

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2016**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2016 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 NORTH TROY VILLAGE in ORLEANS County
on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305,
added 1985, is as follows:

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

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.961			0.961	0.000
Class 2	0.290			0.290	0.000
Class 3	3.80			3.80	0.000
State Highway	2.035			2.035	0.000
Total	7.086			7.086	0.000
* Class 1 Lane	0.000			-	
* Class 4	0.00	0.05		0.05	0.000
* Legal Trail	0.00			-	

* 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:

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
Mileage totals and change description by K. Alley 8/21/2016.
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
+0.05 mi CLATH-409 Ancient Rd, added to map (Main Street Extension)
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

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

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

James L. Star
Cris T. Choquette
Mary Santoro

T/C/V Clerk Signature:

Susan Hansen

Date Filed:

3-7-16

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]
Representative, Agency of Transportation

DATE:

5/12/2016

Received

MAR 10 2016

Policy, Planning & Intermodal
Development Division

Vermont Statutes Annotated

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

Received

JAN 19 2016

Policy, Planning & Intermodal
Development Division

§ 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 2015



State of Vermont
Division of Policy and Planning - Mapping Section

1 National Life Drive
Montpelier, VT 05633-5001
<http://vtrans.vermont.gov>

Telephone: 802-828-2109
Fax: 802-828-3666
Email: Kerry.Alley@state.vt.us

Agency of Transportation

RECEIVED

MAR 07 2016

BY: S.H.

March 3, 2016

Chair, Board of Trustees
North Troy Village
c/o Village Clerk
PO Box 514, 160 Railroad St
North Troy, VT 05859

To Town Clerk and Selectboard:

Thank you for sending your 2014 Certificate of Highway Mileage. Unfortunately, I need to return it because I need to have the town clerk sign and date it.

If you have any questions, please let me know.

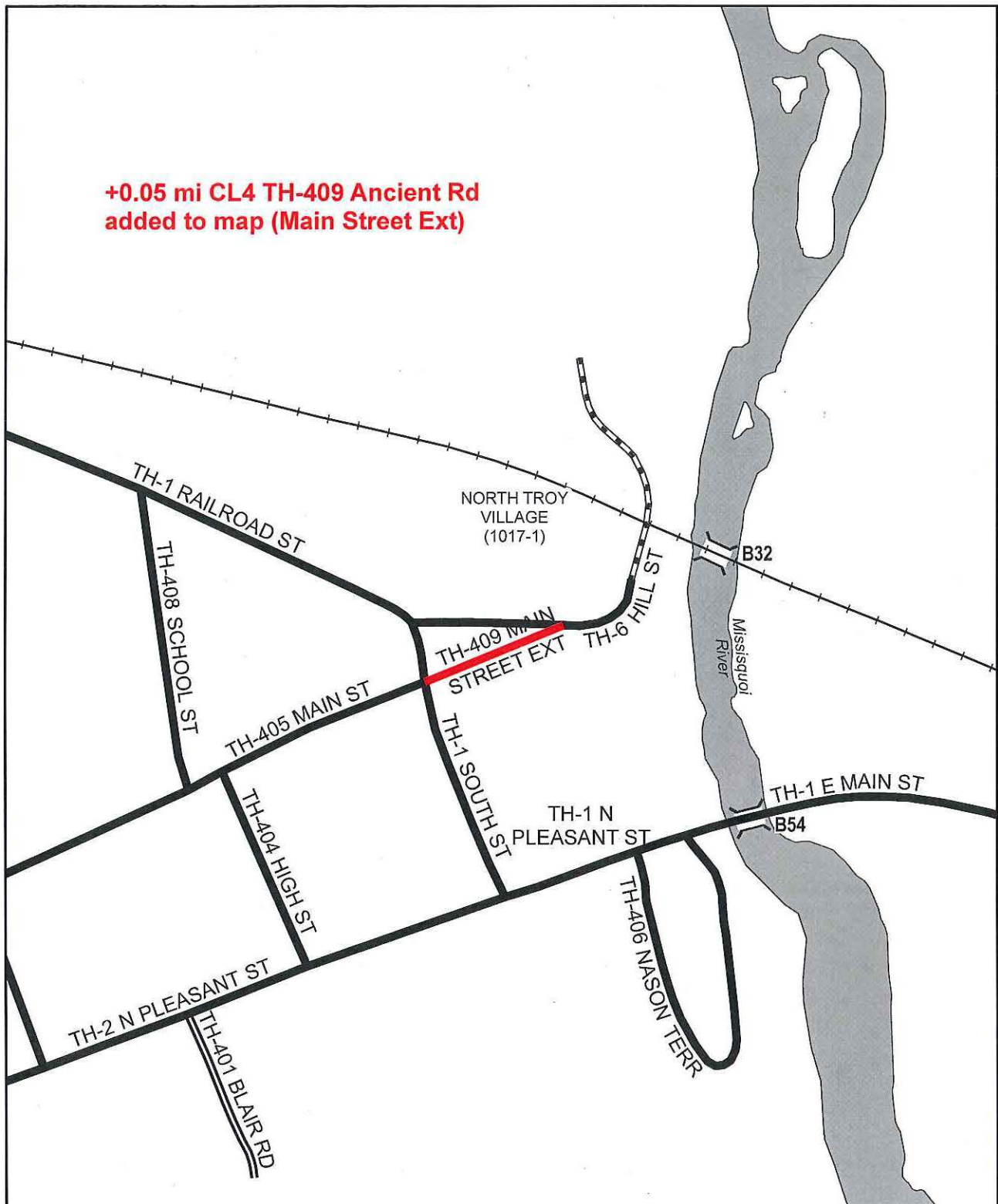
Sincerely,

Kerry Alley

Kerry Alley
Mapping and GIS Specialist

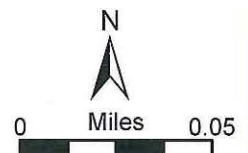
Enclosure

**+0.05 mi CL4 TH-409 Ancient Rd
added to map (Main Street Ext)**



Mileage Certificate Changes 2016 NORTH TROY VILLAGE (1017-1)

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- March 23, 2016



Title 19 : Highways

Chapter 001 : State Highway Law; General Transportation Provisions

§ 33. Survey of existing highways; damages

(a) For the purposes of this and the following section of this title, the word "survey" means:

(1) A survey of the existing highway where no previous survey has been properly recorded or the record of a previous survey has not been preserved, or the terminations and boundaries of a previous survey cannot be determined; or

(2) A resurvey to reproduce a previous survey or surveys.

(b) The Agency, for state highways, and the selectmen, for town highways, may authorize the survey of existing highways, and the rights-of-way, easements, or fee title associated with those highways. The purpose of the survey shall be to verify the location and width of the existing right-of-way, easement, or fee title and to determine the extent of the interest of the public in the title. A notice of intent to survey an existing highway shall be sent to all known abutting landowners by certified mail. In performance of the survey, the agency or selectmen shall attempt to determine from all available evidence, the type of highway, its location on the ground, its width, and the record title holder. The survey shall be based on all available evidence including survey descriptions, original survey bills, plats, plans, maps, photographs, discontinuances, court documents, Public Service Board orders, actions by the selectmen, existing monumentation, present road location, nearby intersections, topography, vegetation, past and current use patterns, and other additional information generally relied on by land surveyors. The surveys shall be carried out in accordance with the provisions of chapter 45 of Title 26.

(c) If, during the performance of the survey process under this section, the location or limits, or both, of the right-of-way, easement, or fee title cannot be determined on the ground from the available evidence, the agency or the selectmen may instead cause a survey to be made of the centerline of the existing traveled way and a width of one and one-half rods on each side of the centerline shall be assumed and controlled for highway purposes.

(d) Once a survey is completed, the Agency or selectmen shall cause the right-of-way, easement, or fee title to be monumented in accordance with the survey plat and in such a manner that will allow its limits to be readily apparent to all adjacent property owners. Monumentation shall be permanent and shall include not less than two intervisible monuments located on, within, or adjacent to the highway limits. Intervisible monuments shall be at intervals of not more than 200 meters. All monuments shall be referenced to the Vermont State Plane Coordinate System in accordance with applicable statutes and standards in effect.

(e) The Agency or selectmen shall have the survey placed on record in the town Clerk's office in each town in which the survey is performed. The record shall include, but not be limited to, survey plats prepared and filed in accordance with 27 V.S.A. §§ 1401-1406, a written description of the survey, and an opinion naming the record title holder. The description and plat shall include coordinates referenced to the Vermont State Plane Coordinate System. All recorded or filed material shall be indexed.

(f) Notice of the completion of the survey shall be sent to all known abutting landowners by certified mail, not less than 30 days before the survey results are filed with the appropriate town Clerk, together with notice of statutory rights of appeal and damages.

(g) Upon recordation of the survey and upon final disposition of statutory appeals, all abutting and surrounding lands outside the limits of the survey shall be deemed discontinued, unless any rights deemed necessary are expressly reserved and clearly shown on the recorded survey plat. Title to the discontinued property shall belong to the owners of the abutting lands. If it is located between the lands of two different owners, it shall be returned to the lots to which it originally belonged, if they can be determined; if not, it shall be equally divided between the owners of the lands on each side.

(h) Damages. A property owner aggrieved by a survey may seek damages for the loss of property or for the loss of an interest in property. (Added 1985, No. 269 (Adj. Sess.), § 1; amended 1993, No. 195 (Adj. Sess.), § 1.)

