

District 5  
Certcode 0417-0

**CERTIFICATE OF HIGHWAY MILEAGE**  
**YEAR ENDING FEBRUARY 10, 2025**

Received  
1/24/2025

VTrans Mapping Section

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

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

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

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.000			0.00	0.000
Class 2	19.280	.006	.022	19.066 19.264	0.000
Class 3	56.57	-.018 0.32		56.58 56.89	0.000
State Highway	18.642			18.642	0.000
<b>Total</b>	<b>94.492</b>			<b>94.328 94.796</b>	<b>0.000</b>
* Class 1 Lane	0.000			0.000	
* Class 4	2.42		0.29	2.42 2.13	0.000
* Legal Trail	0.80			0.80	

\* 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".**

Utility Easement (attached) that is 99.04' in length. = +0.03 mi CL3 TH-75 (Chelsea PI)

Adjustment to TH-75 change and addition of TH-10 change by K.Alley (VTrans) as per attached email correspondence dated 1/9/2025 and 2/6/2025, respectively. DS

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

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

-0.022 mi CL2 TH-5 approach from South Brownell Rd to VT-116 (S03330417EA001) remeasured  
+0.006 mi CL2 TH-5 South Brownell Rd main line (S03330417) remeasured

0.29 mi TH-10 (Redmond Rd) no longer NUTS (now fully CL3)

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

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

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

Signatures of Selectmen/ Aldermen/ Trustees:

*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*

Signature of T/C/V Clerk:

*[Signature]*

Date Filed: 01-22-2025

Please sign ORIGINAL and return it for Transportation signature.

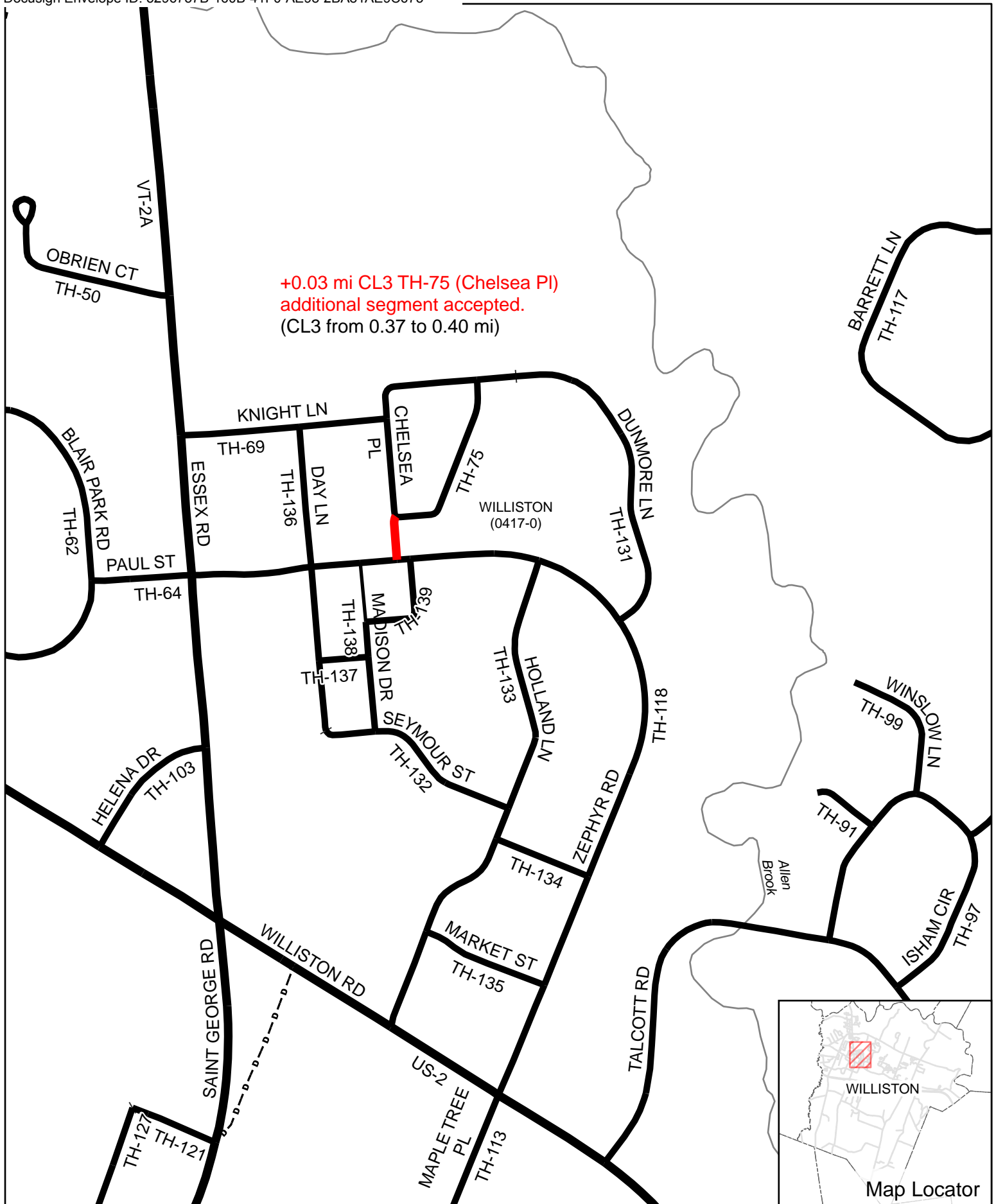
AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED: *[Signature]*  
John Representative, Agency of Transportation  
8B1F350F309C4C9...

