

District 2  
Certcode 1418-0

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

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 **SPRINGFIELD** in **WINDSOR** 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	2.879			2.879	0.000
Class 2	19.910			19.910	0.000
Class 3	100.70	0.08	0.18	100.60	0.000
State Highway	28.107			28.107	0.000
<b>Total</b>	<b>151.596</b>			<b>151.496</b>	<b>0.000</b>
* Class 1 Lane	2.906			2.906	
* Class 4	2.53			2.53	0.000
* Legal Trail	4.71			4.71	

\* 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.**

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

+0.07 miles CL3 TH-791 (Precision Drive Ext)

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

-0.18 miles CL3 TH-084 Ruusunen Road

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

+0.01 miles CL3 TH-706 (Precision Dr) remeasured

4. 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:

*Everett Hammond*  
*Walter J. [unclear]*  
*Just C. [unclear]*

Signature of T/C/V Clerk:

*Matthew Courcheson*

Date Filed: 2/15/22

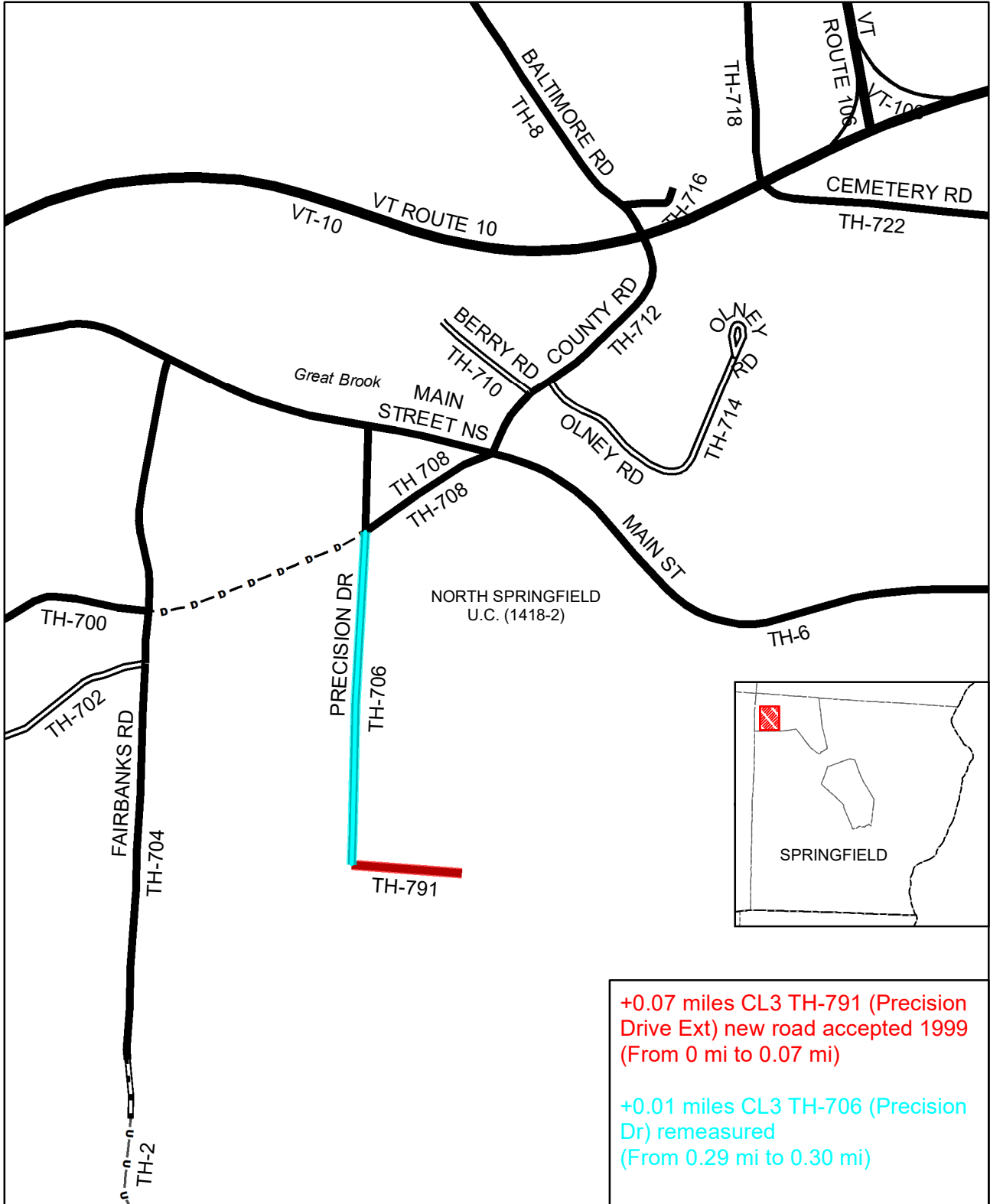
Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

*Johnathan Croft*  
881F350F309C4C9...  
Representative, Agency of Transportation

DATE: 5/9/2022



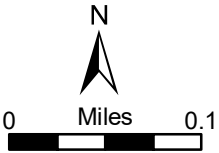
**+0.07 miles CL3 TH-791 (Precision Drive Ext) new road accepted 1999 (From 0 mi to 0.07 mi)**

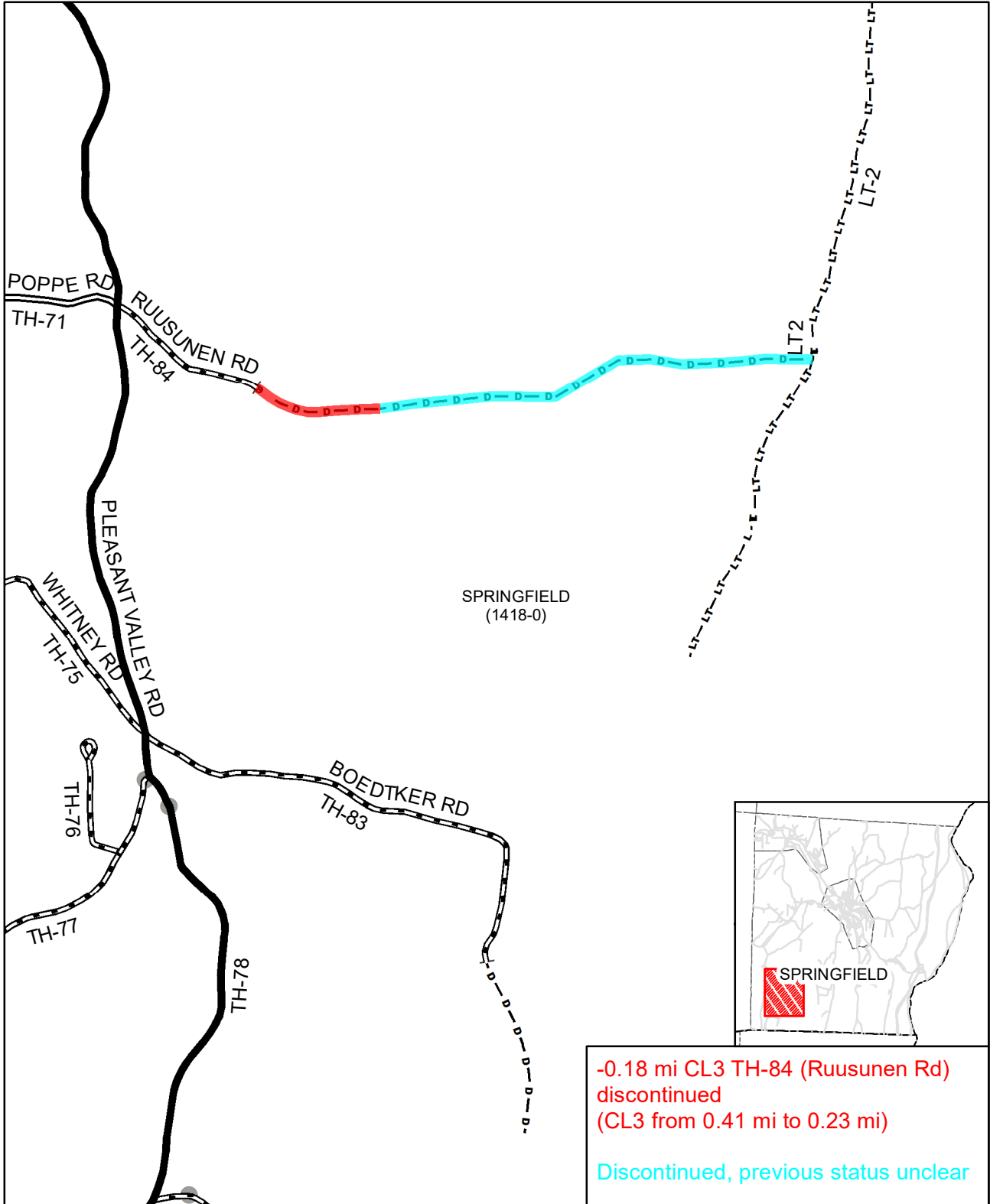
**+0.01 miles CL3 TH-706 (Precision Dr) remeasured (From 0.29 mi to 0.30 mi)**

### Mileage Certificate Changes 2022 NORTH SPRINGFIELD U.C.

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- March 16, 2022

(CTUA:1418-2)  
(CERTCODE:1418-0)

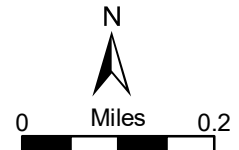




### Mileage Certificate Changes 2022 SPRINGFIELD

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

(CTUA:1418-0)  
(CERTCODE:1418-0)



RECORDED

11/5/03 10:00 AM  
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TOWN OF SPRINGFIELD  
CERTIFICATE OF HIGHWAY COMPLETION AND OPENING  
PURSUANT TO 19 V.S.A. CHAPTER 7

WHEREAS, pursuant to 19 V.S.A. Section 708(a), on its own Motion after a citizens request, the Selectmen commenced proceedings to layout, accept and open a highway proceeding easterly from Precision Drive between the property of Central Vermont Public Service Corporation, Hancor, Inc. and Donald and Arlene Gurney to a cul de sac. A viewing was held of such Road at 7:00 a.m. on December 1, 1999 with a Public Hearing held on December 13, 1999 at 7:00 p.m. at the Town Hall, 96 Main Street to consider testimony and take action. Notice of such viewing and Public Hearing was served on all persons owning or interested in lands through which such highway may pass or abut along with the Planning Commission and posting a copy in the office of the Town Clerk and further published in a local newspaper of general circulation in the area not less than 10 days before the time set for said Hearing. Said notices being sent to those individuals set forth on Exhibit A attached hereto. A copy of such notice is attached hereto and marked Exhibit B.

