inhabitants of the Town warrant or require the discontinuance of this road as a town highway. Armstrong Road, Town Highway #11, is a dead end Class 3 town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street across from Tremblay Road and serves two residences.

Site Inspection: The Selectboard will meet at the intersection of Armstrong Road and Route 100/Main Street at **5:45pm on Monday, November 28, 2016**, to conduct a site inspection of Armstrong Road.

Public Hearing: The Selectboard will convene the public hearing at the Waitsfield Town Office at approximately **8:00pm on Monday, November 28, 2016** on the question of discontinuing said Town Highway.

Contact Town Administrator Valerie Capels at the Waitsfield Town Office, 4144 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or townadmin@gmavt.net for more information.



TOWN OF WAITSFIELD

TO: Waitsfield Planning Commission
FROM: Town Administrator Valerie Capels
DATE: October 28, 2016
RE: Notice of Hearing

PUBLIC HEARING NOTICE DISCONTINUANCE OF ARMSTRONG ROAD (TOWN HIGHWAY 11)

The Waitsfield Selectboard hereby gives notice pursuant to 19 VSA §701 et seq. of a site inspection and a public hearing on **Monday, November 28, 2016** concerning the discontinuance of Armstrong Road, Town Highway #11. The Selectboard will consider whether the public good, necessity, and convenience of the inhabitants of the Town warrant or require the discontinuance of this road as a town highway. Armstrong Road, Town Highway #11, is a dead end Class 3 town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street across from Tremblay Road and serves two residences.

Site Inspection: The Selectboard will meet at the intersection of Armstrong Road and Route 100/Main Street at 5:45pm on **Monday, November 28, 2016**, to conduct a site inspection of Armstrong Road.

Public Hearing: The Selectboard will convene the public hearing at the Waitsfield Town Office at approximately 8:00pm on **Monday, November 28, 2016** on the question of discontinuing said Town Highway.

Contact Town Administrator Valerie Capels at the Waitsfield Town Office, 4144 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or townadmin@gmavt.net for more information.

CLASSIFIED ADS

classifiedads@valleyreporter.com

(802) 496-3928

2018 TOYOTA 4RUNNER 4WD, V6, SR5 (GS) 37,000 miles, Bluetooth, Sirius XM radio and 8 speakers make this a joy to drive. Deep blue with sport rims, beautiful car. \$38,800. Capitol City GMC, 802-778-0504, 1162 Rt 2, Berlin, just 20 minutes from exit 10, Waterbury. 30P

SUBARU OUTBACK 2.5i, Premium 2016, one owner, only 16,000 miles loaded. \$24,000. Bring a trade! \$1,000 trade in assistance included. Capitol City GMC, 802-778-0504, 1162 Rt 2, Berlin, just 20 minutes from exit 10, Waterbury. 30P

2013 NISSAN FRONTIER, 4WD, Crew Cab, SWD. One owner, less than 41,000 miles, V6 DOHC engine, manual transmission, red! \$21,800. Capitol City GMC, 802-778-0504, 1162 Rt 2, Berlin, just 20 minutes from exit 10 Waterbury. 30P

2016 FORD EDGE Titanium AWD, automatic transmission, only 25,580 miles, gray, loaded! Excellent condition. \$33,800. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

classifiedads@valleyreporter.com

2013 FORD ESCAPE SE 4WD, automatic trans, 1.6L, 4 cylinder, sterling gray. Only 21,808 miles, \$18,995. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2012 FORD ESCAPE Limited 4WD, Limited 6. Great winter driving with 4WD. Only 20,675 miles, sterling gray, \$21,995. Bring a trade! Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2013 FORD F-160 4WD Supercab STX6. Only 42,779 miles, 3.7L V6, tuxedo black. \$24,995. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2008 FORD SUPER DUTY F-250 SRW 8, 5.4L V8 engine, only 49,699 miles, dark blue pearl, \$21,995. Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

2014 FORD SUPER DUTY F-350 DRW XLT, 4WD, regular cab dump body, black. Bring in a trade! Formula Ford, 265 River St., Montpelier. Call us at 888-556-9544. 30P

classifiedads@valleyreporter.com

Freebies

CHANNEL 44 WELCOMES public announcements, notices, birthdays, etc. Free. 583-44TV. RO

FREE AIRTIME for those interested in hosting a radio show on WMRW 94.5 FM, local community radio. 496-4951. WMRW.org. RO

FREE FLATBREAD AVAILABLE for ill or injured children and adults. Call American Flatbread, 498-8858. RO