Alley, Kerry

From: Susan <villagenorthtroy1@comcast.net>
Sent: Monday, March 21, 2016 1:44 PM
To: Alley, Kerry
Subject: Re: ancient road
Attachments: ~~Image_00032.pdf~~

Image-00005.pdf

Kerry

I've attached a copy of the bill that was paid for the land surveying that was shown on image 00006. As far as Image 00007 those are the complete minutes for that meeting. That meeting was not part of the process of reclaiming the road it was just someone that had interest in purchasing that property that wanted to know more about it.

Thanks
Susan

From: "Kerry Alley" <Kerry.Alley@vermont.gov>
To: "Susan" <villagenorthtroy1@comcast.net>
Sent: Friday, March 4, 2016 9:42:48 AM
Subject: FW: ancient road

Hi Susan,

Hopefully you can find additional pages associated with the Image_00006.pdf and Image_00007.pdf attachments. This would help clarify the exact statutory process that North Troy Village followed, so that I know exactly what documentation to request from you in order to process the addition of Main Street Extension.

Thank you!

Kerry

Kerry Alley
AOT Mapping & GIS Specialist
Vermont Agency of Transportation (VTrans)
Kerry.Alley@vermont.gov – Please note new email address
(802) 828-3666

From: Susan [mailto:villagenorthtroy1@comcast.net]
Sent: Friday, February 05, 2016 10:43 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: Re: ancient road

Hi Kelly,

Not sure if these will help you out in your decision for the map. Let me know if you need anything else I am almost out of things to send.

Susan

From: "Kerry Alley" <Kerry.Alley@vermont.gov>
To: "Susan" <villagenorthtroy1@comcast.net>
Sent: Tuesday, February 2, 2016 2:11:45 PM
Subject: RE: ancient road

Hi Susan,

I have the notices (to individuals and in the newspaper), Minutes from 11/24/2009 and 1/11/2010, two survey maps, three printouts of the town highway map, and a partially completed Certificate of Completion and Opening. The Certificate of Completion and Opening is not required, and is generally reserved for new town highways. What I am looking for is a document from 2010 that shows that the Selectboard took action to reclaim Main Street Ext. I assume it would have occurred during the meeting on 1/11/2010, and since no action is mentioned in the Minutes, I guessed that it might have been in an Order. There weren't any papers from the lawyer's office included with the documents that I received, so maybe those are what I need?

Thanks,
Kerry

From: Susan [<mailto:villagenorthtroy1@comcast.net>]
Sent: Tuesday, February 02, 2016 1:50 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: Re: ancient road

The orders that were signed are to our vendors that we have. I sent in the packet things that were asked for verification of the taking back the ancient road. Included in the package was where it was advertised in the news paper, the trustees signatures, papers from the lawyers office. Is there any other specific thing you are looking for. I believe that I sent you where it was recorded at the town office. Let me know if there is something else I can get you.

Thanks
Susan

From: "Kerry Alley" <Kerry.Alley@vermont.gov>
To: "Susan" <villagenorthtroy1@comcast.net>
Sent: Tuesday, February 2, 2016 9:09:53 AM
Subject: RE: ancient road

Thanks Susan!

I received it. Could you also send a copy of any Order signed related to Main Street Extension? Item 5 mentions orders, so I'm assuming there is one.

Kerry

From: Susan [<mailto:villagenorthtroy1@comcast.net>]
Sent: Tuesday, February 02, 2016 9:02 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: ancient road

Kerry I just faxed your copy of the minutes.

Susan

Alley, Kerry

From: Susan <villagenorthtroy1@comcast.net>
Sent: Friday, February 05, 2016 10:43 AM
To: Alley, Kerry
Subject: Re: ancient road
Attachments: Image_00001.pdf; Image_00002.pdf; Image_00003.pdf; Image_00004.pdf; Image_00005.pdf; Image_00006.pdf; Image_00007.pdf

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To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: ancient road

Kerry I just faxed your copy of the minutes.

Susan

Village of North Troy

160 Railroad St
North Troy, VT 05859

1-802-988-4700
1-802-327-0070

Send to: <i>Kerry Alley</i>	From: <i>Susan</i>
Attention:	Date: <i>2-2-16</i>
Office Location::	Office Location:
Fax Number: <i>802-888-2334</i>	Phone Number: 988-4700 FAX 327-0070

- Urgent
- Reply ASAP
- Please comment
- Please Review
- For your Information

Total pages, including cover: *2*

Comments:

*Any questions please give
me a call
T. J. Jambos
Susan*

Call
Jim
933-7777
R5-15-09 D

Image_00002.pdf

Douglas DeVries
Attorney at Law
P. O. Box 275 – 40 Bismark Street
Enosburg Falls, VT 05450

Tel./Fax (802)933-2115

May 12, 2009

Ms. Mary Santaw
Ms. Chris Choquette
Mr. James Starr
Trustees of the Village of North Troy
P. O. Box 80
North Troy, VT 05859-0080

Ladies and Gentleman:

Since my letter to you of April 27, Jim Starr has informed me that you wish to reclassify Main Street Extension as a class 4 town highway. The process of reclassification is set forth in 19 VSA 708-717 and, in summary, is as follows:

1. The selectmen may initiate the process of reclassification on their own motion.
2. After a motion for reclassification duly made, seconded and carried, the selectmen shall then promptly appoint a time and date for examining the premises and hearing interested persons. You must give at least 30 days' notice when you will inspect the site and receive testimony. Persons interested and those owning adjoining lands should be notified by certified mail return receipt requested at least 30 days in advance.
3. Notice shall also be given to any village or town planning commission, post a copy of the notice in the office of the town and village clerk and cause a notice to be published in a local newspaper not less than 10 days before the time set for hearing.
4. After examining the premises and hearing any interested parties and determination by the trustees that the public good, necessity and convenience of the inhabitants require the highway section to be reclassified you will need to obtain a surveyor to determine the proper location of the reclassified section of the roadway and place suitable monuments to mark the bounds. The surveyor shall be guided by the provisions of 19 VSA 33.

Done

Reedy

Attorney Vincent Illuzzi in a letter to North Troy Village trustees on behalf of Betty Provost who upon the death of her husband, Roger, became the sole owner of the property which is now leased to the U.S. Postal Service in North Troy Village has requested the Village of North Troy to take action on declaring ownership of Main Street extension.

Iluzzi states Act 178 of the 2006 legislative session (The Ancient Roads Bill) requires that municipalities, including villages, declare on Village maps the existence of all roads. Iluzzi states the law written says if we fail to do so within the time periods designated, the road will revert to the adjoining property owners by operation of the law. That would entitle Ms. Provost to one-half of the road or street.
(Main Street Extension)

This section of main Street, by statute is now described as an "unidentified corridor" [T.19 Section 302(a)(6)]
Unidentified corridors if not reclassified as a class 1,2,3,or 4 highway or as a trail on or before July 1, 2015 shall be discontinued and the right of way shall belong to the adjoining land owners.

After reviewing State Statutes, in the best interest of the Village our attorney recommends that we follow state statutes; declare ownership by doing the following.

We plan to use the class 4 road for snow removal; which has been a serious challenge the past few years.

We have been requested to take action on declaring the road to a number four road and now plan to do so .

The following process will be taken according to Vermont State Statute.

A)

Douglas DeVries
Attorney at Law
P. O. Box 275 – 40 Bismark Street
Enosburg Falls, VT 05450

Image_00004.pdf

Tel./Fax (802) 933-2115
e-mail: d_devries@myfairpoint.net

October 22, 2010

Ms. Mary Santaw
Ms. Chris Choquette
Mr. James Starr
Trustees of the Village of North Troy
P. O. Box 80
North Troy, VT 05839

Ladies and Gentleman:

I believe that the procedure outlined in 19VSA33(f) (Survey of Existing Highways) is satisfied by the procedure you are following in reclassifying Main Street Extension to a class 4 road. However, if you also wish to follow the survey statute, I recommend that after the Village renders its findings and order regarding reclassification a notice can be sent to the abutting landowners by certified mail.

This notice should state something to the effect that pursuant to 19VSA33 the survey will be filed in the Troy Village and Town Clerk's offices 30 days from notification of the abutters. The notice should also advise the abutting landowners that they have rights of appeal and damages.

As I stated above this notice seems redundant in light of the reclassification but you can certainly perform both procedures if you wish.

Sincerely,



Douglas DeVries

DD/cdj

H.W. CHAFFEE LAND SURVEYING
 P.O.Box 317
 2178 Hazen's Notch Road
 Montgomery Center, VT 05471
 802-326-4721

6-29-10
 Received

Invoice

DATE	INVOICE #
6/28/2010	2188

Image-00005.pdf

BILL TO
North Troy Village

DUE DATE
7/8/2010

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Principal	Hours	19	55.00	1,045.00
Assistants	Hours	18	45.00	810.00
Town Clerk	Town Clerk fees	1		23.00
Iron Pins	# 5 re-bar & plastic cap	2	5.00	10.00
Grade stakes	wood stakes	2	1.00	2.00
Prints	Copies	2	5.00	10.00
Mylar	Mylar copy for recording	1	50.00	50.00
<i>100-3000-21.00</i>				
Total				1,950.00

08/28/13
09:52 am

Village of North Troy, Vermont Accounts Payable
Vendor History Report H. W. CHA: H. W. CHAFFEE LAND SURVEYING
Void Unpaid Paid Invoices for by status/check date

Page 1 of
Ownr

Invoice	Description	Inv Date	Due Date	Amount	Status/Type	Check Date	Check #	PO#
Account Number	Description			Amount				
06-29-10	surveying land	07/09/10	07/13/10	1,950.00	Paid	07/13/10	9196	
100-3000-21.00	Audit / Legal			1,950.00				

1,950.00

Image-00006.pdf

TRUSTEES MINUTES
Village of North Troy
April 2nd, 2013

Image_00007.pdf

Present: James Starr, Chair Person, Cris Choquette Trustee, Mary Santaw, Trustee, Susan Hansen Clerk/Treasurer, Rebecca Therrien, Assistant Treasurer, Marcel Mayhew, Chief Utility Operator. Allyson Scott, resident, Robert Langlands, resident, Thad Laquerre, Interested party in land next to Post Office.