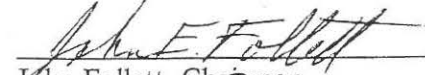
WHEREAS, after conducting the viewing of the proposed Highway and taking testimony, Paul Putnam moved and Christina Tetrault seconded a Motion that the Highway proceeding easterly from Precision Drive to a cul de sac all as described in a certain Warranty Deed of Dedication dated November 2, 1999 be accepted, layed out and opened immediately. Said Highway to be named Precision Drive Extension. This Motion was unanimously approved.

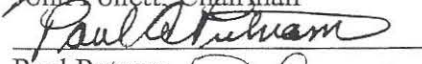
The Survey Depicting said Highway, its width, length and monuments marking its terminations as referred in the Deed from the Springfield Regional Development Corporation to

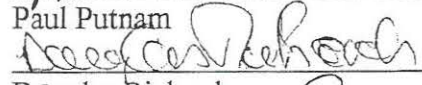
the Town conveying the parcel over which such highway is located shall be recorded in the Land Records.

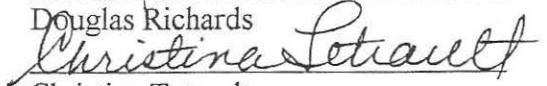
This Order being entered this 13th day of December, 1999.

Springfield Town Select Board

  
\_\_\_\_\_  
John Follett, Chairman

  
\_\_\_\_\_  
Paul Putnam

  
\_\_\_\_\_  
Douglas Richards

  
\_\_\_\_\_  
Christina Tetrault

\_\_\_\_\_  
Donald Gurney

EXHIBIT A

Central Vermont Public Service Corporation  
Hancor, Inc.  
Donald and Arlene Gurney

V 295  
PAGE

97

WARRANTY DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS that SPRINGFIELD REGIONAL DEVELOPMENT CORPORATION, a Vermont Corporation having an office and place of business in Springfield, County of Windsor and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable considerations paid to its full satisfaction by the TOWN OF SPRINGFIELD, a municipality in Windsor County and State of Vermont, Grantee, freely give, grant, sell, convey and confirm unto the said Grantee, TOWN OF SPRINGFIELD, and its successors and assigns forever a certain piece of land in Springfield in the County of Windsor and State of Vermont described as follows, viz:

Being a parcel of land for highway purposes more particularly described as follows:

Beginning at an iron pin set on the East side of the Precision Drive right-of-way at the Southwest corner of Lot 2 as shown on a survey plat by Dufresne-Henry, Inc. Entitled "Subdivision Plan Lands of Vt. Research to SRDC", Dated: November 09, 1993.

thence S 69°53'11"E, 268.72 feet along Lot 2 to an iron pin;

thence along a 63.00 foot radius cul-de-sac curve to the right 70.24 feet along Lot 2 to an iron pin.

thence along a 63.00 foot radius cul-de-sac curve to the right 76.27 feet along land of Hancor, Inc. to an iron pin;

thence along a 63.00 foot radius cul-de-sac curve to the right 51.42 feet along land of Gurney to an iron pin;

thence along a 63.00 foot radius cul-de-sac curve to the right 146.51 feet along land of Central Vermont Public Service to an iron pin;

thence N69°53'11" W, 266.32 feet along land of C.V.P.S. to an iron pin on the Precision Drive right-of-way;

thence N 17°22'24"E, 50.06 feet along Precision Drive to the point of beginning.

The herein described parcel contains 0.59 acres.

The above described premises are a portion only of the lands and premises conveyed to the Grantor herein by Warranty Deed of Vermont Research Corporation dated November 12, 1993 and recorded on November 18, 1993 in Book 117 at Page 324 of the Springfield Land Records. Reference is also made to a Quit Claim Deed from Donald I. and Arlene G. Gurney to the Grantor herein dated December 28, 1993 and recorded in Book 120 at Page 200-201 of the Springfield Town Land Records. Reference is also made to the Deed from the Grantor herein to

Central Vermont Public Service Corporation recorded in Book 120 at Page 202-203 of the Springfield Town Land Records.

TO HAVE AND TO HOLD to the said Grantee, TOWN OF SPRINGFIELD, and its successors and assigns, to its own use and behoof forever; and it the said Grantor, SPRINGFIELD REGIONAL DEVELOPMENT CORPORATION for itself and its successors and assigns, does covenant with the said Grantee, TOWN OF SPRINGFIELD, and its successors and assigns, that until the ensembling of these presents it is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE: EXCEPT as stated herein; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as stated herein.

IN WITNESS HEREOF it hereunto sets its hand and seal this 2 day of

November, 1999.

IN PRESENCE OF:

Jean Power  
Witness

SPRINGFIELD REGIONAL  
DEVELOPMENT CORPORATION  
BY Michael Walker  
Michael Walker, Vice President

STATE OF VERMONT  
WINDSOR COUNTY, SS.

At Springfield in said County, this 2<sup>nd</sup> day of November, 1999 personally appeared Michael Walker, Vice President of Springfield Regional Development Corporation and he acknowledged this instrument by him sealed and subscribed to be his free act and deed and the free act and deed of Springfield Regional Development Corporation.

Before me Deborah J. Catrowder  
Notary Public



WAIVER OF NOTICE OF OPENING AND ACCEPTANCE OF TOWN HIGHWAY

NOW COME the undersigned and hereby waive all notice of the Hearing provided for under 19 V.S.A. Section 709 for purposes of opening and accepting as a Town Highway that Highway leading easterly from Precision drive, so-called, in North Springfield, Vermont to a cul de sac. Said Hearing to be held December 13, 1999.

Dated: \_\_\_\_\_

Central Vermont Public Service Corporation

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

Dated: 12/30/99

Hancof Inc.

By: *[Signature]*  
Its Duly Authorized Agent

Dated: 3/16/00

*Donald J. Gurney*  
Donald Gurney

Dated: 3/16/00

*Arlene H. Gurney*  
Arlene Gurney

**WAIVER OF NOTICE OF OPENING AND ACCEPTANCE OF TOWN HIGHWAY**

NOW COME the undersigned and hereby waive all notice of the Hearing provided for under 19 V.S.A. Section 709 for purposes of opening and accepting as a Town Highway that Highway leading easterly from Precision drive, so-called, in North Springfield, Vermont to a cul de sac. Said Hearing to be held December 13, 1999.

Dated: 1-14-00

Central Vermont Public Service Corporation

By: Rebecca S. Mandel  
Its Duly Authorized Agent Agent for

Dated: \_\_\_\_\_

Hancor Industries Inc.

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

Dated: \_\_\_\_\_

Donald Gurney

Dated: \_\_\_\_\_

Arlene Gurney

## Moulton, Sara

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**From:** AOT - Mileage Certificates  
**Sent:** Tuesday, May 18, 2021 11:24 AM  
**To:** tosmanager@vermontel.net  
**Cc:** 'Jeff Strong '; AOT - Mileage Certificates  
**Subject:** RE: Springfield -- RE: adding a road

Good morning Jeff,

We will be adding this highway to the list of pending changes for the 2022 Mileage Certificate cycle, so it won't appear on the Town Highway Map until next year. Since town highways get created at the municipal level and are under the authority of the Selectboard, I am thinking that you could provide the same information to the parties that are in the process of buying land to show that this is a town highway, even though it is not included on the Town Highway Map. Ultimately it is the documentation in the Town Records that provide evidence of legal establishment of highways, so providing this information could alleviate some concerns that might exist.

Please expect to see this highway as an addition on the 2022 Mileage Certificate when we send it to the Town in early January. Please feel free to reach out with any questions or comments regarding this, or other questions or comments regarding town highways.

Johnathan

**Johnathan Croft** | Mapping Section Chief  
Vermont Agency of Transportation  
219 North Main Street | Barre, VT 05641 - Physical Address  
2178 Airport Rd, Unit B | Berlin, VT 05641 - Mailing Address  
802-828-2600 | [johnathan.croft@vermont.gov](mailto:johnathan.croft@vermont.gov)



This is our shot, Vermont! Everyone age 12 and older is now eligible for a COVID-19 vaccine. Sign up for your shot today at [healthvermont.gov/MyVaccine](https://healthvermont.gov/MyVaccine) or follow @healthvermont on [Facebook](#) and [Twitter](#) for walk-in opportunities. #OurShotVT

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**From:** tosmanager@vermontel.net <tosmanager@vermontel.net>  
**Sent:** Monday, May 17, 2021 2:37 PM  
**To:** AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>  
**Cc:** 'Jeff Strong ' <dpwjeff@vermontel.net>  
**Subject:** RE: Springfield -- RE: adding a road

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

Sara,

I've attached the survey plat. Please let me know if you need anything else.

It sounds like this can't be changed until next year. What should I tell the person who is trying to purchase the property? Is there anything that I can do to allay his concerns that this doesn't appear on the AOT map?

Thank you.

Jeff

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**From:** AOT - Mileage Certificates <[AOT.MileageCertificates@vermont.gov](mailto:AOT.MileageCertificates@vermont.gov)>  
**Sent:** Monday, May 17, 2021 2:07 PM  
**To:** [tosmanager@vermontel.net](mailto:tosmanager@vermontel.net); AOT - Mileage Certificates <[AOT.MileageCertificates@vermont.gov](mailto:AOT.MileageCertificates@vermont.gov)>  
**Cc:** 'Jeff Strong ' <[dpwjeff@vermontel.net](mailto:dpwjeff@vermontel.net)>  
**Subject:** Springfield -- RE: adding a road

Hi Jeff,

We can start to follow up on your request. Our approach would be to include it in the 2022 Mileage Certificate to be processed in 2022, but in the meantime, we can do some preliminary work so it can be processed quickly next year.