FREE MESSAGE TO deployed troops and members of their immediate family. Call Mad River Massage for details, 498-5638. RO

FREE CANCER SUPPORT for those touched by cancer (patient, caregiver, family, friend, etc.). Kindred Connection members have been in your shoes and provide one-on-one support. Contact us at VT Cancer Survivor Network: 1-800-652-5064, info@vcsn.net. RO

classifiedads@valleyreporter.com

FREE EMERGENCY FIREWOOD at www.mrvcommunityfund.org. RO available for those in need. Call Mad River Valley Community Fund, 498-3638, or download application



TOWN OF WAITSFIELD

PUBLIC HEARING NOTICE DISCONTINUANCE OF LAREAU ROAD (TOWN HIGHWAY 39)

The Waitsfield Selectboard hereby gives notice pursuant to 19 VSA §701 et seq. of a site inspection and a public hearing on Thursday, November 28, 2016 concerning the discontinuance of Lareau Road, Town Highway #39. The Selectboard will consider whether the public good, necessity, and convenience of the inhabitants of the Town warrant or require the discontinuance of this road as a town highway. Lareau Road, Town Highway #39, is a dead end Class 3 town highway of approximately .10 miles in length with an assumed width of three rods, which intersects with Vermont Route 100/Main Street, and serves American Flatbread and the Lareau Farm Inn.

Site Inspection: The Selectboard will meet at the intersection of Lareau Road and Route 100/Main Street at 8:00pm on Thursday, November 28, 2016, to conduct a site inspection of Lareau Road.

Public Hearing: The Selectboard will convene the public hearing at the Waitsfield Town Office at approximately 7:30pm on Monday, November 28, 2016 on the question of discontinuing said Town Highway.

Contact Town Administrator Valerie Capels at the Waitsfield Town Office, 41-44 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or valerie@townofwaitsfield.com for more information.



TOWN OF WAITSFIELD PUBLIC HEARING NOTICE DISCONTINUANCE OF ARMSTRONG ROAD (TOWN HIGHWAY 11)

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Site Inspection: The Selectboard will meet at the intersection of Armstrong Road and Route 100/Main Street at 8:45pm on Monday, November 28, 2016, to conduct a site inspection of Armstrong Road.

Public Hearing: The Selectboard will convene the public hearing at the Waitsfield Town Office at approximately 8:00pm on Monday, November 28, 2016 on the question of discontinuing said Town Highway.

Contact Town Administrator Valerie Capels at the Waitsfield Town Office, 41-44 Main Street, Waitsfield VT 05673, (802) 496-2218 ext. 5 or valerie@townofwaitsfield.com for more information.

STATE OF VERMONT WASHINGTON UNIT, CIVIL DIVISION VERMONT SUPERIOR COURT DOCKET NO: 675-11-14 WNCV

CITIFINANCIAL SERVICING LLC

v.

THOMAS D. QUENNEVILLE, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF KIMBERLEY L. QUENNEVILLE OCCUPANTS OF 3724 VT RT 100, DUXBURY, VT

MORTGAGEE'S NOTICE OF FORECLOSURE SALE OF REAL PROPERTY UNDER 12 V.S.A. sec 4952 et seq.

In accordance with the Judgment Order and Decree of Foreclosure entered March 30, 2016 in the above captioned action brought to foreclose that certain mortgage given by Thomas D. Quenneville and Kimberley L. Quenneville to Citifinancial, Inc., dated January 30, 2006 and recorded in Book 97 Page 373 of the land records of the Town of Duxbury, of which mortgage the Plaintiff is the present holder, by virtue of an Assignment of Mortgage from CFNA Receivables (MD), Inc. FKA Citifinancial, Inc. to Citifinancial Servicing LLC dated January 10, 2014 and recorded in Book 121 Page 263 of the land records of the Town of Duxbury for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 3724 VT RT 100, Duxbury, Vermont on December 5, 2016 at 1:00 PM all and singular the premises described in said mortgage,

To wit:

All that certain parcel of land in the Town of Duxbury, Washington County, State of VT, as more fully described in Book 55 Page 212 ID# 1003724, being known and designated as a metes and bounds property.

Being the same property conveyed by fee simple warranty deed from Wayne R. Lewis and Elizabeth J. Lewis to Thomas D. Quenneville and Kimberley L. Quenneville, dated 05/13/1981 recorded on 05/15/1981 in Book 55 Page 212 in Washington County Records, State of VT.

Reference is hereby made to the above instruments and to the records and references contained therein in further aid of this description.