Minutes / Old Business

1. Mary made the motion to accept the minutes of March 12th, 2013. as read, 2nd by Cris. 3-0.
2. **Water/Sewer**
Cris made the motion to accept the bid from Robert Langlands on the roof for the sludge building, 2nd by Mary not to exceed (\$6,750.00). 3-0
3. **Other Business**
 1. Thad Lequerre is interested in the land next to the post office to build a garage and service station. The trustees will get hold of a lawyer about the right away that is owned by the Village. Thad is going to meet with Robert Langlands and measure the property and see if it does or not need to apply for a variance. More research needs to be done. Thad was also told by the trustees about the land across the road at 61 South Street and who to talk to about what needs to happen there. (Gayle at NVDA).
 2. Cris made the motion to accept engineers services with Wayne Elliott from Aldrich + Elliott 2nd by Mary for the amount of \$7,900.00. 3-0
 3. Cris made the motion to accept the bid of Sanvills Spring clean up services and 2nd, by Mary in the amount not to exceed \$3,900.00. 3-0
Cris made the motion to accept Lee's lawn care to mow lawns same as last year, for the same amount as last year. Mary 2nd, 3-0
Juddy's septic service will be notified on April 4th, 2013 to come and get the porto potty. The clerk will notify Juddy's when to bring it back for the tennis courts.
Cris made the motion to accept Perlie Jones amount of \$300.00, 2nd by Mary to take care of the tennis courts. 3-0
4. **Residents Concerns**
5. **Orders:** \$21,298.87--\$1,055.29--\$1,237.71--\$833.72--\$1,165.69.
6. **Adjourn** Cris made the motion to adjourn at 8:45 p.m. 2nd by Mary. 3-0

Susan
Hansen
Clerk

Town Highway/Legal Trails Addition/Reclassification/Discontinuance Checklist

The following includes a checklist of the documentation to be supplied to 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)
- 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)
- A current town highway map with the requested deletions and additions sketched on it
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

*Note: A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006 // and a survey is not needed for Discontinuances.

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).

TRUSTEES MINUTES
Village of North Troy
January 11th, 2010
6:30 P.M.

Present: Jim Starr, Chair, Cris Choquette, Trustee, Mary Santaw, Trustee, Susan Hansen, Clerk/Treasurer, Andy Pepin Attorney, Steve Merrill, Resident, Ray Hamel, Resident, Julie, Resident, Chris Kinkade, Dog Officer,

Minutes / Old Business

1.

2. Water/Sewer

3. Other Business

1. Discussion was done on the reclassification of Main Street Ext. to reclaim it and Put it as a class 4 road.

2.

A. On January 4th, 2010 Denise Pigion called and wanted to know what hearing was about and I explained it to her and said that Urban had no problem with it.

B. On January 7th, 2010 Sanford Cota came in and wanted to know the same thing and I also explained it to him and Sanford went on and told me that the Village owns the land and back when he was Trustee they gave Starrs Transportation permission to park there.

C. Robert Langlands called Cris Choquette at 5:00 P.M. the night of the meeting And said he was not able to make it because he had a school board meeting. Cris explained what was going on and Robert said he had no problem with it.

D. The Trustees reasoning for reclaiming Main Street Extension as a class 4 road is as follows:

1. Ownership

2. A spot for Main St. snow to be pushed onto.

3. Trustees believe it is the best interest of the Village, under the advisement of our attorney, Douglas DeVries, that the property should not be divided and given to the abutting 3 property owners.

4. Residents Concerns

5. Orders Signed--

6. Adjourn

December 9th, 2009

Betty Provost
P.O. Box 345/244 Eastern Ave.
Barton, Vt. 05822

Dear Betty, Abutting Land Owner,

Enclosed please find a copy of the Trustees of the Village of North Troy Notice of Road
Reclassification. We are warning a hearing to receive testimony regarding the
reclassification of the portion of Main Street Extension to a Class 4 highway.

The Process of reclassification is set fourth in 19 VSA 708-717.

Sincerely,

North Troy Village Trustees
James Starr, Chair
Cris Choquette, Trustee
Mary Santaw, Trustee

Attested by,

Susan Hansen
Clerk/Treasurer

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> <i>Betty Provost</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: <i>Betty Provost PO Box 345 Barton, VT 05822</i>	B. Received by (Printed Name) C. Date of Delivery <i>12-11-09</i>
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, February 2004	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
Domestic Return Receipt	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
102595-02-M-1540	7007 1490 0001 6788 4572

December 9th, 2009

Robert Langlands
Bernard Gagne
78 Titus Hill Rd.
North Troy, VT > 05859

Dear Robert & Bernard, Abutting Land Owner,

Enclosed please find a copy of the Trustees of the Village of North Troy Notice of Road Reclassification. We are warning a hearing to receive testimony regarding the reclassification of the portion of Main Street Extension to a Class 4 highway.

The Process of reclassification is set fourth in 19 VSA 708-717.

Sincerely,

North Troy Village Trustees
James Starr, Chair
Cris Choquette, Trustee
Mary Santaw, Trustee

Attested by,

Susan Hansen
Clerk/Treasurer

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Robert Langlands Bernard Gagne 78 Titus Hill Rd. North Troy, VT 05859</p>	<p>B. Received by (Printed Name) C. Date of Delivery Robert Langlands 12-11-09</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7007 1490 0001 6788 4602</p>	

*Posted Not Daily
Newspaper
Town office
Village office*

NOTICE OF ROAD RECLASSIFICATION
 The Trustees of the Village of North Troy hereby give notice that a hearing is scheduled for January 11, 2010 at 6:30 P.M. at the office of the Village of North Troy at 142 Main Street, Troy, Vermont for the purpose of receiving testimony regarding the reclassification of a portion of Main Street Extension to a Class 4 highway.
 After hearing testimony the Trustees shall examine the premises with any interested persons who may wish to accompany them.
 Thereafter the Trustees shall render a report of their findings and order.
 Dated at North Troy, Vermont this 24th day of November, 2009.
 James L. Starr, Trustee
 Cris T. Choquette, Trustee
 Mary L. Santaw, Trustee

**LOWELL, VERMONT
WARNING:
LOWELL SPECIAL TOWN MEETING**
 The legal voters of the Town of LOWELL are hereby warned and notified to meet in the Lowell Elementary School Gymnasium in said Town on **TUESDAY, JANUARY 12th, 2010, AT 7:00 P.M.** to transact the following business:
ARTICLE I: Shall the legal voters of the Town of Lowell vote by Australian ballot on all public questions relating to any **WIND TURBINE** Construction project that are proposed to be sited within the Town of Lowell?
ARTICLE II: To Adjourn
 Dated this 8th day of December, 2009
 LOWELL SELECTBOARD:
 Richard Pion - Chm.
 Alden Warner
 Dwight Richardson

Proposed State Rules
 By law, public notice of proposed rules must be given by publication in newspapers of record. The purpose of these notices is to give the public a chance to respond to the proposals. The public notices for administrative rules are now also available online at <http://vermontarchives.org/aparules/ovnotices.htm>. The law requires an agency to hold a public hearing on a proposed rule, if requested to do so in writing by 25 persons or an association having at least 25 members.
 To make special arrangements for individuals with disabilities or special needs please call or write the contact person listed below as soon as possible.
 To obtain further information concerning any scheduled hearing(s), obtain copies of proposed rule(s) or submit comments regarding proposed rule(s), please call or write the contact person listed below. You may also submit comments in writing to the Legislative Committee on Administrative Rules, State House, Montpelier, Vermont 05602 (828-2231).

Rule Changes to Medicaid, VHAP, Premium Assistance, and Pharmacy Programs
 Vermont Proposed Rule: 09P051
 AGENCY: Dept. for Children and Families (DCF)
 FOR FURTHER INFORMATION, CONTACT: For copies of the rule: <http://dcf.vermont.gov/esd/rules> or contact Afsar Sultana, (802)241-3525; afsar.sultana@ahs.state.vt.us.
 For other questions about the rule: Stephen B. Sease, Esq., Health Care Policy Analyst (802)241-2933; steve.sease@ahs.state.vt.us; DCF, 103 South Main Street, Waterbury, VT 05671-1201 Fax: (802)241-2235.

Prohibition/Restriction of Bidding on Future State Construction Projects
 Vermont Proposed Rule: 09P052
 AGENCY: Agency of Administration & Agency of Transportation
 FOR FURTHER INFORMATION, CONTACT: Jeff W. Lively, BGS Counsel, 2 Governor Aiken Ave., Montpelier, VT 05633-5801.

Regulation of Sexual Assault Nurse Examiners (SANE)
 Vermont Proposed Rule: 09P053
 AGENCY: Vermont Sexual Assault Nurse Examiner (SANE) Board
 FOR FURTHER INFORMATION, CONTACT: Emily Blistein, SANE Program Administrator PO Box 405 Montpelier, VT 05601 (802)222-1307 karents@vtnetwork.org

**LAKE REGION UNION HIGH SCHOOL
ANNUAL REPORT
2010
IMPORTANT NOTICE**
 LRUHS Annual Reports will be available as of January 5, 2010 at the following locations:
SCHOOLS
 Albany Community School
 Lake Region Union High School
 Orleans Elementary School
 Irasburg Grade School
 Barton Graded School
 Glover Community School
 Brownington Central School
 COFEC
TOWN CLERKS
 Albany
 Barton
 Brownington
 Glover
 Irasburg
 Orleans
 Westmore
BANKS
 TD Bank- Orleans
 TD Bank- Barton
 Community National - Barton
 Please contact Tami Wesoja at 802-754-2500 x 311 to request a copy via mail or it can be viewed on the website: www.lruhs.org.