The warranty deed of dedication references a survey plat by Dufresne-Henry, Inc. entitled "Subdivision Plan Lands of Vt. Research to SRDC", dated November 09, 1993. Would you be able to send us a copy of it? Either a paper copy mailed to us, or a scan emailed to us would be fine. (The mailing address is in the signature block below).

**Sara Moulton**, AOT 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  
[sara.moulton@vermont.gov](mailto:sara.moulton@vermont.gov)  
<http://vtrans.vermont.gov/planning/maps>  
[AOT.MileageCertificates@vermont.gov](mailto:AOT.MileageCertificates@vermont.gov)

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**From:** [tosmanager@vermontel.net](mailto:tosmanager@vermontel.net) <[tosmanager@vermontel.net](mailto:tosmanager@vermontel.net)>  
**Sent:** Monday, May 17, 2021 9:28 AM  
**To:** AOT - Mileage Certificates <[AOT.MileageCertificates@vermont.gov](mailto:AOT.MileageCertificates@vermont.gov)>  
**Cc:** 'Jeff Strong ' <[dpwjeff@vermontel.net](mailto:dpwjeff@vermontel.net)>  
**Subject:** adding a road

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

Kerry and Sara,

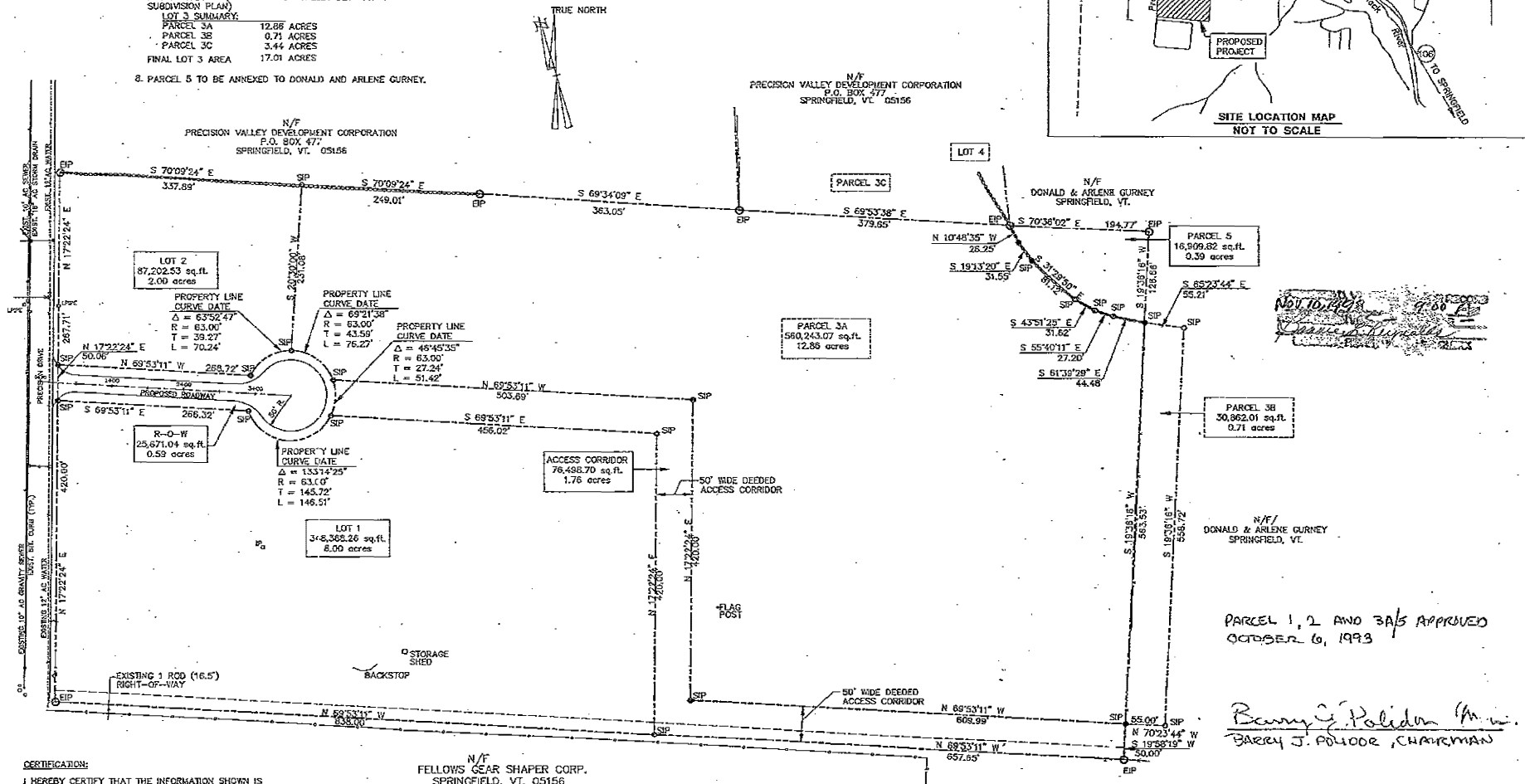
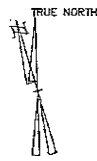
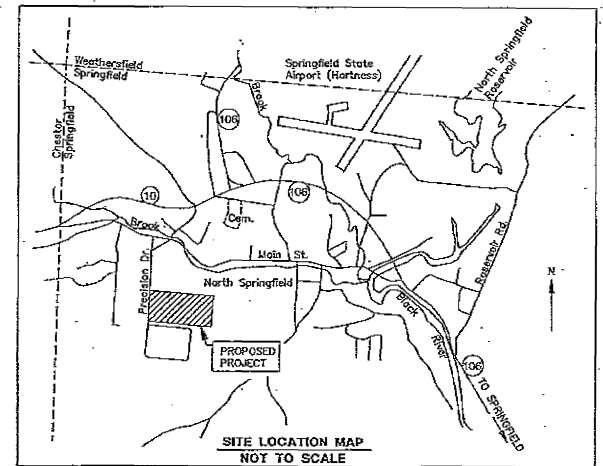
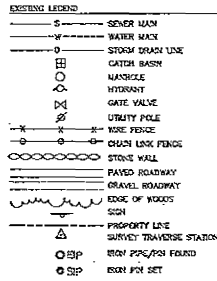
Meghan Brunk gave your names as people that might be able to help me. I am writing to see what can be done to add a road to the AOT map. The Town of Springfield voted back in 1999 to accept the road, however I'm told that it doesn't appear on the AOT map. I've attached the Highway Opening Certificate that was approved by the Selectboard back in 1999. This has come up as someone is trying to purchase property off that road and doesn't see it on the map, which is justifiably causing a concern. Can you tell me what can be done to have this road added to the map? I've copied Jeff Strong, Director of Public Works, on this email as well.

Thank you.

Jeff Mobus  
Springfield Town Manager

**GENERAL NOTES:**

1. TOPOGRAPHIC AND PROPERTY SURVEY PERFORMED BY COLEMAN SURVEYS, SPRINGFIELD, VT. - AUGUST 1993.
2. BEARING SHOWN HEREON ARE MAGNETIC.
3. THIS PLAT IS BASED IN PART ON AN EDM TOTAL STATION SURVEY.
4. DEED REFERENCE: BOOK 64, PAGE 394 AS RECORDED IN THE SPRINGFIELD LAND RECORDS.
5. THE SOUTHERLY LINE COMMON WITH FELLOWS CORP. VARIES FROM THE MAP TITLED "PORTION OF LANDS OF FELLOWS GEAR SHAPER CORP.", DRAWING NO. 5368 BY DUFRESNE-HENRY CORP. THE LINE WAS ESTABLISHED BY EXISTING IRON PIPE MONUMENTATION.
6. STONE WALLS AND/OR WIRE FENCES MAY HAVE MINOR IRREGULARITIES BETWEEN PRINCIPLE COURSES SHOWN.
7. LOT 3 TO BE COMPRISED OF PARCEL 3A AND PARCEL 3B AND PARCEL 3C (SEE PRECISION VALLEY DEV. CORP. SUBDIVISION PLAN)  
 LOT 3 SUMMARY:  
 PARCEL 3A 12.88 ACRES  
 PARCEL 3B 0.71 ACRES  
 PARCEL 3C 3.44 ACRES  
 FINAL LOT 3 AREA 17.01 ACRES
8. PARCEL 5 TO BE ANNEXED TO DONALD AND ARLENE GURNEY.