Terms of sale: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

The mortgagor is entitled to redeem the premises at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale. Other terms to be announced at the sale.

DATED : November 1, 2016

By: /s/ Rachel K. Jones, Esq. Rachel K. Jones, Esq. Bendett and McHugh, PC 270 Farmington Ave., Ste. 151 Farmington, CT 06032

Construction Equipment, Trucks, Trailers, Tools & MORE

ADVANCE NOTICE

Onsite & Online Auction Tuesday, December 13 @ 10AM Register from 8AM 155 Carroll Road, Waitsfield, VT Valley Rent All is ceasing operations and has retained the Thomas Hirschak Company to sell its assets at auction.



2000 & 2006 Genie Boom Lifts; 2006 & 2010 CAT Excavators; 2006 Ford F-550 4x4; 2008 IR Towable Compressor; 2008 185 CFM IR Towable Compressor; Insulation Blower; Floor Sanders; Hydrapak; Sweeper; Walk-behind; Reversible Plate Compactor; Sod Cutter; Brush Hog, Walk-behind; Hydrocutters; Jumping Jack; 2003 & 2005 Tailgate Hay Mulchers; Lawn Aerator; Lift Material; Concrete Floor Grinders; Cement Mixers; Rototillers; Stump Grinder; Wood Splitters; Carpet Extractors; Mig Welder; Diaphragm Pump; Driair Dehumidifiers; Floor Sanders/Edgers; Power Trowels; Pallet Jack; Compactors; Generators; Multimedia Projector; Centrifugal Pumps; Wireless Lactone; Demo Hammer; Lawn Dethatcher; Cut Off Saw; Snowblowers; Magnetic Drill Press; Masonry 14"; Engine Grapes; Air Sealer Ergonomic; Red Runner; Trash Pump; Landscape Trailer; Piano Dolly; Floor Buffer; Rebar Cutter Bender; Hydrocutter; Rotary Hammers; Magnetic Locator; Leaf Blowers; Builders Transits; Concrete Vibrator; Lawn Mowers; Chainsaws; Wallpaper Steamer; Linoleum Roller; Laser Transit; Metal Detector; Paint Sprayers; Pressure Washers; Spreaders; Masonry Tilesaws; Post Hole Digger; Power Brooms; Dymasterts for Floor Grinder, Set 6; Compressors; Heaters; Brushcutters; Appliance Dollys; Sandblaster; Hilti Stud Guns; Magnetic 24" Sweeper; Mini Rooters; Flooring and Carpet Installation Tools; Miscellaneous Hand & Power Tools; Lawn & Garden Tools; AND MUCH MORE! Partial List Subject to Change.

Thomas Hirschak Co. • THCAuction.com • 800-634-7653

EXHIBIT 4

TOWN OF WAITSFIELD, VERMONT Selectboard Meeting Minutes of Monday, November 28, 2016

I. Call to Order: The meeting was called to order at 6:35 pm by Paul Hartshorn at the Waitsfield Town Offices.

Members Present: Anne Bordonaro, Kari Dolan, Darryl Forrest, Paul Hartshorn (Chair), Sal Spinosa

Staff Present: Valerie Capels, Town Administrator; Carol Chamberlin, Recording Secretary

Others Present: Laura Brines, David Cain, Al Carr, Cindy Carr, Bob Cook, Bill Coyle, Lisa Coyle, Tom Dean (Conservation Commission), Ryan Dreimiller, Todd Farnham, Pat Folsom, Gib Geiger, Phil Huffman (Conservation Commission), Anthony Italiano (MRVTV), Neil Johnson, Ted Joslin (Conservation Commission), Chris Keating (Valley Reporter), Lauren Keating, Ned Kelley, Dick King, Dick Kingsbury, Peter Lazorchak (Wilcox and Barton), Leo Leferriere (Conservation Commission), Marta Marble, Jenny Morris, Robin Morris, Rob Rolland, Dori Ross, George Schenk, Laurie Spaulding, Nancy Turner, Brian Voigt, Liza Walker (Vermont Land Trust), and additional members of the public.

II. Regular Business.

1. Review agenda for addition, removal, or adjustment of any items per 1 VSA 312(d)(3)(A).
No adjustments were requested.