STATE OF VERMONT ORLEANS COUNTY, SS ORLEANS SUPERIOR COURT DOCKET NO. 15-1-09 Oscv
 Wells Fargo Bank, N.A. as Trustee for ABFC 2006-OPT3 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT3,
 Plaintiff
 v.
 Allan R. Herman, Jr., Pamela Ann Mitchem And Occupants residing at 1748 Willoughby Avenue, Barton, Vermont,
 Defendants

NOTICE OF SALE
 By virtue and in execution of the Power of Sale contained in a certain mortgage given by Option One Mortgage Corporation to Allan R. Herman, Jr. dated June 29, 2006 and recorded in Volume 139, Page 236 of the Land Records of the Town of Barton, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purposes of foreclosing the same will be sold at Public Auction at 12:45 P.M. on January 7, 2010, at 1748 Willoughby Avenue, Barton, Vermont all and singular the premises described in said mortgage:

To Wit:
Being all and the same land and premises conveyed to Allen Herman, Jr. and Pamela Mitchem by Warranty Deed of Jerry Joslyn, Marvia Briggs, and Cheryl Palmer Dated June 29, 2006 and Recorded July 3, 2006 in Volume 139 at Page 234 in the Barton Land Records.

Terms of Sale: \$10,000.00 to be paid in cash by purchaser at the time of sale, with the balance due at closing. Proof of financing for the balance of the purchase to be provided at the time of sale. The sale is subject to taxes due and owing to the Town of Barton.

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 or inquire at Lobe & Fortin, 30 Kimball Ave., Ste. 306, South Burlington, VT 05403, 802 660-9000.

Wells Fargo Bank, NA, as Trustee
 By: Joshua B. Lobe, Esq.
 Lobe & Fortin, PLC
 30 Kimball Ave., Ste. 306
 South Burlington, VT 05403

TRUSTEES MINUTES

Village of North Troy

November 24th, 2009

6:30 P.M.

Present: Jim Starr, Chair, Cris Choquette, Trustee, Mary Santaw, Trustee, Susan Hansen, Clerk/Treasurer, Marcel Mayhew, Chief Utility Operator, Donald Austin, and Sue Barnett, Library.

Minutes / Old Business

1. Mary made motion to accept the minutes of November 2nd, 2009 as read, 2nd. By Jim. 2-0

2. Water/Sewer

3. Other Business

A. The Library will be writing new By Laws.

The Library has also lost there anonymous doner for the Americorp person and Childrens funds.

The Library is in the prossess of obtaining 5013C status for non profit.

Don Austin plans to attend the trustees meeting when needed.

B. Will be going over the budget on December 9th, 6:30 P.M. with Becky Therrien.

C. Marcel went over concerns he had with a bill from Mike's Electric and parts that were ordered that can no longer be used after January 1st, 2010.

D. Cris will ask Lee Forbes to level and take away bushes from the skating rink.

E. Cris made motion to reclassify the Main Street Ext. as a class 4 town highway.

Mary 2nd. 3-0 Will send certified letter to the abutting land owners before December 11th, 2009.

4. Residents Concerns

5. **Orders Signed--** \$13,306.98--\$1,159.79--\$1193.96--\$1560.68--\$1132.32--
\$27,007.39--\$861.42--\$457,80.

6. **Adjourn** Cris made motion to Adjourn at 9:15 P.M., 2nd by Mary. 3-0

Troy, Vt. Town Clerk's Office

Rec'd for Record 11-10-14

at 11:00 o'clock AM and Recorded

in Book 78 Pg. 131 of Land

Attest: Dianna S. McQuarrie
ASST. Town Clerk

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only
 Certificate Year: _____
 Highway Class: _____
 Town Highway #: _____
 Mileage: _____

Susan Hansen, North Troy Clerk of the Village of _____
(Clerk's Name) (City/Town/Village) (City/Town/Village)
North Troy, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 4
(1,2,3 or 4)
 Highway in the Village of North Troy was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on _____, _____
(Month - Day) (Year)

*Not sure if
this correct.
any questions
Please give me
a call. 988-1700
Susan*

DESCRIPTION OF RIGHT OF WAY:
 (Include road name and intersecting town highway numbers)

and as shown on a Highway Map of the _____ of _____
(City/Town/Village) (City/Town/Village Name)
 dated _____, _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the Town of Troy by the Town Clerk of said Town
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
 incorporated herein by reference and attested to on said map by said _____ Clerk.
(City/Town/Village)

Dated at Village of North Troy, County of Orleans and State of Vermont,
(City/Town/Village Name) (County Name)
 this _____ day of _____, A.D., _____
(Date - Day) (Date - Month) (Date - Year)

[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

BOARD
 OF
 SELECTMEN,
 ALDERMAN,
 or TRUSTEES

(Manager/Mayor Signature)
 and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

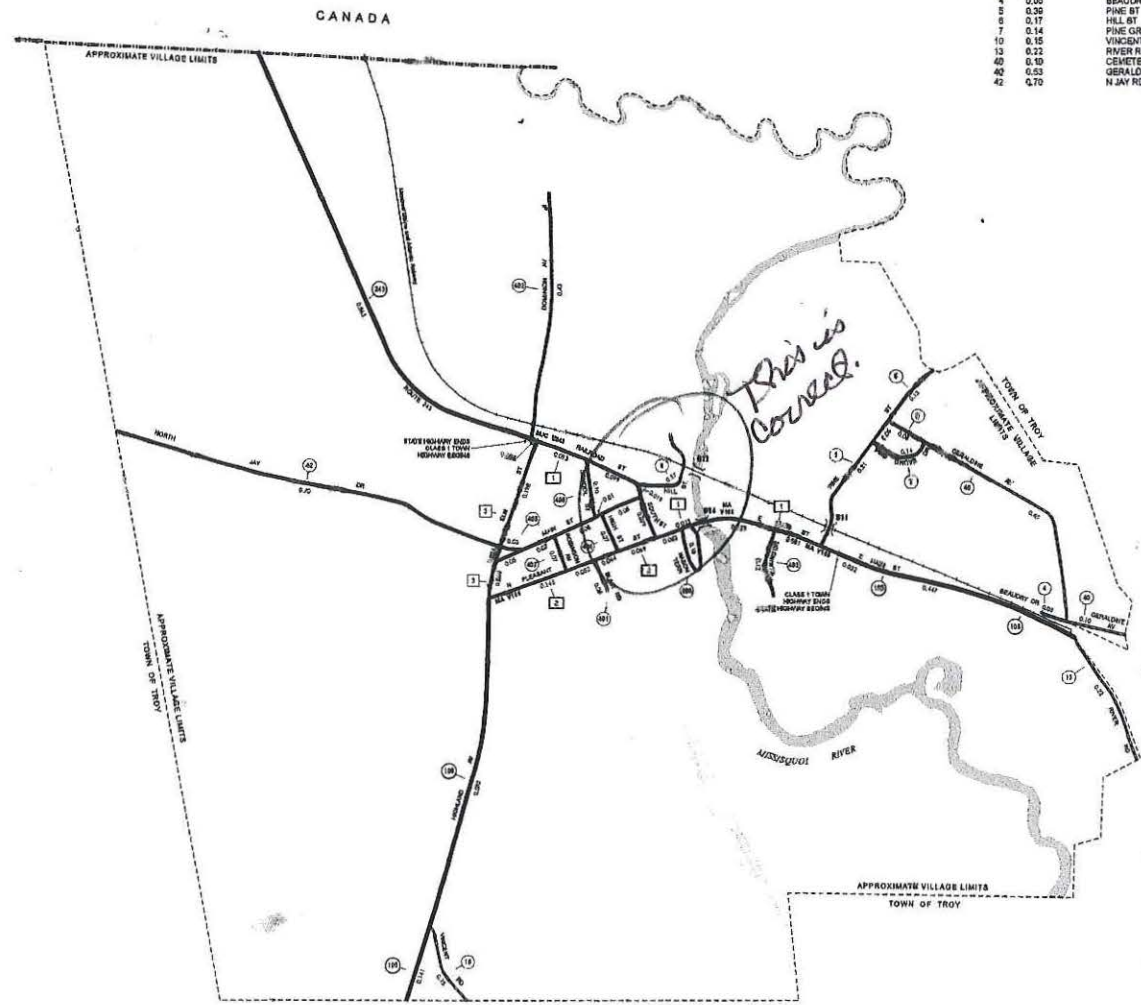
_____, VERMONT _____,
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS _____ HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
 FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS
(Book #) (Page #)
 OF THE _____ OF _____ ON THE _____ DAY OF _____,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
 _____, AT _____ O'CLOCK, _____ M.
(Date - Year) (Time) (A or P)

ATTEST: _____
(Clerk's Name)
 CLERK OF _____, VERMONT
(City/Town/Village) (City/Town/Village Name)