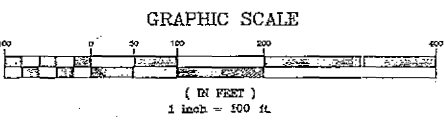


*NOT TO SCALE*  
 10/10/93  
 Barry J. Polidore

PARCEL 1, 2 AND 3A/5 APPROVED  
 OCTOBER 6, 1993

*Barry J. Polidore*  
 BARRY J. POLIDORE, CHAIRMAN

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS BASED ON OR IS CONSISTENT WITH THE DEED REFERENCES LISTED, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AS OF NOVEMBER 9, 1993.  
*David E. Coleman*



N/F  
 FELLOWS GEAR SHAPER CORP.  
 SPRINGFIELD, VT. 05156



TEL (802) 886-2261 FAX (802) 886-2260

Project No.	303014
Prof. Manager	R.L. BACON
Prof. Designer	R.L. BACON
Drawn By	K.L. KUZMA
Checked By	D.E. COLEMAN
Scale	1"=100'
Approved	
Date	NOVEMBER 9, 1993

VT. RESEARCH/SRDC DEVELOPMENT  
 SPRINGFIELD INDUSTRIAL PARK

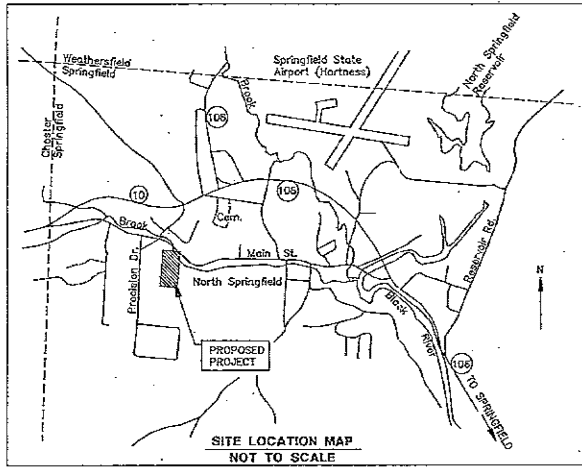
**SUBDIVISION PLAN**  
**LANDS OF VT. RESEARCH TO SRDC**

SPRINGFIELD, VERMONT

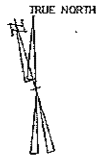
STATE OF VERMONT  
 DAVID E. COLEMAN  
 No. 585  
 REGISTERED LAND SURVEYOR

Sheet 1 of 1  
 9419

AP-L



SITE LOCATION MAP  
NOT TO SCALE

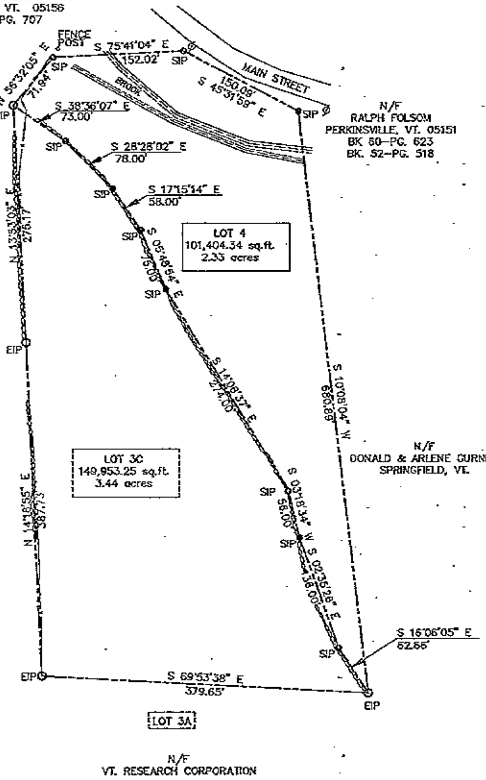


N/F  
DANIEL & DIANE L. GRAY  
50 ELM ST.  
SPRINGFIELD, VT. 05158  
BK 102-PG. 707

N/F  
PRECISION VALLEY DEVELOPMENT CORPORATION  
P.O. BOX 477  
SPRINGFIELD, VT. 05158

N/F  
RALPH FOLSON  
PERKINSVILLE, VT. 05151  
BK 60-PG. 623  
BK. 52-PG. 518

N/F  
DONALD & ARLENE GURNEY  
SPRINGFIELD, VT.



**CASTING LEGEND**

— S —	SEWER MAIN
— W —	WATER MAIN
— D —	STORM DRAIN LINE
— BR —	CATCH BASIN
○	MANHOLE
○	HYDRANT
⊕	GATE VALVE
⊕	UTILITY POLE
— X — X —	WIRE FENCE
— ○ — ○ —	CHAIN LINK FENCE
— ○ — ○ —	STONE WALL
— — — —	PAVED ROADWAY
— — — —	GRAVEL ROADWAY
— — — —	EDGE OF WOODS
— — — —	CON
— — — —	PROPERTY LINE
△	SURVEY TRAVELER STATION
○ EIP	IRON PIPE/IRON FOUND
○ SIP	IRON PIPE SET

- GENERAL NOTES:**
1. TOPOGRAPHIC AND PROPERTY SURVEY PERFORMED BY COLEMAN SURVEYS, SPRINGFIELD, VT. - AUGUST 1993.
  2. BEARING SHOWN HEREON ARE MAGNETIC.
  3. THIS PLAT IS BASED IN PART ON AN EDM TOTAL STATION SURVEY.
  4. DEED REFERENCE: BOOK 75, PAGE 184 AS RECORDED IN THE SPRINGFIELD LAND RECORDS.
  5. STONE WALLS AND/OR WIRE FENCES MAY HAVE MINOR IRREGULARITIES BETWEEN PRINCIPLE COURSES SHOWN.
  6. LOT 3 TO BE COMPRISED OF PARCEL 3A AND PARCEL 3B AND PARCEL 3C (SEE VT. RESEARCH TO SRDC SUBDIVISION PLAN)
- LOT 3 SUMMARY:**
- |                         |                    |
|-------------------------|--------------------|
| PARCEL 3A               | 12.86 ACRES        |
| PARCEL 3B               | 0.71 ACRES         |
| PARCEL 3C               | 3.44 ACRES         |
| <b>FINAL LOT 3 AREA</b> | <b>17.01 ACRES</b> |

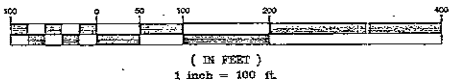
APPROVED BY PLANNING COMM.  
11/3/93  
*Kerry J. Polich Chamian*  
BARRY J. POWDOR, CHAIRMAN

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS BASED ON OR IS CONSISTENT WITH THE DEED REFERENCES LISTED, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AS OF NOVEMBER 9, 1993.

*David E. Coleman*

**GRAPHIC SCALE**



TEL (802) 886-2261 FAX (802) 886-2250

Project No.	303014
Proj. Manager	R.L. BACON
Proj. Designer	R.L. BACON
Drawn By	K.L. KUZMA
Checked By	D.E. COLEMAN
Scale	1"=100'
Approved	Nov. 3, 1993
Date	NOVEMBER 9, 1993

VT. RESEARCH/SRDC DEVELOPMENT  
SPRINGFIELD INDUSTRIAL PARK

**SUBDIVISION PLAN**  
**LANDS OF PRECISION VALLEY DEV. CORP.**  
**TO SRDC**

SPRINGFIELD, VERMONT



Sheet 1 of 1  
VERMONT C 9420

AP-R

**TOWN OF SPRINGFIELD  
SELECTMEN'S HALL – 96 MAIN STREET – THIRD FLOOR  
SPECIAL SELECTBOARD MEETING – MONDAY, DECEMBER 7, 2020**

*Immediately Following the Completion of the Public Hearing to Consider Alteration of Ruusenen Road*

**ZOOM MEETING**

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Join Zoom Meeting

<https://us02web.zoom.us/j/87214763074>

**Meeting ID: 872 1476 3074**

One tap mobile

[+16465588656](tel:+16465588656),87214763074# US (New York)

[+13017158592](tel:+13017158592),87214763074# US (Germantown)

Dial by your location

[+1 646 558 8656](tel:+16465588656) US (New York)

[+1 301 715 8592](tel:+13017158592) US (Germantown)

[+1 312 626 6799](tel:+13126266799) US (Chicago)

**AGENDA**

**WELCOME:** Visitors are most welcome at the Selectboard Meetings. Anyone wishing to address the Selectboard on a specific matter is required to make arrangements to appear on the Agenda with either the Selectboard Chair, Walter Martone, or the Town Manager, before the Wednesday preceding each meeting. Emergency matters can be handled by requesting recognition by the Chair under – Emergency items can be added to the “Additions to the Agenda” section of the agenda.

- A. **CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL:**
  
- B. **RUUSENEN ROAD:**  
**ITEM #1:** Consideration of discontinuation, alteration, and reclassification of a town road.
  
- C. **EXECUTIVE SESSION:** Appointment or employment of a public officer or employee – 1 V.S.A. Section 313(a)(3).
  
- D. **ADJOURN:**



W. Martone's  
Corrections

**SPECIAL SELECTBOARD MEETING**  
*Immediately Following the Completion of the Public Hearing to Consider  
Alteration of ~~Ruuseenen~~-Ruusunen Road*

**MINUTES**

**A. CALL MEETING TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE:**

Chair, Walter Martone, called the meeting to order at 9:33 PM. Roll Call was taken and the Pledge of Allegiance recited.

Selectboard Members: Vice-Chair, Michael Martin, Kristi Morris, George McNaughton, John Bond and Chair, Walter Martone. George McNaughton even though in attendance, recused himself from the meeting.

Administration: Interim Town Manager, Frank Heald, Public Works Director, Jeff Strong and Town Attorney, Steve Ankuda.

School Board Liaison: Absent

**B. ALTERATION OF RUUSENEN-RUUSUNEN ROAD:**

**ITEM #1:** Consideration of discontinuation, alteration and reclassification of a town road.

Vice-Chair, Michael Martin, inquired of Town Attorney, Steve Ankuda, if a Deliberation Session made good use for an Executive Session. Town Attorney Ankuda agreed. Vice-Chair Martin also noted that he had done some research prior to the Public Hearing of tonight. While reading Chapter 7 of Vermont Statutes 19, he discovered the Selectboard wasn't quite pressed for time to make a decision as he thought. A decision did not have to be made tonight. The Selectboard examined the property on October 12, 2020 and if he was reading correctly, the Selectboard had sixty (60) days to make a decision. Town Attorney Ankuda agreed.

**MOTION:** John Bond moved for the Selectboard to go into ~~Executive~~-Deliberative Session to consider discontinuation, alteration and reclassification of ~~Ruuseenen~~-Ruusunen Road.  
Seconded by: Vice-Chair, Michael Martin.

Chair, Walter Martone, noted the Selectboard could report they had made a decision and act upon the decision or take longer to make a decision when they come out of ~~Executive~~-Deliberative Session.

**Roll Call:** Vice-Chair, Michael Martin – Yes, John Bond – Yes, Kristi Morris – Yes and Chair Walter Martone – Yes. George McNaughton recused himself from the meeting and did not join the Deliberative Session.  
4 Yes, passed unanimously.