DATE: 5/22/2025

END OF DOCUMENT

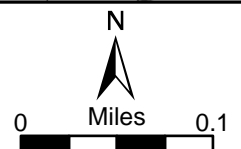
WILLISTON, VT TOWN CLERK'S OFFICE  
Received Jan 22, 2025 10:30A  
Recorded in VOL: 18 PG: 269- 269  
OF Williston Land Records  
ATTEST: Sarah Mason, Town Clerk

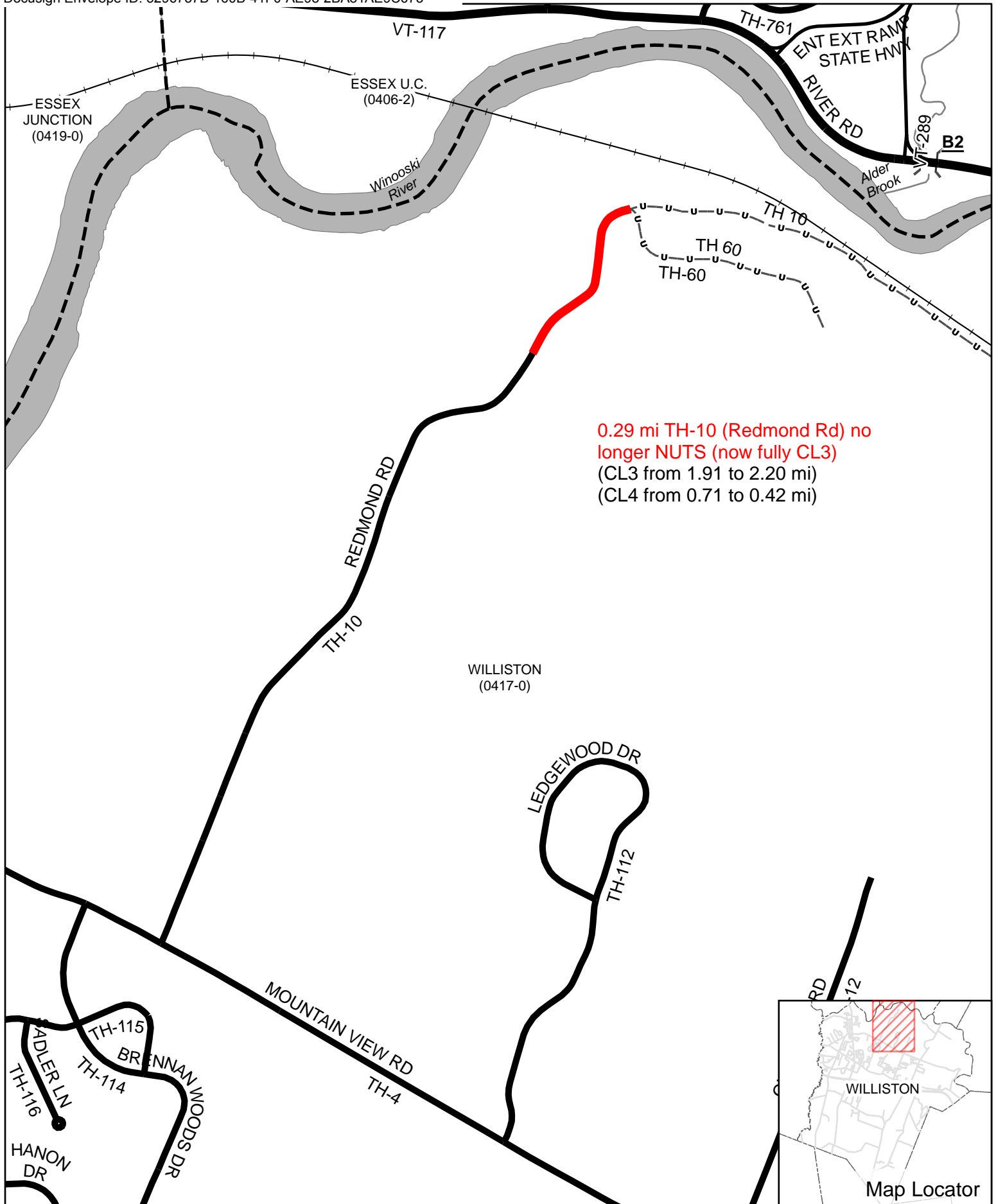


### Mileage Certificate Changes 2025

#### WILLISTON

(CTUA:0417-0)  
(CERTCODE:0417-0)