800,000 800,000 800,000

- HIGHWAYS**
- INTERSTATE
- U.S. ROUTE
- STATE ROUTE
- CLASS 1
- CLASS 2
- CLASS 3
- CLASS 4
- LEGAL TRAIL
- GRAVEL
- SOIL OR GRADED AND DRAINED EARTH
- UNIMPROVED OR PRIMITIVE
- IMPASSABLE OR UNTRAVELED
- LEGAL TRAIL
- DISCONTINUED
- HIGHWAY CLASS CHANGE
- RAILROAD
- INACTIVE RAILROAD
- PUBLIC LAND - GREEN MOUNTAIN NATIONAL FOREST
- PUBLIC LAND - STATE/MUNICIPAL
- POLITICAL SUBDIVISION
- 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 10 - 20'
- VOID BRIDGE
- VOID BRIDGE < 10'
- STATE BRIDGE OR CULVERT IDENTIFIER
- TOWN BRIDGE OR CULVERT IDENTIFIER
- NFR NATIONAL FOREST ROAD
- SPH STATE PAVED HIGHWAY
- D STATE ROAD
- FEDERAL CLASSIFICATION IDENTIFIER
- FAU (URBAN) ARTERIAL OR COLLECTOR
- MA MINOR ARTERIAL
- M/C MAJOR COLLECTOR
- MC/MC MINOR COLLECTOR
- PA PRINCIPAL ARTERIAL



TOWN HWY. No.	LENGTH IN MILES CLASS 3	CLASS 4	TOWN ROAD NAME	TOWN HWY. No.	LENGTH IN MILES CLASS 3	CLASS 4	TOWN ROAD NAME
4	0.05		BEAUDRY DR	401	0.04		BLAIR RD
5	0.30		PINE ST	402	0.43		COMMONAW
6	0.17		HILL ST	403	0.12		ELKING DR
7	0.14		PINE GROVE DR	404	0.07		HEN ST
10	0.15		VINCENT RD	405	0.32		MARY ST
13	0.22		RIVER RD	408	0.18		MASON TERR
40	0.10		CEMETERY RD	407	0.07		ROBINSON AV
42	0.53		GERALDINE AV	408	0.10		SCHOOL ST
42	0.70		N JAY RD				
TOTAL				3.80	0.60		

MILEAGE SUMMARY

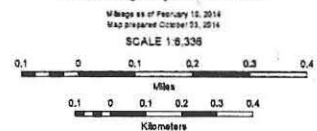
CLASS 1		
TH-1	0.051	
TH-2	0.810	
TOTAL CLASS 1	0.861	
CLASS 2		
TH-3	0.200	
TOTAL CLASS 2	0.200	
CLASS 3		
TOTAL CLASS 3	3.80	
TOTAL %/MIN	8.861	
STATE HIGHWAY		
VT-105	1.170	
VT-43	0.885	
TOTAL STATE HIGHWAY	2.055	
TOTAL STATE	2.835	
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2014:	7.088	

(Excludes Class 4, Legal Trail and Untraveled Conduit Mileage)



VERMONT GENERAL HIGHWAY MAP
Village of North Troy
 ORLEANS COUNTY

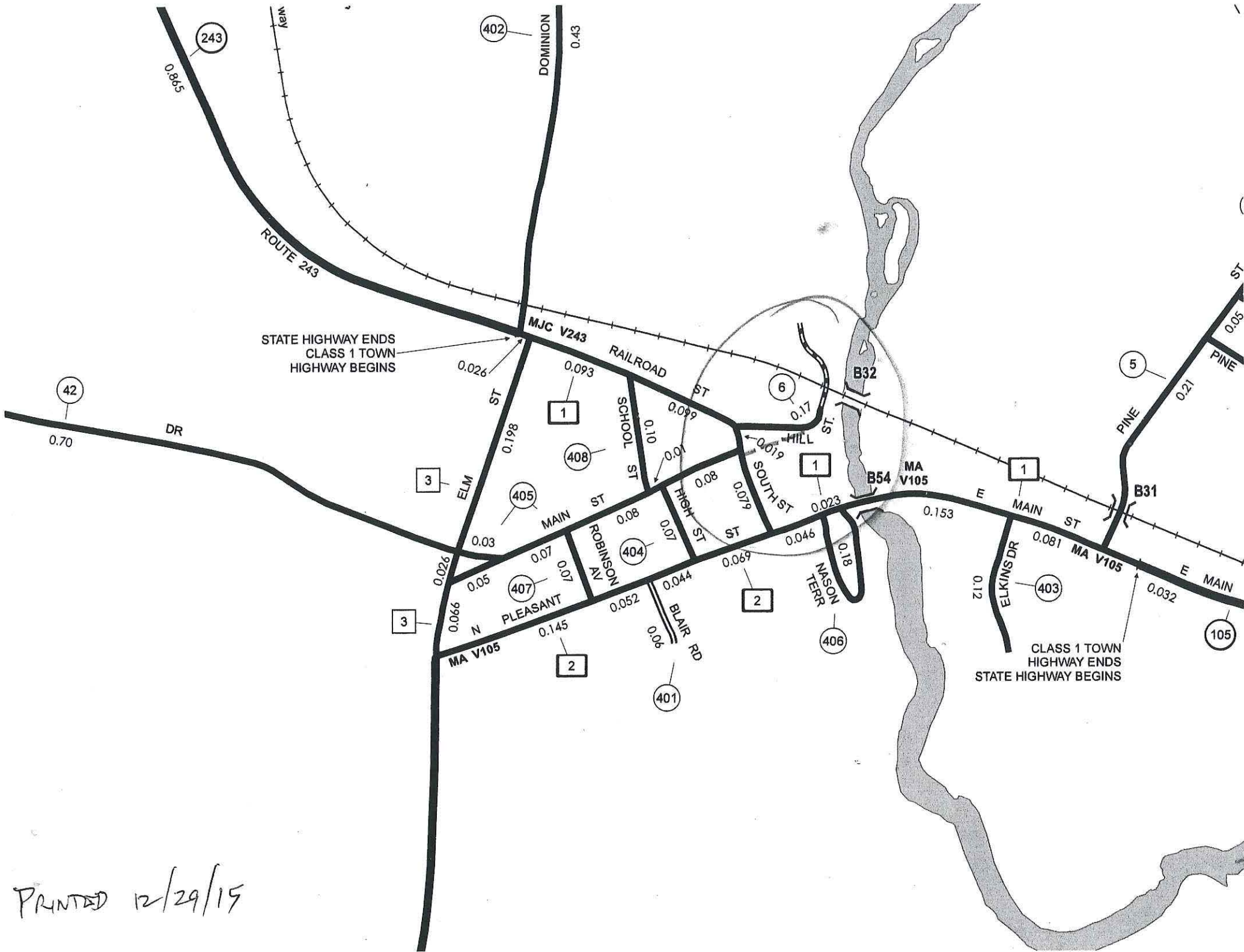
Transportation District #9
 Prepared by the
 Vermont Agency of Transportation
 Division of Policy, Planning and Intermodal Development
 in cooperation with
 U.S. Department of Transportation
 Federal Highway Administration



DISCLAIMER:
 The untraveled highways (pick-up town highways), discontinued highways, and legal trails herein are those of which the Agency of Transportation has records; others may exist.
 Highway and bridge data by the Agency of Transportation. Town sheet 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.

800,000 800,000 800,000

PRINTED 12/29/15



PRINTED 12/29/15

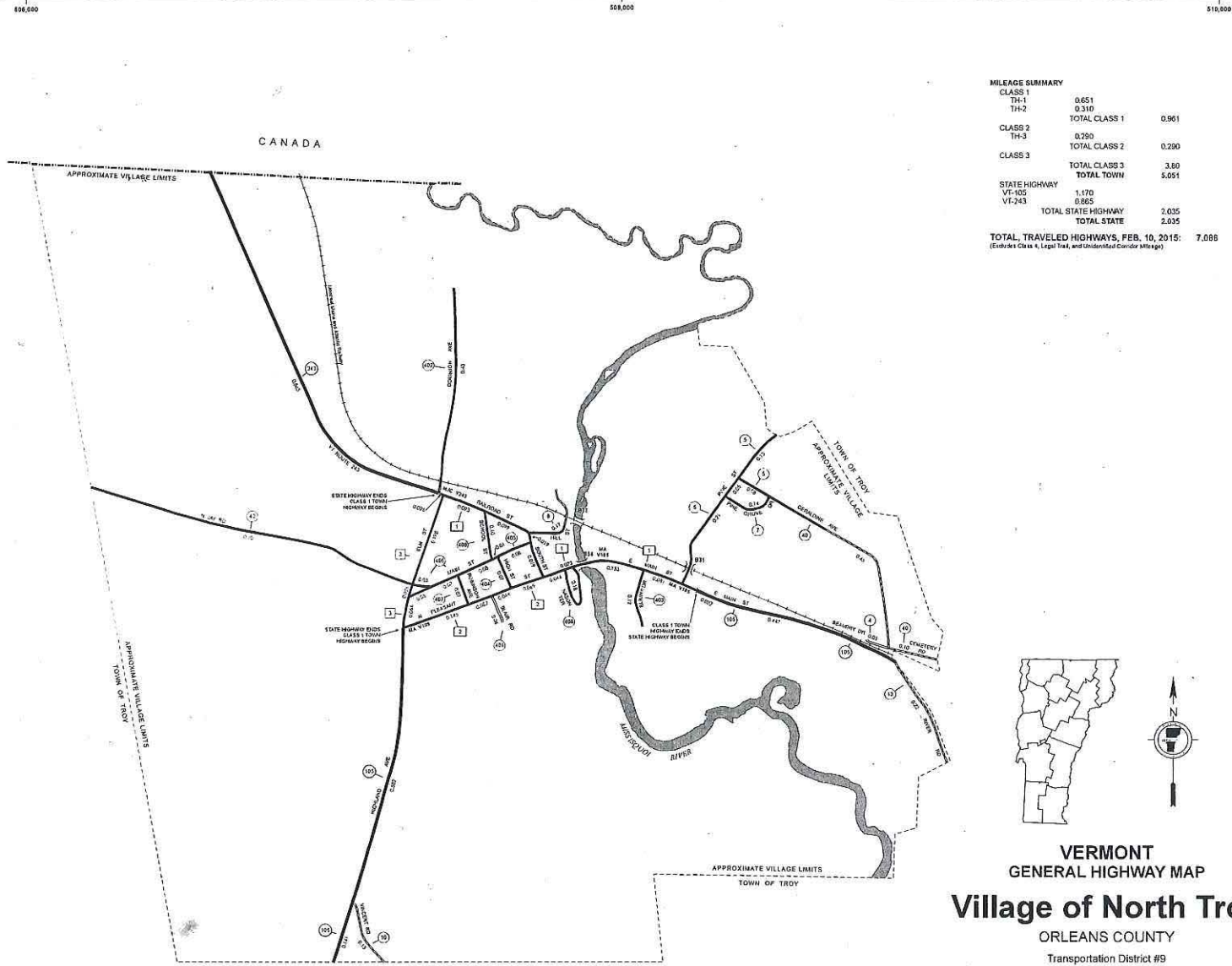
TOWN HWY. No.	LENGTH IN MILES CLASS 3	CLASS 4	TOWN ROAD NAME
4	0.05		BEAULIEV DR
5	0.39		PINE ST
6	0.17		HILL ST
7	0.14		PINE GROVE DR
10	0.15		VINCENT RD
13	0.22		RIVER RD
40	0.10		CEMETERY RD
40	0.53		GERALDINE AV
42	0.70		N JAY RD
401	0.06		BLAIR RD
402	0.43		DOMINION AV
403	0.12		ELKINS DR
404	0.07		HIGH ST
405	0.32		MARK ST
406	0.18		NASON TERR
407	0.07		ROBINSON AV
408	0.10		SCHOOL ST
TOTAL	3.85	0.00	