**C. DELIBERATIVE SESSION:** The Board entered Deliberative Session at 9:36 p.m. and returned to the Special Meeting at 10:36 p.m.

**MOTION:** John Bond moved that the Selectboard conditionally approve the Report and Order Discontinuing, Altering and Reclassifying a Portion of Ruusunen Road, Town Highway #84, in essence following the existing trail that was shown to us on the maps, except that the width of the right-of-way is 33 feet wide, essentially 2 rods, and centered on the centerline as shown on the maps we were provided. Furthermore, the Selectboard reserves to itself all rights to regulate and grant permission to enclose such trail during any part of the year, along with brush removal along the traveled portion of such trail. Such brush cutting, other than by the landowner, shall be by express permission in writing granted by the Selectboard from time to time. It is further moved that we strike the following paragraph that reads "No motorized vehicle shall be allowed to utilized the trail as altered, except for purposes of maintenance and repair of the trail."  
Seconded by: Vice-Chair, Michael Martin.

Roll call was taken: Michael Martin – yes, Kristi Morris – yes, John Bond – yes, Walter Martone – yes.

4 Yes, passed unanimously.

Chair Martone requested a motion to enter into Executive Session to discuss a personnel item.

MOTION: George McNaughton moved to go into Executive Session under 1 V.S.A. Section 313(a)(3) to discuss appointment or employment of a public officer or employee.

Seconded by: Michael Martin.

5 Yes, passed unanimously.

D. EXECUTIVE SESSION: The Board entered Executive Session at 10:48 p.m. and returned to the Special Meeting at 11:05 p.m.

D. ADJOURN:

MOTION: John Bond moved to adjourn the meeting at 11:06 p.m.

Seconded by: Michael Martin

5 Yes, passed unanimously.

**NOTICE OF PUBLIC HEARING**  
**Town of Springfield, Vermont**  
**December 7, 2020 @ 7:00 PM**  
**(Zoom Meeting)**

**Alteration of Ruusunen Road**

**CALL TO ORDER & ROLL CALL:** Chair, Walter Martone, stated due to the State of Emergency declared by Governor Scott as a result of the COVID-19 pandemic and pursuant to Addendum 6 to Executive Order 01-20 and Act 92, this public body is authorized to meet electronically.

Chair, Walter Martone, called the meeting to order at 7:00 PM. Roll Call was taken.

**Selectboard Members:** Vice-Chair, Michael Martin, Kristi Morris, George McNaughton, John Bond and Chair, Walter Martone. George McNaughton even though in attendance, recused himself from the meeting.

**Administration:** Interim Town Manager, Frank Heald, Public Works Director, Jeff Strong and Town Attorney, Steve Ankuda.

**School Board Liaison:** Absent

Notice is hereby given that in accordance with Vermont State Statutes, Title 19, Chapter 7. Laying Out, Discontinuing and Reclassifying Highways, Section 709, the Springfield Selectboard will hold a Public Hearing to hear from persons interested in the partial altering and reclassification of Town Highway #84, commonly referred to as Ruusunen Road.

As first requested at a Selectboard Meeting on October 12, 2020, Mr. James Veltrop of Wild Trails Farm, LLC, has proposed to alter a portion of the Ruusunen Road which commences at the intersection of the centerline of Ruusunen Road with the centerline of Jordan Road and then proceeds westerly 3,888 feet more or less along the centerline of Ruusunen Road to a point located S 16° 38' W and 26.5' from the rebar marking the southeast corner of lands now or formerly of John Kassey and the southwest corner of lands now or formerly of Wild Trails Farm, LLC, northerly of Ruusunen Road.

The location of the proposed relocated Ruusunen Road is depicted on a survey entitled "Ruusunen Road Proposed Discontinued Trail & Proposed Alternate Trail", dated July 2020, last revised November 3, 2020.

The Town of Springfield is meeting tonight to consider testimony from the public and take action.

James Veltrop, Petitioner, owner of Wild Trails Farm, LLC, Ethan McNaughton, Petitioner's Attorney and Katherine Martin, Petitioner's Surveyor were all present via zoom.

Attorney, Ethan McNaughton provided a quick update of the proposed alteration to the Ruusunen Road. He pointed out there were new maps distributed today, dated December 2020. These maps are the same as before with the exception the property pins and North, South, East & West directions noted. Attorney McNaughton spoke of the proposed T-Turn around, the fact the proposed trail had a more scenic view and that hikers, horse riders and cross-country skiers did not have to go through the middle of a private residence. There wouldn't be snowmobilers that were lost or ATV damaging land during mud season. In addition, the proposed trail still offers a route to the Jordan Road.

James Veltrop noted he had hosted at least one local fundraiser. The locals are allowed to use his property for hiking, horse riding and cross-country skiing. He has plans to hire local Yoga and/or Meditation Instructors for possible events. He would like to host a Writer's Weekend. Mr. Veltrop also noted that there would not be too many events planned for Phase I of development. Phase II he would like to have dining available, some type of food service and continue hosting local events. Mr. Veltrop is hoping over time to be able to host twelve to eighteen (12 – 18) people at a time for events. He noted his hopes were that his visitors would dine, visit and spend money in Springfield.

Attorney McNaughton noted, in 2011 the Town of Springfield decided not to maintain the Class III Road from December through May and the road was closed. In addition, the Town of Springfield's Planning Commission prohibited the use of All Terrain Vehicles, ATVs on the Ruusenen Road.

Katherine Martin, Surveyor, was introduced by Chair Martone. Ms. Martin just wanted the public to know that she was also on the zoom meeting and would be available to answer questions regarding the two (2) surveyed maps submitted.

Chair Martone asked the Selectboard Members if they had any questions for Mr. Veltrop's team? Kristi Morris suggested there were a lot of members of the public attending the Public Hearing via zoom and maybe they should go before the Selectboard Members tonight. Chair Martone and the remainder of the Selectboard were in agreement with suggestion.

Town Attorney Ankuda inquired of Katherine Martin, "How close was the closest property from the proposed trail. Ms. Martin estimated the distance to be 20 feet from the proposed trail to a neighbor's property at the closest point of the trail.

Barry Messer – Mr. Messer stated he was an active member of the VAST Trails and there are two Snowmobile Clubs in this area. He also pointed out that the Jordan Road is a major vein of the VAST Trail System. Mr. Messer feels that Mr. Veltrop should put in another Class IV Road in exchange for the portion of the trail he would like. He also noted that the Hawks Mountain Ridge Rider Snowmobile Club has put over \$13,000.00 and time into maintaining the snowmobile trail in that area. The Snowmobile Club also spends money to register and insure their groomer that is used on the VAST trails. He also noted that the two (2) gates that were installed on the Ruusunen Road should be left open from December 15<sup>th</sup> through May 31<sup>st</sup> at which time they should be closed. Mr. Messer shared he used to hunt all over that area, until Mr. Veltrop posted his property.

James Veltrop – Mr. Veltrop noted that he did not ask for or request those two (2) gates on Ruusunen Road; they were installed by the former Public Works Director, Harry Henderson. He also admitted he does post his property; however, he does allow people to hunt on his property. Mr. Veltrop request to know from the Hunter when and where on the property they will be hunting. His request is due to safety precautions.

Michael Osak – Mr. Osak is the son of the closet property owner to the proposed new trail. He shared that he is against the idea of altering Ruusunen and using a new proposed trail. His parents, now him, would come to enjoy the private, quiet time of Vermont. He noted it sounds like the project is going to get larger because of the proposed phases proposed. The family has also experienced break-ins.

Crystal Stokarski – Ms. Stokarski lives in the area and generally is not in favor of the Public giving up what is there for the benefit of the private home owner. She also understands the proposed trail is on private

property. She does not feel the exchange is apples to apples. Ms. Stokarski noted there is a small cottage in the area and her concerns for an access in case of an emergency. She also inquired who would be responsible for maintaining the proposed trail?

John Peterson – Mr. Peterson stated he would echo the same comments as Mr. Osak. Osak & Peterson have private driveways and do not want trespassers.

Charis Boke – Ms. Boke shared at one time she had rented an apartment from Mr. Veltrop and is very familiar with trails in the area. She felt the proposed trail was fine for emergency vehicles. Ms. Boke supports Mr. Veltrop's idea of economic development and the fact local business would be supported by Mr. Veltrop's venture.

Holly Farnsworth – Mrs. Farnsworth stated that she was a logger and a snowmobiler. Mrs. Farnsworth is a native Vermonter and is also familiar with both sides of the mountain. She spoke about the "Orange Book", a book promoted by Governor, Phil Scott. The "Orange Book" promoted growth for the State of Vermont through outside activities. For anyone interested, a FREE pdf version may be found on-line. Mrs. Farnsworth spoke about VAST for Snowmobilers and VASA for 4-Wheeler Vehicles. Mr. & Mrs. Farnsworth are both against the proposed alterations to the Ruusunen Road. They have concerns of the VAST Trail becoming a dead end should the proposed alterations to the Ruusenen be accepted. Mrs. Farnsworth also pointed out the proposed alteration of the trail doesn't dump out where the new survey states. The new survey states the trail dumps out onto the Jordan Road, however Mrs. Farnsworth states there is approximately 105' difference; the trail actually dumps out onto Armand Soucy's private property.

John Martin – Mr. Martin introduced himself as the Site Manager at Stellafane Road. He noted the Stellafane Observatory also spends funds on the Jordan Road. Mr. Martin shared that he uses the Ruusunen Road; the proposed trail doesn't have an adequate foundation. The proposed trail is steeper and about three quarters longer. Mr. Martin is against the proposed alteration of the Ruusunen Road.

Steve Matush – Mr. Matush was for the proposed alteration of the Ruusunen Road. He supports the plan for the Wild Trails Farm, LLC. Mr. Matush commented that Springfield could use a destination to attract visitors.