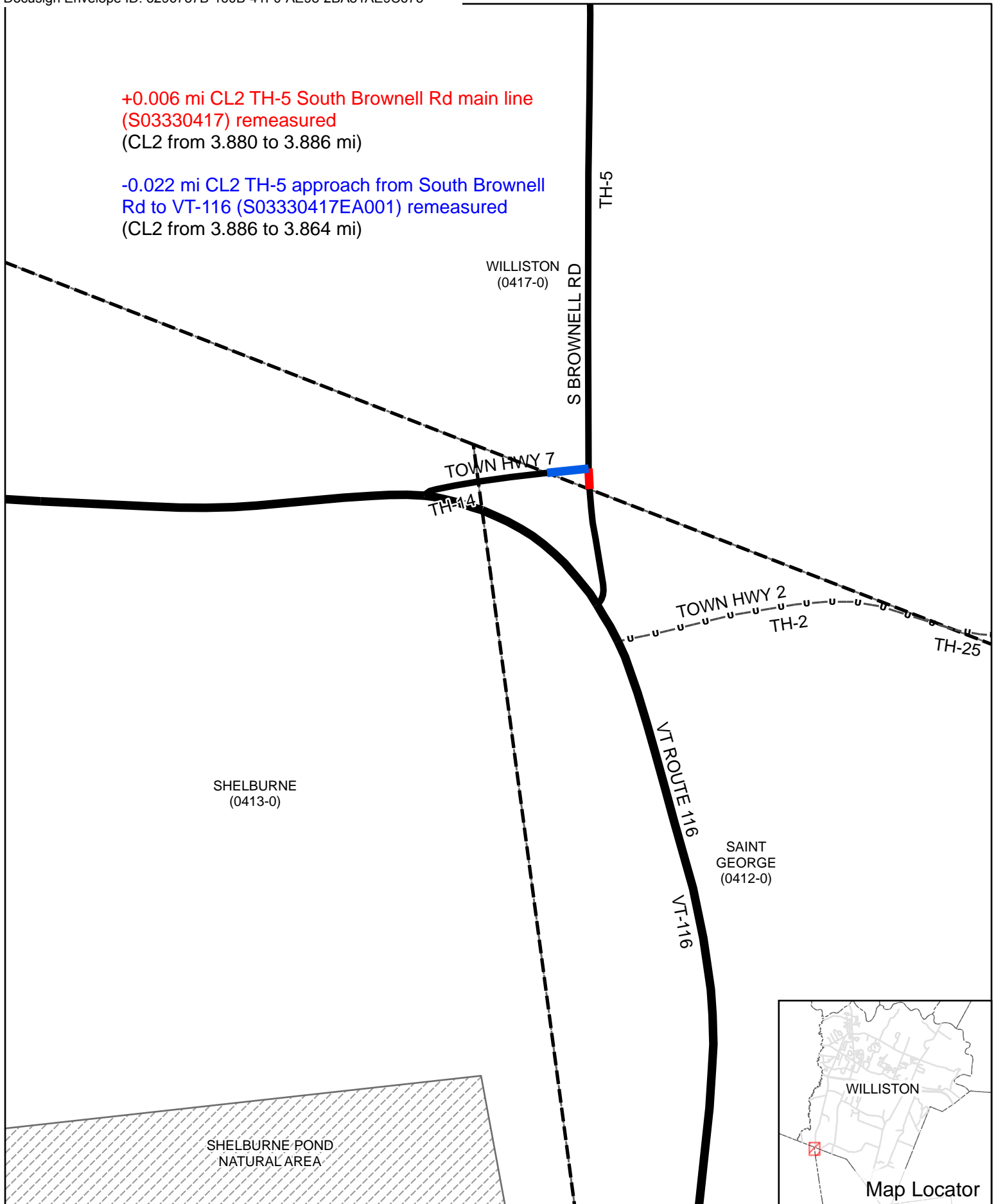
## Mileage Certificate Changes 2025

### WILLISTON

(CTUA:0417-0)  
(CERTCODE:0417-0)

+0.006 mi CL2 TH-5 South Brownell Rd main line  
(S03330417) remeasured  
(CL2 from 3.880 to 3.886 mi)

-0.022 mi CL2 TH-5 approach from South Brownell  
Rd to VT-116 (S03330417EA001) remeasured  
(CL2 from 3.886 to 3.864 mi)

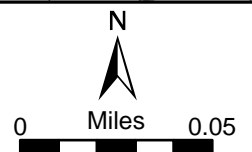


## Mileage Certificate Changes 2025

### WILLISTON

(CTUA:0417-0)  
(CERTCODE:0417-0)

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- May 21, 2025



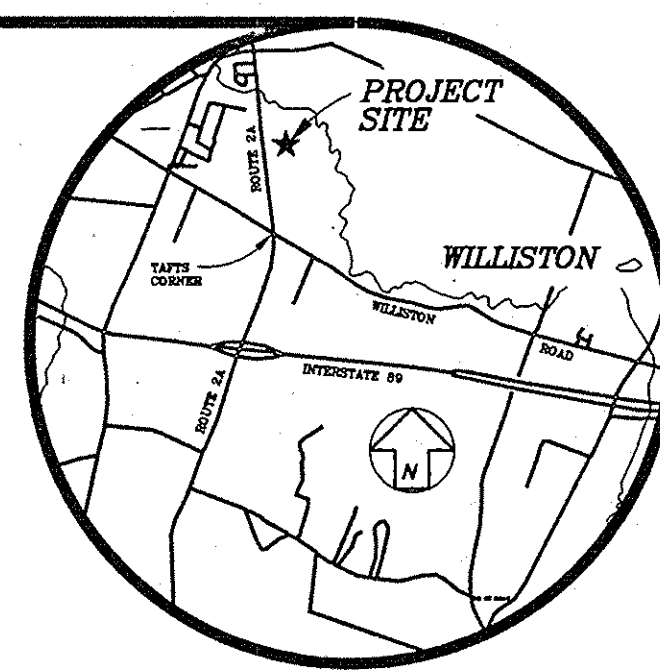
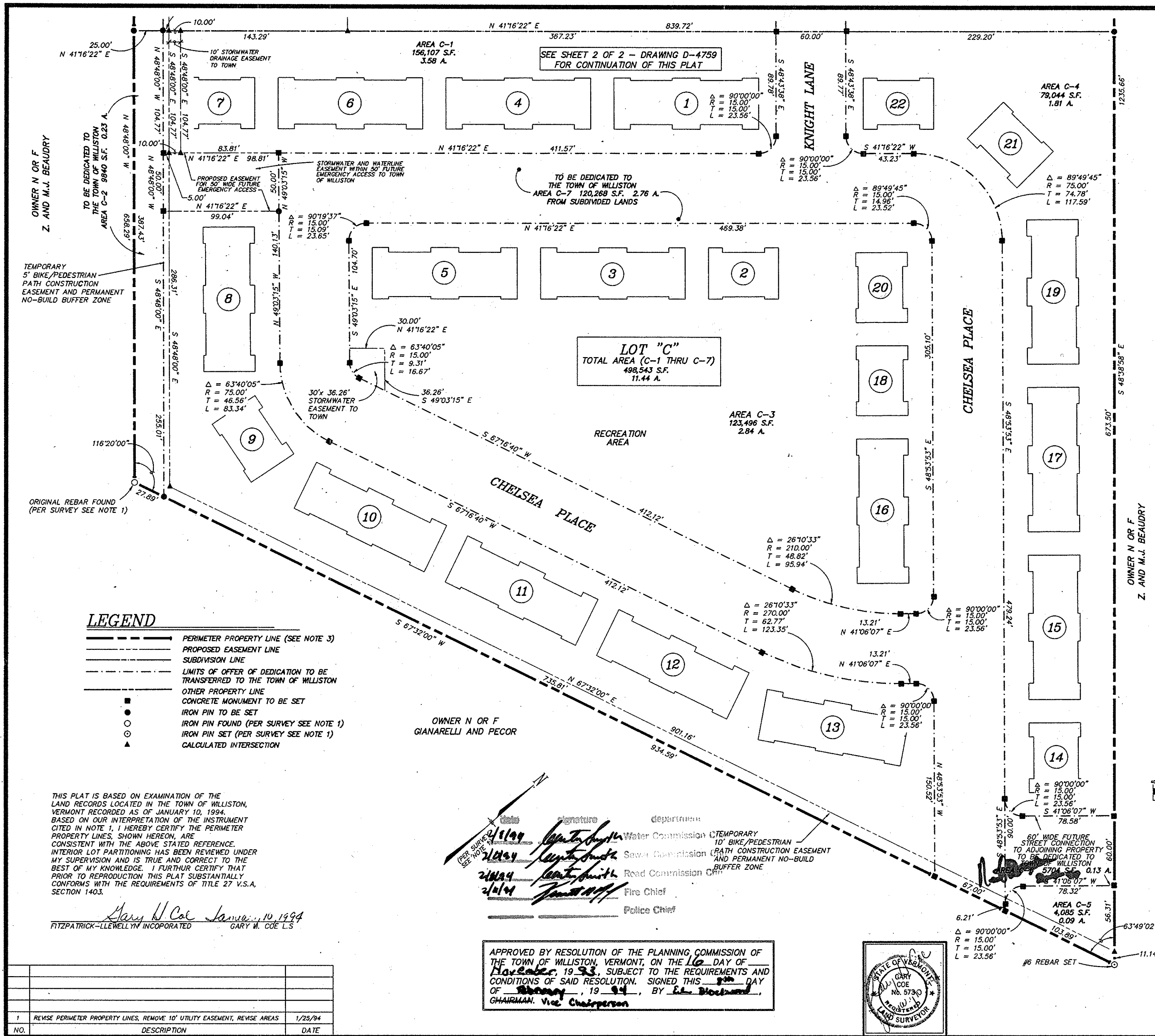
S388 L

(Signature)

This Plat meets the requirements of 27 VSA 1403.

this map was reproduced by the fixed line photographic process.