2. Public Forum.

Mr. Johnson asked if there was any update regarding restrictions on the use of the Flemer field. It was explained that Ms. Dolan contacted the family about 9-12 months ago, and that it was determined that no changes to the covenants would be entertained without the Town's reaching out through attorneys, and that it was unlikely that there would be any changes considered. Ms. Dolan explained the benefits of quiet use, noting that the land is used for dog walking and other individual activities. Mr. Johnson noted that he is working with a group of people who would like to see the property returned to the Flemer family if more comprehensive use is not permitted, and that they may be filing a petition to have the matter included on March's Town Meeting agenda.

3. Scrag Gateway Project.

Mr. Huffman provided an update from the Conservation Commission (CC) regarding progress on the Scrag Gateway Project, which is the proposed addition of 110 acres to the Scrag Town Forest through an offer by the Saffan family to sell the undeveloped lot in their subdivision to the Town. Mr. Huffman explained that the CC and others see this as a critical opportunity to secure the parcel, which will provide for better access to the Forest, ecological protection, more viable timber harvest access, and increased opportunity for outdoor recreation. He reported that grant funds have been received which will cover about 77% of the anticipated costs associated with acquiring the property, and that further fundraising efforts will keep the Town's contribution at \$40K; this money is available from the Town's Recreation, Conservation, and Restroom Reserve Fund.

Mr. Huffman provided copies of the related budget, which outlined both the acquisition and 10-year management anticipated expenses. The budget sheet also included information regarding where the

undertaking of a private fundraising campaign. The motion was seconded by Ms. Dolan. The motion passed, with Mr. Hartshorn opposed.

Mr. Hartshorn expressed his concerns with a related potential loss of tax revenue and the expenses required by the other major projects being undertaken by the Town.

4. 7:30 P.M. - PUBLIC HEARING: Discontinuance of Lareau Road (Town Highway 39) as a Class 4 highway.

Mr. Hartshorn read the declaration of the intent to consider discontinuance of the Lareau Road. Selectboard members had met at the site earlier in the day to view conditions there.

Mr. Schenk spoke of the confusion which exists regarding who owns the different sections of road since the configuration changed in recent months when a safer intersection with Route 100 was created. He acknowledged that he is willing to have the Town determine the best manner in which to address reclassification of the road, pointing out that there may be value to the community in the Town's retaining public access along the right-of-way. He noted that a survey would need to be conducted in order to delineate a right-of-way along the new roadway which would meet the existing right-of-way. Mr. Schenk expressed his willingness to donate land if necessary to establish a continuous right-of-way; but also that he would expect the Town to cover the necessary survey costs.

Mr. Spinosa pointed out that the Town may have an obligation to continue plowing the Town portion of the road, but that Mr. Schenk's permission would be needed in order to plow the new private portion in order to access the current Town portion. Mr. Schenk granted such permission to the Town.

There was further discussion regarding the several options available for reclassification of the road as well as the possible permutations for retaining public access and how that might coordinate with use of the Revolution Trail or adjacent sections of the Mad River Path.

MOTION: Mr. Spinosa made a motion to close the public hearing regarding the Lareau Road. The motion was seconded by Ms. Dolan. All voted in favor.

5. 8:00 P.M. - PUBLIC HEARING: Discontinuance of Armstrong Road (Town Highway 11) as a Class 4 highway.

Mr. Hartshorn read the declaration of the intent to consider discontinuance of the Armstrong Road. Selectboard members had met at the site earlier in the day to view conditions there.

Ms. Spaulding and Mr. Farnham were present to learn what effect reclassification of the road will have on their right-of-way which runs from the end of the road and provides access to acreage owned by the Spauldings. They expressed concern that the change would in some measure devalue the property. Board members explained their intent to end the practice of plowing what are essentially private driveways, and that a reclassification to Class 4 status would not affect the existing right-of-way. It was acknowledged that if the Town were to totally abandon the road, there would likely be a conflict created regarding the right-of-way which would necessitate a renegotiation with the Armstrongs.

Leadership meeting – Mr. Spinosa noted that he believes the Board has received some unnecessary focus related to the recreation field purchase and cautioned that this should not be interpreted as major opposition to the project.

Feedback regarding recreation field purchase - Ms. Dolan reported that she has been approached by Selectboard members from other towns. They expressed an acknowledgement of Waitsfield's position.

Bridge railing – Mr. Forrest asked about progress on the railing installation. Ms. Capels has not yet received a response from DuBois and King regarding the engineering aspects of the wooden rail design; she will follow up.

Fire Department compensation – Mr. Forrest noted that there was nothing included in the warrants regarding compensation for the Fire Department. Ms. Capels explained that the Board would be able to authorize these payments under the Other Business portion of the agenda.