MILEAGE SUMMARY

CLASS 1			
TH-1	0.651		
TH-2	0.310		
TOTAL CLASS 1	0.961		
CLASS 2			
TH-3	0.290		
TOTAL CLASS 2	0.290		
CLASS 3			
TOTAL CLASS 3	3.60		
TOTAL TOWN	5.651		
STATE HIGHWAY			
VT-105	1.170		
VT-243	0.865		
TOTAL STATE HIGHWAY	2.035		
TOTAL STATE	2.035		
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2015:	7.686		

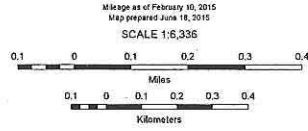
(Excludes Class 4, Legal Trail, and Undersized Collector Mileage)

- HIGHWAYS**
- INTERSTATE
 - U.S. ROUTE
 - STATE ROUTE
 - CLASS 1
 - CLASS 2
 - CLASS 3
 - CLASS 4
 - LEGAL TRAIL
 - GRAVEL
 - SOIL OR GRADED AND DRAINED EARTH
 - UNIMPROVED OR PRIMITIVE
 - IMPASSABLE OR UNTRAVELED
 - LEGAL TRAIL
 - DISCONTINUED
 - HIGHWAY CLASS CHANGE
 - RAILROAD
 - INACTIVE RAILROAD
 - 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'
 - VORCIT BRIDGE
 - VORCIT CULVERT > 6'
- B24 / C24 STATE BRIDGE OR CULVERT IDENTIFIER**
- B17C14 TOWN BRIDGE OR CULVERT IDENTIFIER**
- NFR NATIONAL FOREST ROAD
 - SFR STATE FOREST HIGHWAY
 - P PARK AND RIDE
- FEDERAL CLASSIFICATION IDENTIFIER**
- FAU URBAN ARTERIAL OR COLLECTOR
 - MA MINOR ARTERIAL
 - MJC MAJOR COLLECTOR
 - MIC MINOR COLLECTOR
 - PA PRINCIPAL ARTERIAL



VERMONT
GENERAL HIGHWAY MAP
Village of North Troy
ORLEANS COUNTY

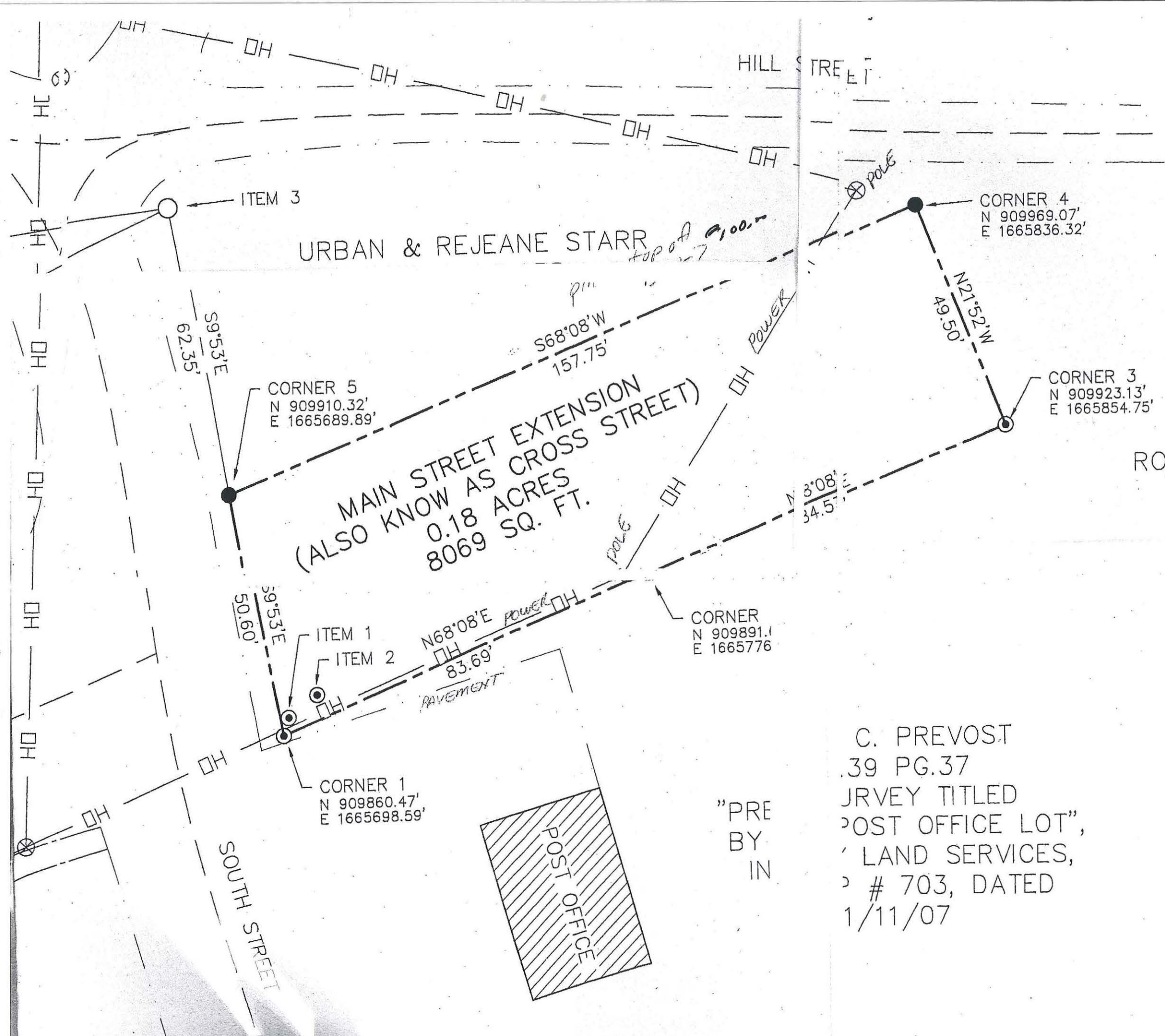
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DISCLAIMER:
 The untraveled highways (bold-out town highways), discontinued highways, and legal trails hereon are those of which the Agency of Transportation has records; others may exist.

Highway and bridge data by the Agency of Transportation. Town spot structures are drawn from the Vermont Online Bridges & 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: 4000
 Geoidetic Reference System 80
 2,000-meter grid, Easting - Northing



- REFERENCE
- 1) PLAN TITL
 - 2) PLAN TITL
 - 3) PLAN BY W. HANNAN, D

- NOTES
- 1) ALL BEARIN
 - 2) TRAVERSE UTIL
 - 3) SURVEY MEETS
 - 4) STATION " LAB
 - 5) WITH AN AVER.
 - 6) ACREAGE I
 - 7) CROSS ST
 - 8) NO ATTEM
 - 9) EXCEPT AS OT
 - 10) ALL IRON
 - 11) THE GROUND, I
 - 12) ALL MONU

ROBERT LANGLANDS
BERNARD GAGNE &
BK.69 PG.316

BOUNDARY NO

CORNERS 1, 2,
AT THE ASSUM
PER INSTRUCTI
RIGHT-OF-WAY
SET BY H.W.CH
NO. 3, AS NOT
SURVEY NO. 1.

C. PREVOST
.39 PG.37
JRVEY TITLED
'POST OFFICE LOT',
' LAND SERVICES,
' # 703, DATED
1/11/07

"PRE
BY
IN

CORNER DESCE

CORNER 1	#
CORNER 2	#
CORNER 3	#
CORNER 4	#
CORNER 5	#
ITEM 1	#
ITEM 2	#
ITEM 3	#

Alley, Kerry

From: townoftroy@comcast.net
Sent: Tuesday, July 28, 2015 10:40 AM
To: Alley, Kerry
Subject: Town Highway Mileage

Kerry,

The Village of North Troy reclaimed an ancient road at the bottom of Main Street in North Troy in 2011. They failed to let your office know so it could be added to the map.