(Signature)



LOCUS

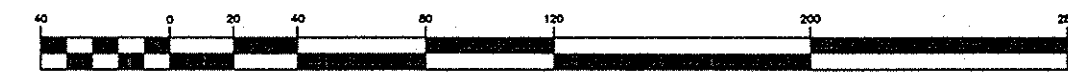
NOTES:

- 1.) REFERENCE IS MADE TO THE SURVEY PREPARED BY KNIGHT CONSULTING ENGINEERS, INCORPORATED, DONALD J. PARKER, L.S. ENTITLED "SURVEY OF LANDS OF KNIGHT CONSULTING ENGINEERS, INC. ROUTE 2A, WILLISTON, VERMONT, PROJECT NUMBER 91526, DATED 11/22/93, AS RECORDED DECEMBER 29, 1993 IN MAP SIDE 385 OF THE TOWN OF WILLISTON LAND RECORDS.
- 2.) REFERENCE IS MADE TO THE WARRANTY DEED OF ZEPHYR BEAUDRY AND MARY JANE BEAUDRY TO KNIGHT CONSULTING ENGINEERS, INC., DATED 23 FEBRUARY 1973 AND RECORDED IN VOLUME 46 BEGINNING ON PAGE 264 OF THE TOWN OF WILLISTON LAND RECORDS.
- 3.) THE PERIMETER PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM THE SURVEY REFERENCED IN NOTE 1. NO FIELD SURVEYS HAVE BEEN PERFORMED BY THIS OFFICE TO VERIFY THE THIS INFORMATION.
- 4.) LIMITED EXAMINATION OF THE LAND RECORDS LOCATED IN THE TOWN OF WILLISTON CLERK'S OFFICE HAS BEEN USED IN THE PREPARATION OF THIS PLAT TO IDENTIFY THE CURRENT RECORD OWNER.
- 5.) THE PROPERTY DELINEATED BY THE PERIMETER PROPERTY LINES SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR MODIFICATIONS AN UPDATED BOUNDARY SURVEY, INCLUDING DETAILED TITLE RESEARCH WOULD REVEAL.
- 6.) INTERIOR SUBDIVISION, DEDICATION AND EASEMENT LINES HAVE BEEN CALCULATED AS DIRECTED BY THE OWNER(S)/AGENTS(S).
- 7.) BEARINGS DEFINING THE PERIMETER PROPERTY LINES SHOWN HEREON ARE TAKEN FROM THE INSTRUMENT REFERENCED IN NOTE 1. ALL OTHER BEARINGS SHOWN HAVE BEEN CALCULATED BY THIS OFFICE FROM INFORMATION TAKEN FROM THE INSTRUMENT REFERENCED IN NOTE 1.

Williston, VT Town Clerk's Office  
Received for Record

February 11 AD 19 94  
at 2 O'clock 15 minutes P M  
and recorded in Book Slide Page 388A  
Attest E. Keith Smardon, ass't. Town Clerk

GRAPHIC SCALE



# CHELSEA COMMONS

PLAT OF SUBDIVISION OF LANDS  
OF

## KNIGHT CONSULTING ENGINEERS, INC.

WILLISTON VERMONT

### FITZPATRICK-LEWELLYN

INCORPORATED

ENGINEERING AND PLANNING SERVICES  
WILLISTON VERMONT

PROJECT NUMBER  
92061

DATE  
OCT. 1993

DRAWN BY  
WEM

GRADING NUMBER  
D-4758

SHEET  
1 OF 2

LEGEND

- PERIMETER PROPERTY LINE (SEE NOTE 3)
- PROPOSED EASEMENT LINE
- SUBDIVISION LINE
- LIMITS OF OFFER OF DEDICATION TO BE TRANSFERRED TO THE TOWN OF WILLISTON
- OTHER PROPERTY LINE
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET
- IRON PIN FOUND (PER SURVEY SEE NOTE 1)
- IRON PIN SET (PER SURVEY SEE NOTE 1)
- CALCULATED INTERSECTION

THIS PLAT IS BASED ON EXAMINATION OF THE LAND RECORDS LOCATED IN THE TOWN OF WILLISTON, VERMONT, RECORDED AS OF JANUARY 10, 1994. BASED ON OUR INTERPRETATION OF THE INSTRUMENT CITED IN NOTE 1, I HEREBY CERTIFY THE PERIMETER PROPERTY LINES, SHOWN HEREON, ARE CONSISTENT WITH THE ABOVE STATED REFERENCE. INTERIOR LOT PARTITIONING HAS BEEN REVIEWED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT PRIOR TO REPRODUCTION THIS PLAT SUBSTANTIALLY CONFORMS WITH THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

GARY H. COLE January 10, 1994  
FITZPATRICK-LEWELLYN INCORPORATED GARY H. COLE L.S.