Richard Andrews – Mr. Andrews spoke in support of the alteration of the Ruusunen Road. In his opinion the proposed trail is much better. He also noted, assuming the Jordan Road was public, this was a good proposal for the Town and he agrees with Mr. Matush. Mr. Andrews also commented, if there is one (1) business of this type in Springfield, maybe more will come.

Armand Soucy – Mr. Soucy commented the proposed trail dumps out onto my property. That needs to be corrected. I don't like it that ATVs, motorized vehicles aren't allowed on the proposed alteration of the Ruusenen Road.

Attorney, Ethan McNaughton, commented that snowmobiles and ATVs have not been on the trail since 2011. The proposed altered trail is eight feet (8'); the current trail is six feet (6') at some points. The Town does not maintain the current trail, Mr. Veltrop has been maintaining the trail. Mr. Veltrop's project to turn his property into a retreat, has already been put on hold for quite some time. Attorney, Ethan McNaughton, also commented that Mr. Veltrop's type of clients will not increase break ins. Actually, a trail without vehicle traffic has less potential for break ins.

Surveyor, Katherine Martin, assured everyone, that the proposed altered trail did not dump out onto private property.

Juanita Rice – Mrs. Rice commented that Mr. Veltrop should have known about the current trail going through the middle of his yard when he purchased the property. She inquired of the Town for hard figures, dollar amounts, of how much money the Town would save if they did not have to plow? There was not an answer to her question. Mrs. Rice commented that she understood what Mr. Veltrop was gaining substantially from maintaining the trails. She also questioned why the Wild Trail Farm; LLC property was listed for sale on the internet for five (5) weeks this past July.

Holly Farnsworth – Mrs. Farnsworth inquired if Ms. Martin could be instructed or asked to double check the proposed survey in regards to Mr. Soucy's property.

Armand Soucy and Wife, Barbara Rodgers – Mr. Soucy & Ms. Rodgers both commented the proposed altered trail was dumping out onto their property.

Matt Priestly – Mr. Priestly commented the Selectboard should call a continuance to the Public Hearing because some of the abutters might want to seek legal counsel. He noted when he had purchased property with a Class IV road on it, that the former Public Works Director, Harry Henderson said that he could not lock the gate. Mr. Priestly also stated that he does not believe the proposed altered trail was built to code.

John Martin – Mr. Martin commented the idea of a six-foot (6') trail changed to an eight-foot (8') trail is not maintainable unless it is 3 rod width, other wise it is a poor trade.

Joseph Farnsworth – Mr. Farnsworth inquired about possible future development, such as subdivisions to the area. He pointed out using Ruusunen would be the most cost-effective.

Adam Stokarski – Mr. Stokarski stated he was nineteen (19) years old. He pointed out there were people out there using the Ruusunen Road for logging, that might be their livelihood. In his opinion, the proposed altered trail will affect a lot of people.

Mr. James Veltrop addressed Mrs. Rice's comment regarding his property being listed on the Zillow website over the past summer. Mr. Veltrop shared that he was having troubles acquiring permits and was very frustrated. He thought he would just list his property for a high price and see what would happen. Mr. Veltrop noted that he didn't even hire a real estate agent.

Mr. Veltrop also commented the location of the proposed altered trail was chosen very carefully. The location was chosen by the topography of the land and keeping in mind width for his nine (9') groomer.

Attorney, Ethan McNaughton, pointed out the current trail is not a Class IV Road; it is a classified trail. VAST doesn't control the roads; the Towns do.

Holly Farnsworth – Mrs. Farnsworth commented that the Town can give snowmobilers authority to use legal trails. She also noted that it sounded like the Town was entertaining the proposal to alter Ruusunen Road so the landowner could make money. Mrs. Farnsworth noted that was fine, but she would like a snowmobile trail. Mrs. Farnsworth read a section of the Orange Book promoting the growth of outdoor activities within the State of Vermont.

Barry Messer - Mr. Messer feels that Mr. Veltrop should be required to register, install lights and provide insurance on his groomer, such as the local Snowmobile Clubs.

Town Attorney Ankuda commented that Holly Farnsworth was correct about the Town controlling the Roads and Legal Trails. If the former Public Works Director, Harry Henderson, made some deal or deals with landowners, they are not binding. The Selectboard has the final say.

Juanita Rice – Mrs. Rice commented the proposed altered trail reminded her more of a cross-country skiing trail. She also inquired how much value would be added to Mr. Veltrop's property if the proposed altered trail went through. Mrs. Rice still thought this was not a fair exchange.

Selectboard Member, Kristi Morris, inquired of Public Works Director, Jeff Strong, what the cost might be for the proposed altered trail. PW Director Strong replied, that he did not have a ready answer for that question, but would gladly look into it. He also noted every time we touch something; it cost money. There are thousands of areas throughout the Town where money could be spent. PW Director Strong also noted closing 1,000 feet of the Ruusenen Road; the Town lose some road funding.

Matt Priestly – Mr. Priestly inquired why snowmobiles are blocked from the trail. He did not receive an answer.

Jim Fog – Mr. Fog inquired of Attorney, Ethan McNaughton, the size of the proposed T-turn around and what type of surface would be used.

Attorney, Ethan McNaughton, stated the proposed T-turn around was good size with parking for additional vehicles.

John Martin – Mr. Martin noted he lived on the Jordan Road. He shared that snowmobilers use the Jordan Road for about fifty feet (50') and go onto his property. He has had more trouble and damaged to his property done by snowmobilers since the Town installed the two gates on the Ruusenen Road. Damages done by having to go around the gates.

Chair, Walter Martone, inquired for more questions or comments and there were none. The Public Hearing closed at 9:31 PM.

## **NOTICE OF PUBLIC HEARING Town of Springfield, Vermont**

### **Alteration of Ruusenen Road**

Notice is hereby given that in accordance with Vermont State Statutes, Title 19, Chapter 7. Laying Out, Discontinuing and Reclassifying Highways, Section 709, the Springfield Selectboard will hold a Public Hearing to hear from persons interested in the partial altering and reclassification of Town Highway #84, commonly referred to as Ruusenen Road.

The portion of Ruusenen Road to be altered commences at the intersection of the centerline of Ruusenen Road with the centerline of Jordan Road and then proceeds westerly 3,888 feet more or less along the centerline of Ruusenen Road to a point located S 16° 38' W and 26.5' from the rebar marking the southeast corner of lands now or formerly of John Kassej and the southwest corner of lands now or formerly of Wild Trails Farm, LLC, northerly of Ruusenen Road.

The location of the proposed relocated Ruusenen Road is depicted on a survey entitled "Ruusenen Road Proposed Discontinued Trail & Proposed Alternate Trail", dated July 2020, last revised November 3, 2020.

The Selectboard will meet via ZOOM on Monday, December 7, 2020 at 7:00 pm to consider testimony and take action.

Join Zoom Meeting  
<https://us02web.zoom.us/j/87214763074>

**Meeting ID: 872 1476 3074**

One tap mobile  
[+16465588656](tel:+16465588656),87214763074# US (New York)  
[+13017158592](tel:+13017158592),87214763074# US (Germantown)

Dial by your location  
[+1 646 558 8656](tel:+16465588656) US (New York)  
[+1 301 715 8592](tel:+13017158592) US (Germantown)  
[+1 312 626 6799](tel:+13126266799) US (Chicago)

Copies of the proposed petition and survey may be picked up at the Town Office between the hours of 8:30 am and 1:00 pm, Monday through Thursday or on the Town's Website.

Town of Springfield  
Selectboard





# Abutters List Report

Springfield, VT  
September 22, 2020

## Subject Property:

Parcel Number: 9-3-35  
CAMA Number: 9-3-35  
Property Address: 174 RUUSUNEN RD

Mailing Address: WILD TRAILS FARM LLC  
174 RUUSUNEN ROAD  
SPRINGFIELD, VT 05156

## Abutters:

Parcel Number: 13-1-38  
✓ CAMA Number: 13-1-38  
✓ Property Address: 90 BOEDTKER RD

Mailing Address: PETERSON JOHN E PETERSON CELA M  
62 BARROW ST APT 3  
NEW YORK, NY 10014

Parcel Number: 13-1-39  
✓ CAMA Number: 13-1-39  
✓ Property Address: 96 BOEDTKER RD

Mailing Address: OSAK FRANK M & NAVIA TRUSTEES  
GOLDMAN C DAVID TRUSTEE  
7 WINDY ACRES ROAD  
SHELTON, CT 06484

Parcel Number: 13-1-42  
✓ CAMA Number: 13-1-42  
✓ Property Address: 224 BOEDTKER RD

Mailing Address: SOUCY ARMAND J TRUSTEE  
224 BOEDTKER ROAD  
SPRINGFIELD, VT 05156

Parcel Number: 13-1-44  
✓ CAMA Number: 13-1-44  
Property Address: 150 BOEDTKER RD

Mailing Address: 5826 WALSH LLC C/O HEATHER FRAHM  
150 BOEDTKER ROAD  
SPRINGFIELD, VT 05156

✓ Parcel Number: 9-3-10  
✓ CAMA Number: 9-3-10  
Property Address: BREEZY HILL RD

Mailing Address: EMMET CHRISTOPHER T II EMMET  
PETER W  
PO BOX 744  
FAR HILLS, NJ 07931

✓ Parcel Number: 9-3-13  
✓ CAMA Number: 9-3-13  
Property Address: 768 BREEZY HILL RD

Mailing Address: JOHNSON CARL JR TRUSTEE  
JOHNSON LINDA M TRUSTEE  
768 BREEZY HILL ROAD  
SPRINGFIELD, VT 05156

✓ Parcel Number: 9-3-22.2  
✓ CAMA Number: 9-3-22.2  
Property Address: PLEASANT VALLEY RD

Mailing Address: PARKER BOYS LLC  
7701 BERNADETTE LANE  
RALEIGH, NC 27815

✓ Parcel Number: 9-3-22.3  
CAMA Number: 9-3-22.3  
Property Address: 328 PLEASANT VALLEY RD