The Town of Troy Zoning Administration is in a court case with an abutter of the road and we are in need of that change to be done.

Is it possible to have that corrected now or do we need to wait until next year?

Thank you.

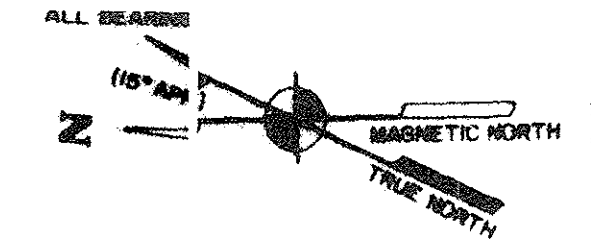
Terri Medley

Treasurer

NOTES:

- THIS MAP WAS PREPARED FROM A CLOSED ADJUSTED TRAVERSE HAVING A PRECISION EXCEEDING THE MINIMUM SURVEY STANDARDS FOR A SUBURBAN CLASS SURVEY.
- THIS MAP IS FOR THE EXCLUSIVE USE OF B. PREVOST AND B. AND A. RICCIARDI.
- REFERENCE IS MADE TO THE FOLLOWING PREVIOUS SURVEYS AND PLANS USED IN COMPILING THIS SURVEY:
 - PLAN OF LAND PREPARED FOR GAYLORD GALLUP & JACK STARR, SR. BY N. BLAIS, DATED 7/14/1960, MAP # 181-80 B, OF RECORD IN PLAT BOOK 1, PAGE 26; SEE NOTE 8.
 - VILLAGE OF NORTH TROY STREET IMPROVEMENT PROJECT HIGHWAY ROW PLANS, DATED 1929 FOR PLEASANT, SOUTH AND RAILROAD STREETS LOCATED AT THE VILLAGE OFFICES.
 - PLAN SHEETS 6 AND 8 FOR NORTH TROY 1976 SEWER PROJECT BY DUBOIS & KING, INC. LOCATED AT THE VILLAGE SEWER PLANT.
 - DRAINAGE FIGURE #4 FOR THE 1984 WATER LINE LOCATION PROJECT # 816 BY PHILLIPS & ZEMBELEY, INC.
- SEE GENERAL RECORDS BOOK 2, PAGE 110 (6/20/1885 J. FLINT SURVEY) FOR LAYOUT OF MAIN STREET AND MAIN STREET EXTENSION; THE EASTERLY PORTION OF MAIN STREET EXTENSION CROSSING THE RIVER WAS DISCONTINUED; SEE GENERAL RECORDS BOOK 7, PAGE 287 (10/3/1895). THE 1878 DEERS ATLAS AND THE 1925 SANBORN MAPS SHOW MAIN STREET EXTENSION, TOGETHER WITH A CIRCA 1904 PICTURE LOCATED IN THE TROY HISTORICAL SOCIETY'S RECORDS SHOW A PORTION OF THE ROAD BETWEEN THE ELKINS BLOCK (STARR) AND THE "MARKHURST BLOCK" (PREVOST); THE 1929 VILLAGE STREET PLANS (3A ABOVE), NOR THE AGENCY OF TRANSPORTATION VILLAGE STREET MEASUREMENT MAP DATED 11/10/1931 (FOUND IN THE VILLAGE RECORDS) SHOW THE MAIN STREET EXTENSION PORTION. A THOROUGH SEARCH OF THE TOWN AND VILLAGE RECORDS DID NOT LOCATE ANY DOCUMENT TO CONFIRM THE ROW WAS DISCONTINUED.
- ACT 178, "ANCIENT ROADS BILL", MANDATES MUNICIPALITIES TO LOCATE AND MAP HISTORIC ROADS; IF "MAIN STREET EXTENSION" IS NOT MAPPED BY THE VILLAGE OF NORTH TROY, THIS ROAD WILL BECOME PART OF THE PREVOST, STARR AND DUMONT ESTATE LOTS BY VIRTUE OF THESE LOTS BEING PORTIONS OF THE ORIGINAL TOWNSHIP LOT 23 AND PORTIONS OF THE CONVEYANCE OF ELKINS TO SCOTT (1/4/52-45), SCOTT TO ELKINS (1/504-505) AND ATKINSON TO ELKINS (1/504-505) PRIOR TO THE SURVEY OF THE ROAD LAYOUT IN 1925 (SEE NOTE 4). THE PORTION THAT WOULD REVERT TO THE PREVOST LOT CONTAINS 0.09 OF AN ACRE AND WOULD BE SUBJECT TO UTILITY EASEMENTS, INCLUDING POSSIBLY A WATER LINE ACCORDING TO PLANS REFERENCED IN NOTE 3D, AND SUBJECT TO ANY RIGHTS IN FAVOR OF STARR (SEE NOTE 7).
- SEE GENERAL RECORDS BOOK 3, PAGE 173 (5/2/1881) FOR LAYOUT OF SOUTH STREET WITH A WIDTH OF 20'; THE EASTERLY LINE OF SOUTH STREET WAS ESTABLISHED BASED ON THE HISTORICAL DESCRIPTIONS RECOVERED AND APPEARS TO BE CONFIRMED BY THE PLAN REFERENCED IN NOTE 3B AS TO ANGULAR RELATIONSHIP AT THE INTERSECTION OF SOUTH STREET WITH PLEASANT STREET. EXISTING PAVEMENT OF SOUTH STREET WELL EXCEEDS THE 20' WIDTH AND APPEARS THE PUBLIC HAS PRESCRIPTIVE RIGHTS EXCEEDING THE R.O.W. LAYOUT.
- THE STARR LOT SHOWN HEREON WAS ESTABLISHED FROM THE DESCRIPTION FOUND IN 27/96 BASED ON THE IRON PIPE FOUND AT THE NORTHERLY CORNER, ALTHOUGH THE SOUTHERLY LINE IS DESCRIBED AS THE "NORTHERLY SIDE OF CROSS STREET", IT IS APPARENT, FROM NOTE 4, THE SOUTHERLY LINE APPROXIMATES THE CENTER LINE OF "CROSS STREET". REFERENCE IS MADE TO 11/480 WHERE THE NORTHERLY LINE WAS DESCRIBED AS THE CENTER LINE OF 'HILL STREET' AND INCLUDED THE ENTIRE 'CROSS STREET' (MAIN STREET EXTENSION) R.O.W.
- THIS MAP DISAGREES WITH THE SURVEY REFERENCED IN NOTE 3A ABOVE BASED ON THE FOLLOWING:
 - DASHED LINE SHOWN IS BASED ON THE SURVEY WHICH REFERENCES THE PRIOR TITLE AS 38/383, A 43' WIDE LOT LOCATED NORTHERLY OF 'PAGE' LOT (SEE 14/195 AND 16/584) WHICH WOULD BE SOUTHERLY OF AND NOT ABUTTING THE PREVOST LOT.
 - THE TRIANGLE SHOWN (478 SQUARE FEET) APPEARS TO BE PART OF THE PREVOST LOT BASED ON 6/173 AND 7/248 (QUIT CLAIM DEED INCLUDING J. H. RINES, ONE OF THE SOUTHERLY ABUTTERS IN PINE GROVE'S CHAIN).
 - THE 1980 BLAIS SURVEY DOES NOT SHOW THE CURBING OR PARKING AREA, NOR DOES A PRELIMINARY 1986 HANNAN SURVEY FOR PREVOST; AN UNRECORDED 1967 SURVEY BY DUBOIS & KING (R. BELL) SHOWS THE PAVED PARKING AREA. IT IS UNCERTAIN AS TO WHETHER THE PARKING AREA WAS IMPROVED AND WHETHER ANY RIGHTS MAY HAVE ACCRUED TO THE BENEFIT OF PINE GROVE ASSOCIATES. NO MATTER WHICH SURVEY IS CONSIDERED, THE PARKING AREA IS AN APPARENT ENCROACHMENT ON THE PREVOST LOT.
 - IT IS UNCERTAIN WHO HAS TITLE TO THIS TRIANGULAR AREA (PINE GROVE OR COLE) DUE TO AMBIGUITIES IN THOSE DEEDS; IT IS NOT PART OF THE PREVOST LOT AS SHOWN ON THE BLAIS SURVEY.
 - IT IS SUGGESTED A BOUNDARY AGREEMENT TO ESTABLISH THE COMMON LINE IN THIS AREA BE COMPLETED WITH PINE GROVE ASSOCIATES AND COLE BASED ON THIS SURVEY.
- CORNERS D AND E WERE ESTABLISHED BY THE 'BELL' SURVEY REFERENCED IN NOTE 8C. THEY WERE NOT USED BASED ON THE FOLLOWING:
 - THE EASTERLY PORTION OF THE PREVOST LOT WAS DEEDED AS REGIONAL 'CHARON' LAND NOT PREVIOUSLY CONVEYED, MANDATING ESTABLISHING ALL PREVIOUS CHARON CONVEYANCES FROM THE ORIGINAL LOT DESCRIBED IN 3/59.
 - THE THREE CONVEYANCES INTO THE DUMONT TITLE CHAIN WERE ESTABLISHED BY HISTORIC DESCRIPTIONS RECOVERED AS REFERENCED, APPEAR TO AGREE WITH PAROL EVIDENCE PROVIDED BY ROGER DUMONT (EXECUTOR OF THE DUMONT ESTATE) AND N & R COLE AS TO THEIR BELIEF OF THE PROPERTY LINES.
 - DUMONT CONVEYED A 15' SEWER LINE EASEMENT TO THE VILLAGE OF NORTH TROY (59/529); IF THESE TWO CORNERS WERE CORRECT, THE EASEMENT WOULD NOT CROSS THE DUMONT LOT.
 - 11/296 (FIRST DESCRIBED LOT IN DUMONT TITLE) AND 7/284 (PREVOST) REFERENCES THE COMMON CORNER AS BEING LOCATED 23.76' FROM THE CORNER OF THE HOUSE LOCATED ON LOT 6/173 OF THE PREVOST TITLE; IF CORNER E WAS CORRECT, THE HOUSE WOULD NOT HAVE BEEN LOCATED ON 6/173.
 - IT IS SUGGESTED A BOUNDARY AGREEMENT TO ESTABLISH THE COMMON LINE BE COMPLETED BASED ON THIS SURVEY.
- AN ATV TRAIL HAS BEEN ESTABLISHED ACROSS THE SOUTHEASTERLY CORNER OF THIS LOT; IT IS UNCERTAIN WHETHER ANY RIGHTS HAVE ACCRUED FOR USE.
- THIS LOT IS SUBJECT TO ANY OTHER EASEMENTS RECORDED, OR UNRECORDED, AND/OR CLAIMS BY OTHERS, NOT SHOWN HEREON.
- THE LOT AS SHOWN HEREON WAS DETERMINED BY THE VARIOUS PERTINENT DEEDS REFERENCED; THE WESTERNERS TO PREVOST DEED DESCRIBES A TOTALLY DIFFERENT LOT AND IS IMPOSSIBLE TO DETERMINE THE EXACT LOCATION AS DESCRIBED. IT IS SUGGESTED THE LOT BE RECONVEYED FROM THIS SURVEY, OR A QUIET TITLE ACTION STARTED.
- THIS SURVEY WAS REVISED TO SHOW CURRENT OWNERS OF THE 'DUMONT' LOT AND THE 'MAIN STREET EXTENSION' R.O.W. PORTION BEING CLAIMED "AS TO OWNERSHIP" AS A "CLASS C" TOWN HIGHWAY. REFERENCE IS MADE TO A SURVEY TITLED "STREET SURVEY PLAN PREPARED FOR NORTH TROY VILLAGE" BY H. C. CHAFFEE, DATED 6/25/10, MAP #2040-04.