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF WILLISTON, VERMONT, ON THE 16 DAY OF November, 19 93, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS 9th DAY OF January, 19 94, BY E. Keith Smardon, CHAIRMAN, Vice Chairperson

NO.	REVISION	DATE
1	REVISE PERIMETER PROPERTY LINES, REMOVE 10' UTILITY EASEMENT, REVISE AREAS	1/25/94



WILLISTON, VT TOWN CLERK'S OFFICE  
Received Jan 22, 2025 10:30A  
Recorded in VOL: 18 PG: 270- 272  
OF Williston Land Records  
ATTEST: Sarah Mason, Town Clerk

## UTILITY EASEMENT

### KNOW ALL MEN BY THESE PRESENTS THAT

CHELSEA INVESTMENTS, a Vermont limited partnership with offices in South Burlington in the County of Chittenden and State of Vermont, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto TOWN OF WILLISTON, a Vermont municipality situated in Williston, in the County of Chittenden and State of Vermont, Grantee, and its successors and assigns, an easement or easements in perpetuity, for the purpose of installing, repairing, maintaining, restoring and/or replacing stormwater drainage lines, and water lines, together with all appurtenances thereto, on, under and through the following property:

A parcel of land depicted as "50' Wide Future Emergency Access," on a plan entitled "CHELSEA COMMONS, Plat of Subdivision of Lands of Knight Consulting Engineers, Inc., Williston, Vermont" Sheet 1 of 2, by Fitzpatrick-Llewellyn Incorporated dated Oct. 1993, last revised January 25, 1994 and recorded as Map Slide 388A, of the Town of Williston Land Records. The easement herein conveyed is a portion of the land and premises to the within Grantor by the Warranty Deed of Knight Consulting Engineers, Inc. dated August 31, 1994, and recorded in Volume     , at Page     , of the Town of Williston Land Records.

Reference is hereby made to the aforementioned instruments and records therein referred to, all in further aid of this description.

The within Grantor, and its successors and assigns, shall have the right to make use of the surface of the land subject to this right of way easement such as shall not be inconsistent with the use of the easement by the within Grantee and its successors and assigns, but specifically shall place no structures, landscaping or other improvements within said right of way easement

which shall interfere with the within Grantee's ability to exercise the rights granted hereunder.

The Grantee for itself and its successors and assigns agrees that any premises affected by its entry pursuant to this easement shall be restored to its condition prior to such entry at its own cost and within a reasonable time.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TOWN OF WILLISTON, its successors and assigns, to its own use and behoof forever; And the said Grantor, CHELSEA INVESTMENTS, for itself and its successors and assigns, does covenant with the said Grantee, TOWN OF WILLISTON, and its successors and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCES**; and it does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, CHELSEA INVESTMENTS has caused its name to be hereunto set this 31 day of August A.D. 1994.

IN THE PRESENCE OF:

[Signature]

CHELSEA INVESTMENTS  
By: G.I.D., Inc.  
Its General Partner

[Signature]

By: [Signature]  
MERVIN BROWN  
Its Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

At Burlington, this 31 day of Aug A.D. 1994 MERVIN BROWN, duly authorized agent of G.I.D. Inc., general partner of Chelsea Investments, personally appeared, and he acknowledged this instrument, by him sealed and subscribed to be the free act and deed of G.I.D. Inc., and Chelsea Investments and his own free act and deed as such duly authorized agent.

Before me, [Signature]  
Notary Public

brown\CHELSEA3.ED

END OF DOCUMENT



MINUTES SUBJECT TO CORRECTION BY THE WILLISTON SELECTBOARD. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE BOARD.

**TOWN OF WILLISTON  
REGULAR SELECTBOARD MEETING  
DRAFT MINUTES OF MEETING  
JANUARY 21, 2025**

**\*Hybrid meeting**

**MEMBERS PRESENT:** Ted Kenney, Chair; Greta D'Agostino; Jeanne Jensen; Terry Macaig

**MEMBERS ABSENT:** Mike Isham

**ADMINISTRATION:** Erik Wells, Town Manager; Shirley Goodell-Lackey, Director of Finance & Human Resources; Bruce Hoar, Public Works Director

**OTHERS PRESENT:** Madison Carver, Jed Davis, Christine Forde, Mikhala Kaseweter, Lindsay Navickis, Sean Neely

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**1. Call to Order**

Mr. Kenney called the meeting to order at 7 PM.

**2. Approval of Minutes**

**TERRY MACAIG made a motion, seconded by JEANNE JENSEN, to approve the minutes of January 7, 2025, with any necessary modifications. Motion passed 4-0.**

Modifications:

-Mr. Kenney corrected his statement in Item 8. He intended to address a concern that some feel that taxes should go down with additional development, not that he believes that this should be the case.

-Mr. Macaig requested that the spelling of his name be corrected in Item #10.

**3. Public Comments**

None.

**4. Liquor License Application**

**a. Consider 1<sup>st</sup> and 3<sup>rd</sup> class license for the Farmhouse**

The Farmhouse intends to open in the former Railroad and Main space. Staff has no concerns. Mr. Davis, owner, said that he hopes to open on April 1<sup>st</sup>, 2025. He also intends to obtain an outdoor consumption permit.

**GRETA D'AGOSTINO made a motion, seconded by TERRY MACAIG, to approve first and third class liquor license applications for the Farmhouse Williston LLC. Motion passed 4-0.**

**5. Interview/Appointment**

**a. Energy and Housing Committee**

Ms. Kaseweter said that she is interested in serving on both the Energy and Housing Committees, but would prefer to begin on the Housing Committee. She has a master's in public policy and experience in education and nonprofit communications. She does not see any conflicts of interest, but described her approach to handling them if they arise.

**GRETA D'AGOSTINO made a motion, seconded by TERRY MACAIG to appoint Mikhala Kaseweter to the Housing Committee for an unexpired three-year term through June 30, 2026. Motion passed 4-0.**

#### **6. Marshall Avenue / South Brownell Road Local Concerns Meeting**

Mr. Wells said that the Town is currently working with the Chittenden County Regional Planning Commission on an intersection scoping project for the Marshall Avenue and South Brownell Roads. The purpose of the project is to develop concepts to improve intersection safety and operations to meet the needs of all transportation users. Mr. Neely and Ms. Navickis, of Stantec, presented. They discussed the existing conditions and current issues with the intersection, including a need to improve pedestrian facilities, drainage and stormwater management. Public comment was requested. Mr. Macaig asked for figures on pedestrian usage at the intersection. Mr. Neeley said that minimal pedestrian traffic has been counted, but that the city has been receiving complaints from residents regarding it. A bike lane is not planned for this area due to wetlands. Mr. Hoar said that this intersection has the highest volume of complaints in Williston. Ms. D'Agostino noted that there is a daycare center who walks their children in the area. Mr. Hoar described truck damage from turning on the narrow lanes. Stantec will incorporate tonight's feedback and will hold another public presentation before selecting a preferred solution. The impact of future development on this project was discussed.