Moving Bridge Street benches – Mr. Forrest inquired about having the road crew move the benches to their winter storage location. It was recalled that this was to be a volunteer effort, but acknowledged that the Road Department has a flatbed for use in moving the benches. Mr. Forrest will organize a group to take care of this.

III. Other Business

1. Correspondence/reports received were reviewed.

It was noted that the email received from Tom Kaminsky regarding the Scrag Gateway project included concerns regarding his property easement which he believes may be affected by the project.

2. Deliberations re: Road Closure considerations for Lareau and Armstrong Roads.

The Board entered deliberations regarding the two proposed road closures. Board members were in agreement regarding a general position that the Town not maintain roads that only provide access to private property. Regarding the Lareau Road, there was agreement with the concept of retaining public access yet also reducing the Town's level of responsibility. There was some discussion regarding when to stop Town maintenance of Lareau Road; it was agreed that completion of a survey of the Road and access would provide clarity.

MOTION: Ms. Bordonaro made a motion to reclassify Lareau Road from Class 3 to Class 4C, to proceed with the associated survey, and to continue Town maintenance of the Road until the reclassification is official. The motion was seconded by Mr. Spinosa. All voted in favor.

MOTION: Ms. Bordonaro made a motion to reclassify Armstrong Road from Class 3 to Class 4C and for the Town to continue maintenance of the Road until the reclassification is official. The motion was seconded by Mr. Spinosa. The motion passed, with Mr. Forrest opposed.

3. Authorization of current payment of Fire Department payroll.

MOTION: Ms. Dolan made a motion to authorize payment of the Fire Department payroll expenses. The motion was seconded by Mr. Forrest. All voted in favor.

IV. Adjourn

The meeting was adjourned at 9:50pm.

Respectfully submitted,

Carol Chamberlin
Recording Secretary

reviewed by Valerie Capels
Town Administrator

Town: Waitsfield
Route: VT 100
Mile Marker: 1.99 ~ 2.02 LT
Log Station: 106+70 ~ 105+20 LT

VERMONT AGENCY OF TRANSPORTATION
19 V.S.A. § 1111 PERMIT APPLICATION

Applicant to Complete

Owner's/Applicant's Name, Address & Phone No. Town of Waitsfield Valerie Capet, Town Administrator 9 Bridge Street, Waitsfield, VT 05673 496-2218 x14

Co-Applicant's Name, Address & Phone No. (if different from above) ~~44 Larcen Road Waitsfield VT 05673~~
Armenian Flatbread, Clay Westbrook, President, 46 Larcen Rd, Waitsfield, VT 05673

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)
Route 100 north of Bridge 177, intersection of Larcen Road

Description of work to be performed in the highway right-of-way (attach sketch)
Relocate curb cut / driveway access of Larcen Rd intersection northward to improve sight distance & public safety, & maneuverability of vehicles entering & exiting Larcen Road

Property Deed Reference Book: 93 Page: 545-546 (only required for Permit Application for access)

Is a Zoning Permit required? Yes No If Yes, # 3/29/2016

Is a 30 VSA § 248 permit required? Yes No If Yes, # _____

Is an Act 250 permit required? Yes No If Yes, # 5 W0726-B / 4/7/2016

Other permit(s) required? Yes No If Yes, name and # of each _____

Date applicant expects work to begin to coincide w/ Bridge 177 work 2016

Owner/Applicant: Valerie Capet, Town of Waitsfield Position Title: Town Administrator
(Print name above)

Sign in Shaded area: Valerie Capet Date: 10/06/2015

Co-Applicant: Clay Westbrook Position Title: President
(Print name above)

Sign in Shaded area: Clay Westbrook Date: 10.06.15

INSTRUCTIONS:
-Contact the Agency of Transportation, Utilities and Permits Unit (802.828.2653), One National Life Drive, Montpelier, VT 05633, or your local area Agency Transportation Maintenance District to determine your issuing authority.
-Contact the issuing authority to determine what plans and other documents are required to be submitted with your, under Vermont Statutes Annotated, Title 19, Section 1111, permit application.
-Complete this TA 210 Form (some information may not apply to you) and attach all necessary documents and submit it to the issuing authority. We require this application to be signed by the property owner or their legally authorized representative. **Original signatures are required on an original TA 210 Form.**
-The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.
-If you have any questions contact the issuing authority.

PERMIT APPROVAL

This covers only the work described below: Permission is granted to work within the state highway right-of-way to upgrade and relocate existing access 150' north, in accordance with the agency standard details and the attached plan, and permit special conditions.