Mailing Address: PERREAULT THOMAS S PERREAULT  
ANNE-KATHERINE  
326 PLEASANT VALLEY ROAD  
SPRINGFIELD, VT 05156

Parcel Number: 9-3-22.4  
CAMA Number: 9-3-22.4  
Property Address: PLEASANT VALLEY RD

Mailing Address: JOHNSON WAYNE C SR DEAS  
ANNETTE T  
12 RIVER FRONT DRIVE  
BELLOWS FALLS, VT 05101

*Gerald mit tica  
324 Pleasant  
Valley Rd,  
05156*

✓ Parcel Number: 9-3-23  
CAMA Number: 9-3-23  
Property Address: 432 PLEASANT VALLEY RD

Mailing Address: SZCZEPANSKI EVA A  
2200 TARRALLTON DRIVE  
NORFOLK, VA 23518-2109



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9/22/2020

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Page 1 of 2



# Abutters List Report

Springfield, VT  
September 22, 2020

✓ Parcel Number: 9-3-34  
CAMA Number: 9-3-34  
Property Address: RUUSUNEN RD

Mailing Address: KASSAY JOHN KASSAY PATRICIA  
14 MANNWEILER DRIVE  
SEYMOUR, CT 06483

✓ Parcel Number: 9-3-34.1  
CAMA Number: 9-3-34.1  
Property Address: RUUSUNEN RD

Mailing Address: LEFEBVRE LOGAN FITZPATRICK  
REBECCA  
~~27 WESTER AVENUE~~ 206 Eaton Rd  
~~BRATTLEBORO, VT 05301~~ Franconia, NH 03580

✓ Parcel Number: 9-3-46  
CAMA Number: 9-3-46  
Property Address: 641 MASSEY RD

Mailing Address: ABBOTT MARION G TRUST ABBOTT  
DONALD V  
641 MASSEY ROAD  
SPRINGFIELD, VT 05156

✓ Parcel Number: 9-3-47  
CAMA Number: 9-3-47  
Property Address: DUTTON DISTRICT

Mailing Address: SMITH DAVID W SMITH DONALD E  
54 LEE STREET  
EAST LONGMEADOW, MA 01028

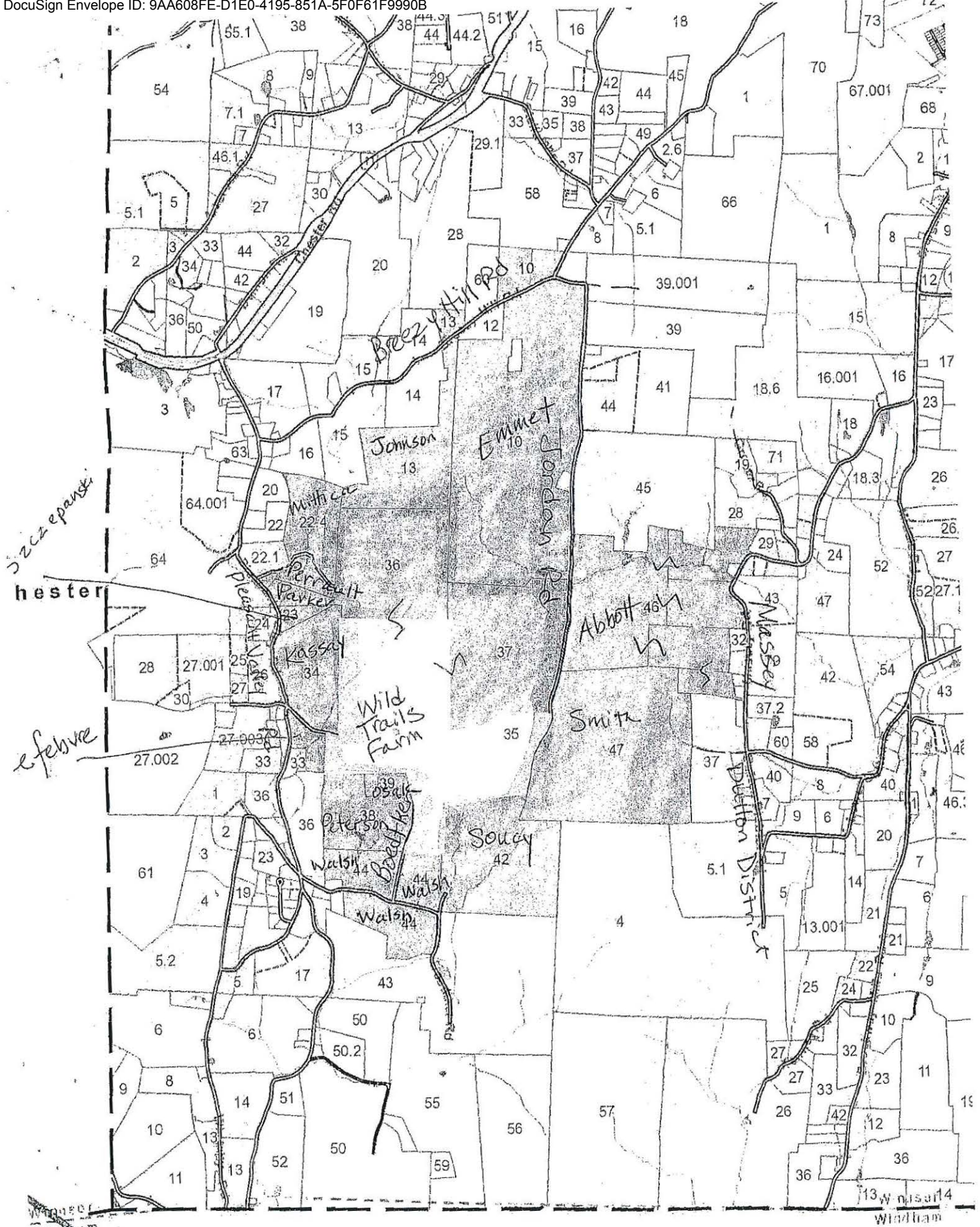


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9/22/2020

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Page 2 of 2



Rockingham



# Abutters List Report

Springfield, VT  
November 03, 2020

## Subject Property:

Parcel Number: 9-3-34  
CAMA Number: 9-3-34  
Property Address: RUUSUNEN RD

Mailing Address: KASSAY JOHN KASSAY PATRICIA  
14 MANNWEILER DRIVE  
SEYMOUR, CT 06483

*mailed  
11/11/2020*

---

## Abutters:

Parcel Number: 9-3-34.1  
CAMA Number: 9-3-34.1  
Property Address: RUUSUNEN RD

Mailing Address: LEFEBVRE LOGAN FITZPATRICK  
REBECCA  
27 WESTER AVENUE  
BRATTLEBORO, VT 05301

*mailed  
11/11/2020*

Parcel Number: 9-3-35  
CAMA Number: 9-3-35  
Property Address: 174 RUUSUNEN RD

Mailing Address: WILD TRAILS FARM LLC  
174 RUUSUNEN ROAD  
SPRINGFIELD, VT 05156

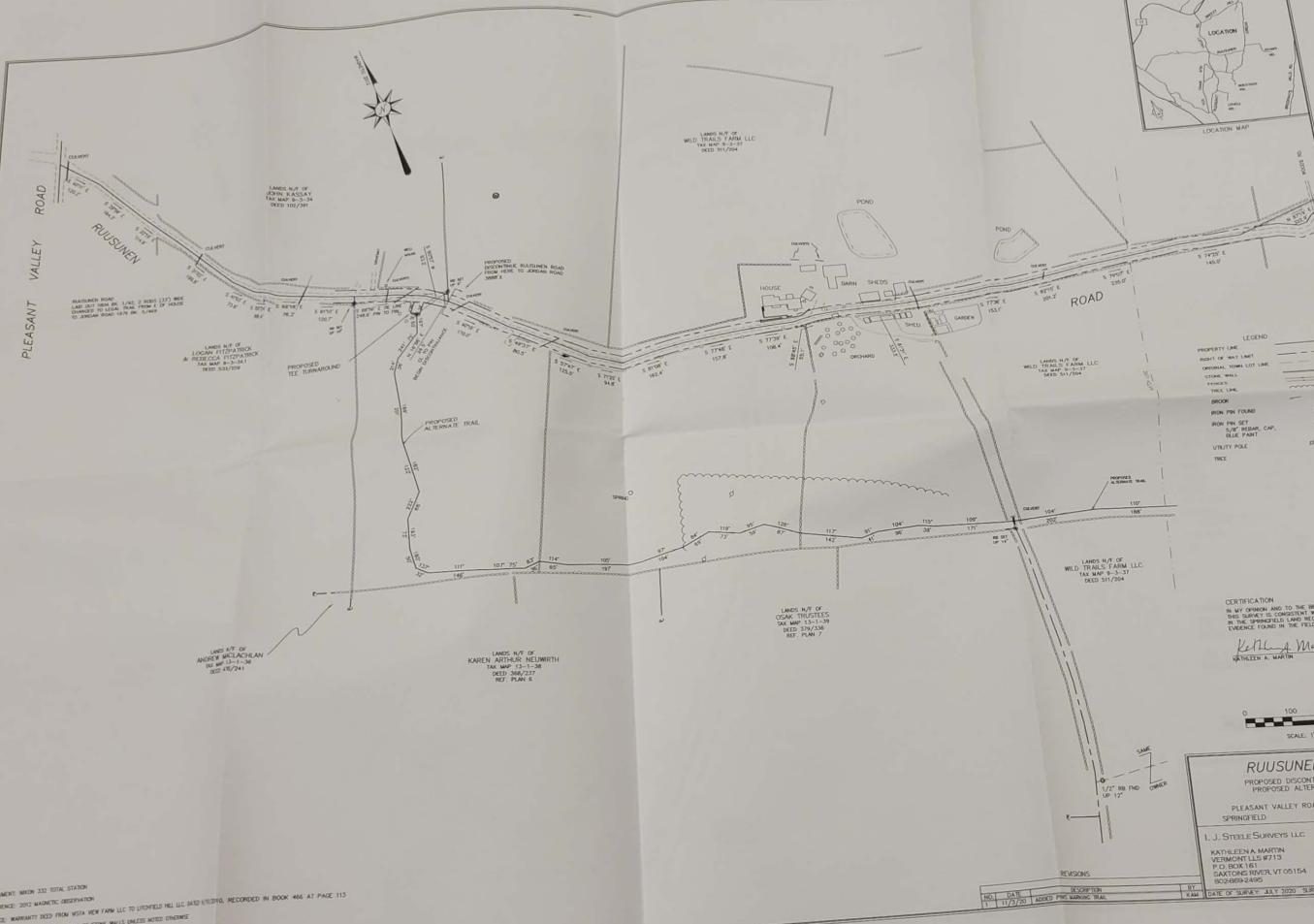


www.cai-tech.com

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11/3/2020

Handwritten note: *Handwritten notes and date 2/7/20*



LEGEND table listing symbols for PROPERTY LINE, RIGHT OF WAY LINE, ORIGINAL SURVEY LINE, STONE WALL, FENCE, TRAIL LINE, BROOK, BROWN PIN FOUND, BROWN PIN SET, BLUE BEAN CAP, BLUE PAINT, UTILITY POLE, TREE.