#### **7. 2025 Town Highway Mileage Certificate**

##### **a. Consider adoption**

Mr. Hoar explained said that a portion of Chelsea Place and Zepher Road has never been formally included in the town highway maps, despite being maintained by the town for years. Accepting the utility easement will allow such to occur.

**JEANNE JENSEN made a motion, seconded by TERRY MACAIG, to accept a utility easement for Chelsea Place. Motion passed 4-0.**

**JEANNE JENSEN made a motion, seconded by TERRY MACAIG, to approve the 2025 certificate of highway mileage. Motion passed 4-0.**

#### **8. Fiscal Year 2026 Municipal Services Budget**

##### **a. Review changes and consider approval for Town Meeting Warning**

Ms. Goodell-Lackey discussed cuts necessary to bring the budget to a 4.9% increase. These include capital deferments, changes in wages in benefit calculations, insurance decreases, and various small cuts among departments. Additional funds will also be added in for the Community Justice Center and for a new full-time police officer and part-time social worker. The tax increase is now 4.86% or around \$100 a month of increased costs to the average homeowner. Ms. D'Agostino lauded staff for their hard work on the budget.

**TERRY MACAIG made a motion, seconded by JEANNE JENSEN, to approve the general fund budget for fiscal year 2026 to be considered at Town Meeting in the amount of \$15,940,295, of which \$8,440,020 shall be raised by property taxes. Motion passed 4-0.**

**9. Town Meeting Day Warning****a. Review draft warning for Town Meeting**

Mr. Wells detailed the information proposed to be included in the warning. The Williston Conservation Commission is recommending adding a line item to the ballot requesting one-half of one cent to be used for the environmental reserve fund. This would raise about \$110,000. All agreed with this figure.

**JEANNE JENSEN made a motion, seconded by GRETA D'AGOSTINO, to approve the warning for Town Meeting 2025 as presented. Motion passed 4-0.**

**10. Capital Budget & Program- Fiscal Years 2026 to 2031**

**GRETA D'AGOSTINO made a motion, seconded by TERRY MACAIG to adopt the fiscal year 2026 – 2031 capital plan and program as presented. Motion passed 4-0.**

**11. Unassigned Fund Balance Assignment for Capital Projects**

**TERRY MACAIG made a motion, seconded by JEANNE JENSEN, to assign \$100,000 of the unassigned fund balance to the capital fund for projects as identified in the fiscal year 2026 capital budget. Motion passed 4-0.**

**12. Community Projects Fund Allocations for Capital Projects**

**JEANNE JENSEN made a motion, seconded by TERRY MACAIG, to allocate \$330,000 from the Community Projects Fund to the capital fund for projects as identified in the fiscal year 2026 capital budget. Motion passed 4-0.**

**13. Policy Priorities for Legislative Breakfast**

This will be held on Monday, February 3<sup>rd</sup> and the entire delegation will attend, as well as the superintendent and school board chair. Mr. Wells suggested several policy priorities, including local options tax allocations between the town and state, tax increment financing, funding for Green Mountain Transit, future funding for Community Justice Centers and community outreach funding for the Howard Center. All agreed. Mr. Wells discussed how the event would be run. Ms. Jensen suggested consulting the school district on priorities.

**14. Former State Police Barracks Property**

Williston has been provided with the opportunity to have the right of first refusal to purchase the former state police barracks. Mr. Wells said that staff have investigated turning it into a community center or affordable housing, however it does not appear that either of these will be viable. He said that a potential grid street right of way could be requested for this site. Thus, Williston is not interested in obtaining the right of first refusal.

**15. Designate Liaison and Alternate to State Ethics Commission**

Under new state law, an employee or elected representative must be designated to receive complaints under the statewide code of ethics. This new system may also require Williston to rescind their current municipal ethics ordinance, however more research is required.

## Alley, Kerry

---

**From:** Bruce Hoar <bhoar@willistonvt.org>  
**Sent:** Thursday, January 9, 2025 4:52 PM  
**To:** Alley, Kerry  
**Subject:** RE: Survey Plat for Chelsea PI?

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

Hi,

That is correct. Nothing has changed. We already went through this with E911 that is what brought it up earlier as I recall.

Bruce

Bruce K. Hoar  
Director of Public Works  
7900 Williston Road  
Williston VT. 05495  
Phone (802)-878-1239  
Email [bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)

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**From:** Alley, Kerry <Kerry.Alley@vermont.gov>  
**Sent:** Thursday, January 9, 2025 4:39 PM  
**To:** Bruce Hoar <bhoar@willistonvt.org>  
**Subject:** RE: Survey Plat for Chelsea PI?