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on the attached page(s).
December 1, 2016

Date work is to be completed April 20, 2016 Date work accepted: _____
By [Signature] Issued Date _____ By: _____ DTA or Designee
Authorized Representative for Secretary of Transportation

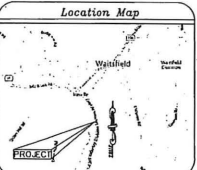
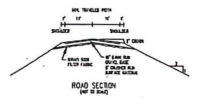
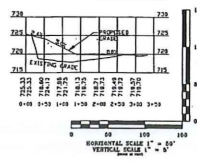
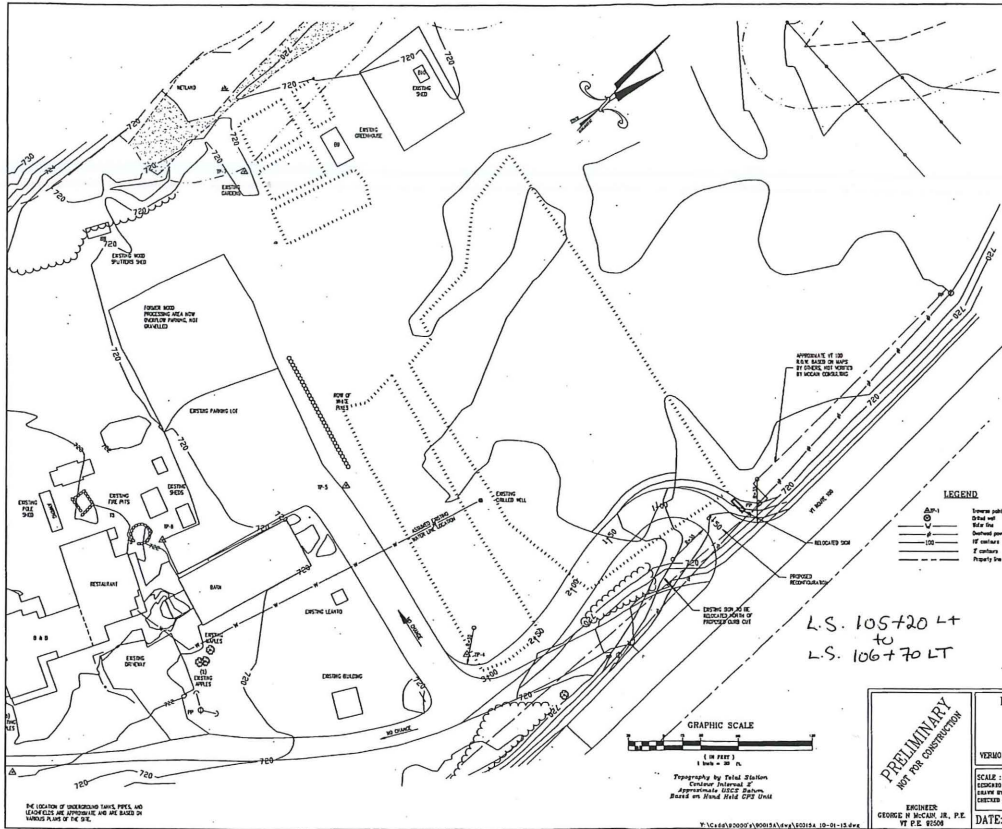
NOTICE: This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111. It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:
District #5, PO Box 168, Essex Junction, VT. 05453 (802) 655-1580

Waitsfield_TH39 - realignment VT100 permit.pdf
P.1

PERMIT # 405830
 RECEIVED
 OCT 19 2015

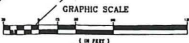
PERMITTING SERVICES



L.S. 105+20 LT
 TO
 L.S. 106+70 LT

PRELIMINARY
 NOT FOR CONSTRUCTION

LAREAU FARM ROAD RECONFIGURATION MAP
AMERICAN FLATBREAD
 VERMONT ROUTE 100
 WATERFIELD, VT
 SCALE: 1" = 30'
 PROJECT NO: 15-001
McCain CONSULTING, INC.
 83 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676
 DATE: OCTOBER 1, 2015
 SHEET 1 OF 1



Photography by David Johnston
 Courtesy of Vermont State Police
 Based on Aerial Photo CDG 2014

THE LOCATION OF UNDERGROUND UTILITY LINES, PIPES, AND
 STRUCTURES ARE APPROXIMATE AND ARE BASED ON
 AVAILABLE PLANS OF THE SITE.

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P.7