CERTIFICATION text: *Kathleen A. Martin 11/3/20*



RUUSUNEN ROAD PROPOSED DISCONTINUED TRAIL & PROPOSED ALTERNATE TRAIL. PLEASANT VALLEY ROAD TO JORDAN SPRINGFIELD. L.J. STEELE SURVEYS LLC. KATHLEEN A. MARTIN, VERMONT LICENSE #713. DATE OF SURVEY: JULY 2020.



Springfield was held at the Westview Harrington (by phone), Walter Jabs, and Jessica Martin. The meeting was approved without email when it is complete.

at \$1650 in income thus far. The are discussing the possibility with the.

ing sections on vehicle use and

there were two bidders. Patriot lent references. We hope to work for the state's timeframe.

There were no sub-contractors at the supply chain & labor

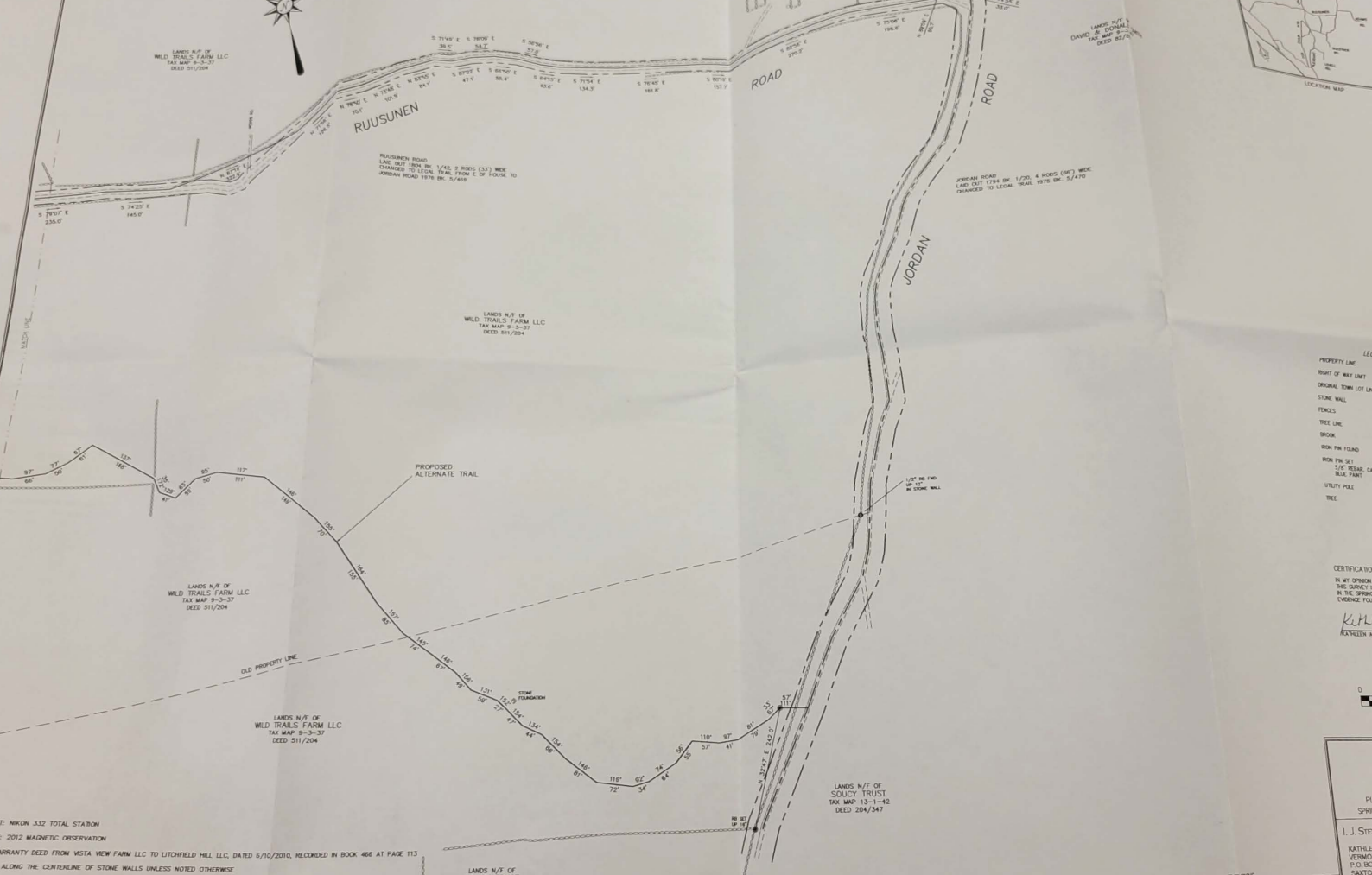
companies for replacement. and Associates regarding the water tiers back & we need a permanent.

ly with our attorney for r

Handwritten notes on a sticky note: *Handwritten notes and signatures on a sticky note.*

- NOTES: 1. SURVEY INSTRUMENT: MONUM 332 TOTAL 3243200. 2. BEARING REFERENCE: 2002 WADSWORTH. 3. DEED REFERENCE: WARRANTY DEED FROM WEAVER FARM LLC TO LYONSFIELD HILL LLC DATED 10/18/2018, RECORDED IN BOOK 466 AT PAGE 113. 4. PROPERTY LINES RUN ALONG THE CENTERLINE OF STONE WALLS UNLESS NOTED OTHERWISE. 5. BEARINGS ALONG THE TRAIL ARE WRITTEN AS ADJOINING BARRERS CLOSING FROM MONUM.

Street from Valley stre  
[side] from N. Main  
The Vermont Statutes O  
e 24 Appendix: Municipal Ch  
ster 147: Town Of Shelburne  
apter 001: Powers Of The Town  
24 App. V.S.A., ch. 147, § 104  
4. Additional powers  
general grant of authority in sec  
to adopt and enforce ordinanc  
urbs, sidewalks, sewers, drai  
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against property owners  
and penalties for nonpaym  
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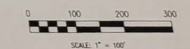


The Regular Meeting of the Housing Authority of the Town of Shelburne  
Community Room at 8:15 A.M.  
(A) Roll Call: Present were Mr. Peter Andrews, Mr. Dan  
Mr. Jeff Perkins.  
Staff: Laura Ryan  
(B) Minutes: The minutes from the February 8, 2022 reg  
change.  
(C) Financial Report: The financial will be distributed via  
(D) Old Business:  
(1) Woolson Block: The pop-up businesses have been  
acrobatic gymnastics may enter into a lease – the  
WBM. The heat & hot water issues appear to be a  
drug/alcohol policies.  
(2) Employee Handbooks: Ethan McNaughton is revisi  
Capital Projects –  
a. Huber – Roofing contract will be awarded  
Roofing was the low bidder & they have en  
complete roofing in time to complete the H  
b. Mountain View – work has been tabled for  
interested in the entry project. We are hopin  
market issues will resolve by spring of 2022  
High Street porches – we will be investigat  
Whitcomb – Laura has reached out to Steve  
issue. Gurney brothers would like the jersey  
solution to avoid future flooding of the 1st  
MOU with Lincoln Street. The MOU is cu  
participation agreement was shared. We are  
management.  
– The sale of 25 Summit Ave. is co



– Donations in the following a  
r trees/improvements on the Ell  
– \$100  
– \$250.

CERTIFICATION  
In my opinion and to the best of my knowledge,  
this survey is consistent with notes and plans  
in the appropriate land records and physical  
evidence found in the field.  
Kathleen A. Martin 11/3/20  
KATHLEEN A. MARTIN DATE



**RUUSUNEN ROAD**  
PROPOSED DISCONTINUED TRAIL &  
PROPOSED ALTERNATE TRAIL  
PLEASANT VALLEY ROAD TO JORDAN  
SPRINGFIELD  
STATE OF VERMONT  
I. J. STEELE SURVEYS LLC  
KATHLEEN A. MARTIN  
VERMONT LICENSE #7173  
P.O. BOX 161  
SAKTONS RIVER, VT 05154  
REGISTRATION #  
NO. DATE BY  
3 11/3/20 ADDED PINS WITH THE DATE OF SURVEY: JULY 2020 SURVEYED BY: K.A.M. PLOTTED BY: K.A.M.

- NOTES
1. SURVEY INSTRUMENT: NIKON 332 TOTAL STATION
  2. BEARING REFERENCE: 2012 MAGNETIC OBSERVATION
  3. DEED REFERENCE: WARRANTY DEED FROM VISTA VIEW FARM LLC TO LITCHFIELD HILL LLC, DATED 6/10/2010, RECORDED IN BOOK 466 AT PAGE 113
  4. PROPERTY LINES RUN ALONG THE CENTERLINE OF STONE WALLS UNLESS NOTED OTHERWISE
  5. BEARINGS ALONG THE TRAIL ARE WRITTEN AS AZIMUTHS, DEGREES CLOCKWISE FROM NORTH