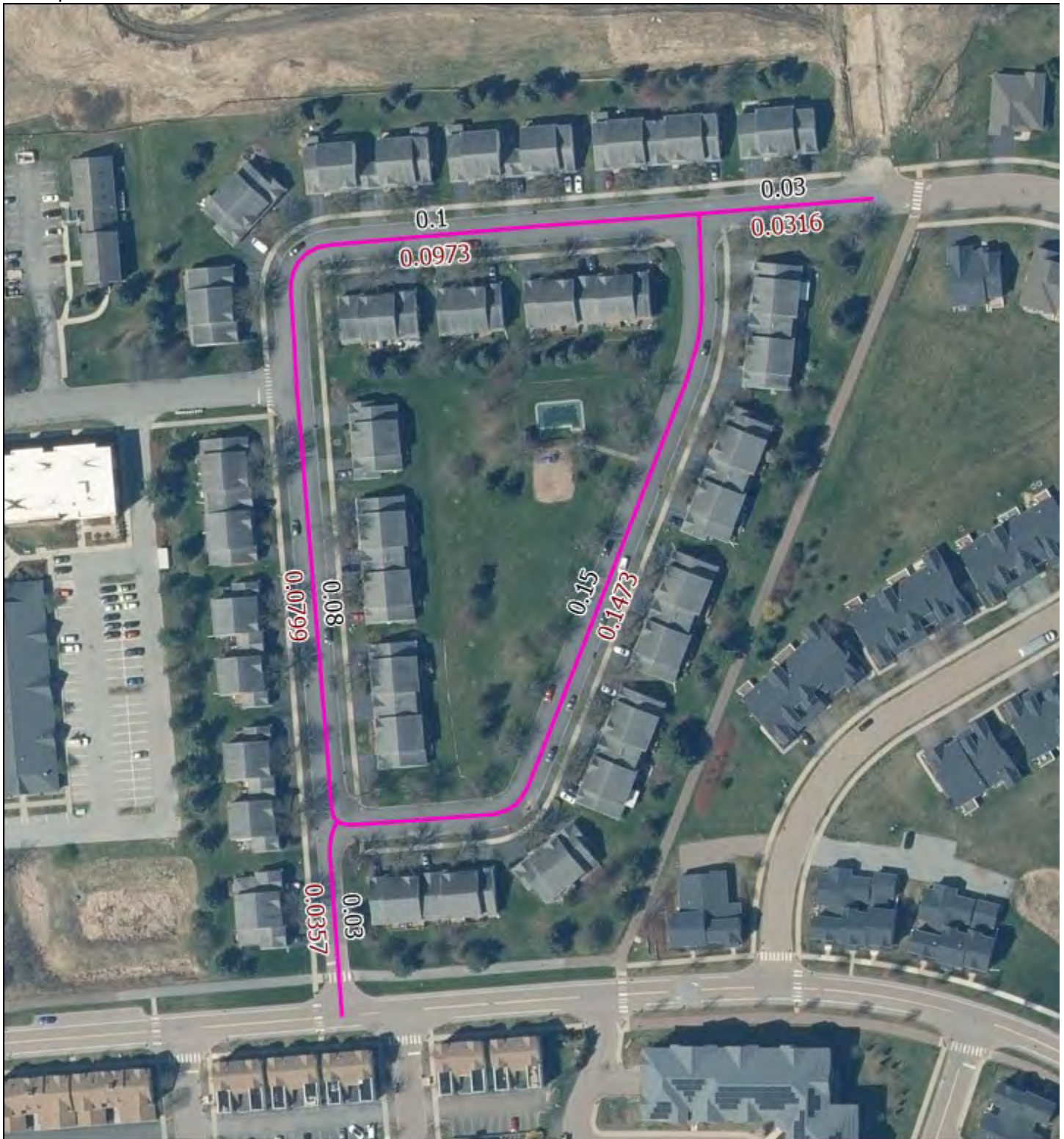
Thanks Bruce!

Just to make sure I really understand you correctly, Chelsea PI extends through to Beaudry Ln, as I've drawn on this image. If so, I'll also let Tyler at E911 know.





If I map Chelsea PI like this:



Then the total length of the centerline should be 0.40 mi (rounded to 2 decimal places).

In the image, the line lengths are shown below the line to 4<sup>th</sup> decimal place, and the proposed mileage for our records (rounded to 2 decimal places) is shown above the lines. Although the new arc would ordinarily round to 0.04 mi, but I set it to 0.03 mi because one of the arcs needed to be rounded down to ensure that the new total for Chelsea PI come to 0.40 mi.

Then, when you have documentation of acceptance, this change can be added to the Certificate in Part II as a "New Highway" and written:

*+0.03 mi CL3 TH-75 (Chelsea Pl) new road*

I will let you know if TH-131 (Dunmore Ln) needs to be remeasured to accommodate the mapping update, but if I remember correctly, this will correct a discrepancy rather than create one. 😊

Thanks again for your help!

Kerry

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**From:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>  
**Sent:** Thursday, January 9, 2025 8:26 AM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Subject:** RE: Survey Plat for Chelsea Pl?

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

Kerry,

In the first picture below where the lines intersect is where the intersection is for Chelsea, Dunsmore and Beaudry Lane (new annex road) which is now under construction. The cut for Beaudry was built as part of the Chelsea Commons project back in 2003 when the project was built. The point of intersection is where the two roads change names. So Dunsmore to the right or east side of the line depicted and Chelsea Common to the left or west side of the line. There is a street sign on the curb line that shows Chelsea in one direction and Dunsmore to the other. There was confusion when Beaudry was first built about the addresses for the units you show in the picture. The way we know have things nothing has changed.

Separate but related question. When the Selectboard accepts the Utility easement do we then add that to the mileage of the Town Highway Certification that we send back to you?

Bruce

Bruce K. Hoar  
Director of Public Works  
7900 Williston Road  
Williston VT. 05495  
Phone (802)-878-1239

Email [bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)

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**From:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Sent:** Wednesday, January 8, 2025 4:31 PM  
**To:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>  
**Subject:** RE: Survey Plat for Chelsea PI?

Hi Bruce,

Great, let me know when you have a Selectboard acceptance worked out.

I looked back through the documentation to see if any of the original 0.38 mi associated with TH-75 accepted in 2003 might have been associated with the easement segment, but as far as I can tell it only includes the roadway indicated on the survey as "Dedicated to the Town", which extends further east than we had been mapping it.

Apologies for the following "can of worms", but I think the following should be a relatively easy fix: While looking into this, I realized that we (VTrans) already had a mileage or mapping discrepancy in our data between Chelsea PI and Dunmore Ln.

So my first question is:

Are the names of both highways correct in the E911 Data (as shown in the first image below)? In other words, is the segment between the Chelsea Place loop and Beaudry Ln entirely Dunmore Ln? If that's the case, then is the addressing for 74, 76, 78 Chelsea PI just kept that way for historical reasons (presumably because that was part of the original TH-75 based on the survey plat and imagery from 2007 below)?

If that's the case, then we should switch some mileage in our records that is currently associated with Chelsea PI/TH-75 to Dunmore Ln/TH-131.

Additional history: VTrans did reassign 0.01 mi of TH-75 to TH-131 when Dunmore Ln was added to the map in 2021 under the assumption that only the loop retained the name Chelsea PI, and that Dunmore Ln and TH-131 would extend up to the loop. But it's clear that we hadn't been mapping the full extent of the original TH-75 as indicated by the survey plat. Therefore, not enough mileage was transferred from TH-75 to TH-131 at that time even if our assumptions were correct.

Of course, the story will change slightly Chelsey PI extends beyond the loop, so I want to make sure that there's no ambiguity regarding the extent of the two town highways and the roads carrying each name. Let me know what you think!



Kerry

Current E911 road names and addressing (all numbers associated with Chelsea Pl):



1999 Imagery and mapped extent of the original TH-75:



2007 Imagery that seems to resemble the Chelsea PI survey:





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**From:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>  
**Sent:** Wednesday, January 8, 2025 1:02 PM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Cc:** Christine Dougherty <[cdougherty@willistonvt.org](mailto:cdougherty@willistonvt.org)>  
**Subject:** RE: Survey Plat for Chelsea PI?

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

Kerry,

What we have is what was originally submitted back in 2003. Since I was not here not sure why this was handled the way it was. The plat that I provided is what was with the packet that was submitted to the state at the time. My suggestion would be to for us to have the Utility Easement accepted by the Selectboard and recorded. Not sure when this section was originally opened but suspect that it was at the same time as when Chelsea Commons was taken over by the Town. As I have said we have always been maintaining this and even repaved a couple of years ago.

Bruce

Bruce K. Hoar  
Director of Public Works  
7900 Williston Road  
Williston VT. 05495  
Phone (802)-878-1239  
Email [bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)

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**From:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Sent:** Wednesday, January 8, 2025 12:54 PM  
**To:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>  
**Cc:** Christine Dougherty <[cdougherty@willistonvt.org](mailto:cdougherty@willistonvt.org)>  
**Subject:** RE: Survey Plat for Chelsea PI?

Thanks Bruce!

I spoke with Johnathan about this segment of road, and he doesn't have a problem with it being a different kind of easement, given that the road is built and being used. Do you have any documentation that clarifies that this segment was accepted as a Town Highway?

Kerry

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**From:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>  
**Sent:** Wednesday, January 8, 2025 8:49 AM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Cc:** Christine Dougherty <[cdougherty@willistonvt.org](mailto:cdougherty@willistonvt.org)>  
**Subject:** RE: Survey Plat for Chelsea PI?

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

Hi Kerry,

Please see the attached. It does not appear as if the Utility easement attached is recorded. Not sure how that happened but will speak to the Manager about getting that taken care of. I actually had the attached documents in a file to try and deal with this round but decided not to pursue it this time since we really had no other changes at this time.

However certainly support efforts to get this cleaned up.

Bruce

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**From:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Sent:** Tuesday, January 7, 2025 4:38 PM  
**To:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>  
**Subject:** Survey Plat for Chelsea PI?

Hi Bruce,

Thanks again for answering my questions by phone today. I'm looking at Williston's 2003 Mileage Certificate documentation, and we don't have a survey plat. (If we did, it wasn't scanned). Is that something you could easily dig up for me? It would make sorting through the deeds a little easier.

Thanks!

Kerry

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**Kerry Alley** | GIS Professional III  
Policy, Planning & Research Bureau – Mapping Section  
Policy, Planning & Intermodal Development Division  
Vermont Agency of Transportation  
219 North Main Street | Barre, VT 05641  
802-917-2621 (cell) | [Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)  
<http://vtrans.vermont.gov/planning/maps>

## **Alley, Kerry**

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**From:** Bruce Hoar <bhoar@willistonvt.org>  
**Sent:** Friday, January 24, 2025 2:13 PM  
**To:** Alley, Kerry  
**Subject:** TH Mileage  
**Attachments:** 1466\_001.pdf; 1560\_001.pdf; Willistonsb012125.docx

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

Kerry,

Please find attached the TH mileage, Utility Easement and Draft Minutes for acceptance of the utility easement.

Bruce

Bruce K. Hoar  
Director of Public Works  
7900 Williston Road  
Williston VT. 05495  
Phone (802)-878-1239  
Email [bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)

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**GRETA D'AGOSTINO made a motion, seconded by TERRY MACAIG, to designate Town Manager Erik Wells as Williston's liaison to the State Ethics Commission and the designated complaint recipient in accordance with Act 171, and further MOVE to designate Assistant Town Manager Erin Dickinson as the alternate for both roles. Motion passed 4-0.**

**16. Manager's Report**

Mr. Wells said that the Chittenden County Communications Union District has secured additional funds to work with Fidium Fiber to assist with connecting those without access to high-speed internet.

**17. Other Business**

None.

**18. Final Thoughts on Items from Meeting**

None.

**19. Adjournment**

The meeting was adjourned at 8:23 PM.

Respectfully submitted,  
Darby Mayville



## Alley, Kerry

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**From:** Alley, Kerry  
**Sent:** Thursday, February 6, 2025 10:10 AM  
**To:** Bruce Hoar  
**Subject:** RE: TH Mileage

Bruce,

Perfect. That means I can update our records so that the segment is no longer NUTS (fully class 3). I can add that change to this year's mileage certificate if you let me know that the Selectboard is ok with this. If so, I will also make an initialed note with the update on the certificate and attach our correspondence.

(sorry just realized this email was still in my drafts folder)

Kerry

---

**From:** Bruce Hoar <bhoar@willistonvt.org>  
**Sent:** Tuesday, February 4, 2025 8:14 AM  
**To:** Alley, Kerry <Kerry.Alley@vermont.gov>  
**Subject:** RE: TH Mileage

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

Kerry,

There are no gates other than the one that is located at the beginning of TH60. That is where CSWD is located and their trash and recycling drop off for Williston is located. Redmond Road is up to standards up to that point and was just overlayed this past paving season. Nothing was or will be done on TH 60.

Bruce

Bruce K. Hoar  
Director of Public Works  
7900 Williston Road  
Williston VT. 05495  
Phone (802)-878-1239  
Email [bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)

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staff, or containing information relating to town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law.

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**From:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>

**Sent:** Monday, February 3, 2025 5:45 PM

**To:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>

**Subject:** RE: TH Mileage

Hi Bruce,

As I was working on Williston's Mileage Certificate, I took another look at TH-10 (Redmond Rd), and see that it is designated Not Up To Standard (NUTS) well before the intersection with TH-60 and the transfer station (see highlighted segment in the image below). The inventory notes from 1994 indicate that there were two locked gates, one at 1.16 mi and another at 1.43 mi (shortly before the intersection with TH-60) which is why it was designated NUTS at that time. I couldn't see any sign of a gate at either of those locations in Google Street View. Is that correct? I do, however, see that there is a gate on TH-60 (which is also NUTS, so I assume it should remain that way).

Kerry

NUTS portion of TH-10:



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**From:** Alley, Kerry

**Sent:** Monday, January 27, 2025 1:16 PM

**To:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>

**Subject:** RE: TH Mileage

Thanks Bruce!

Kerry

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**From:** Bruce Hoar <[bhoar@willistonvt.org](mailto:bhoar@willistonvt.org)>

**Sent:** Friday, January 24, 2025 2:13 PM

**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>

**Subject:** TH Mileage