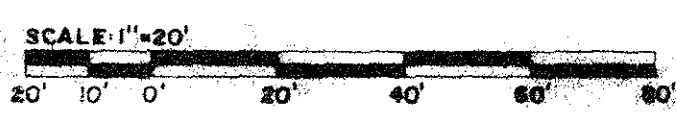
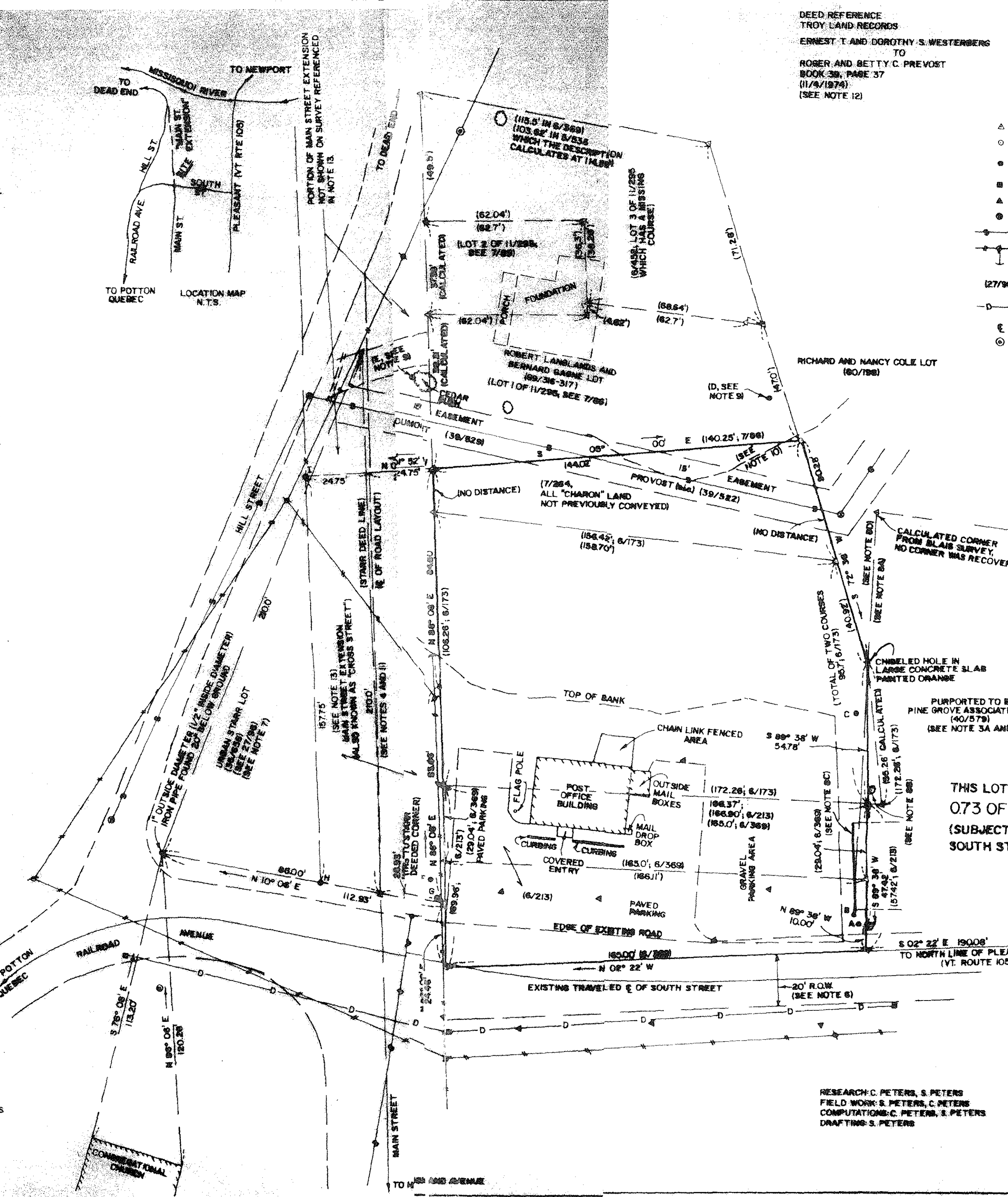
DEED REFERENCE
TROY LAND RECORDS
ERNEST T. AND DOROTHY S. WESTERBERG
TO
ROBER AND BETTY C. PREVOST
BOOK 38, PAGE 37
(11/4/1974)
(SEE NOTE 12)



- LEGEND:
- △ PREVIOUS DEED REFERENCE CORNER
 - 3/8" CAPPED IRON ROD SET FLUSH
 - IRON ROD (HP) FOUND AS NOTED
 - CATCH BASIN
 - ▲ WATER MONITOR
 - ⊙ SEWER MAN HO
 - S— S— SEWER LINE
 - U— U— UTILITY LINE
 - A— A— ANCHOR
 - (27/96) KEY DEED REFERENCE (BOOK 27, PAGE 1)
 - D— D— DRAIN LINE
 - ⊕ CENTER LINE
 - ⊙ FIRE HYDRANT

- MONUMENTATION FOUND
- 5/8" UN LAPPED IRF, SLIGHTLY BELOW GROUND IN CONCRETE
 - BLAIS 2" IRF, 8" BELOW GROUND
 - HANNAN 1/8" IRF, 9" REVEAL
 - DUBOIS KING (BELL) 5/8" IRF, 5" REVEAL
 - DUBOIS KING (BELL) 5/8" IRF, 2" REVEAL
 - CHAFFEE 5/8" IRF, 3" BELOW GROUND
 - DUBOIS KING (BELL) 5/8" IRF, 3" BELOW GROUND
 - H AND I. CHAFFEE 3/8" IRF FLUSH; SEE NOTE 12 SHOWN WITHOUT VERIFICATION

THIS LOT AS DEPICTED CONTAINS 0.73 OF AN ACRE TOTAL FEE (SUBJECT TO ENCROACHMENT OF SOUTH STREET; SEE NOTE 6)



RESEARCH: C. PETERS, S. PETERS
FIELD WORK: S. PETERS, C. PETERS
COMPUTATIONS: C. PETERS, S. PETERS
DRAFTING: S. PETERS

TOTAL STATION SURVEY OF
PREVOST POST OFFICE LOT
NORTH TROY VILLAGE, VT. SCALE: 1"=2'

THIS MAP WAS PREPARED FROM A CLOSED SURVEY OF FIELD EVIDENCE, RESEARCH IN THE LAND RECORDS, CONFORMS TO TITLE 27 V.S.A. 1403 AND IS CONSISTENT WITH ALL DOCUMENTS CITED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF EXCEPT WHERE NOTED.

Carroll A. Peters
1/11/07
(REVISED 12/28/10 Cap)
SEE NOTE 13

TELE. NO. (802) 888-7737
VALLEY LAND SERVICE, INC., HYDE PARK, VT. 05649

Received Jan. 27, 2011 at 1:00pm Helina R. Costello

TOWN OF TROY
BOARD OF SELECTMEN MINUTES

The Board of Selectmen held their monthly meeting on Monday November 16, 2015 at 6:30 p.m. at the Troy Municipal Office.

Selectmen Present: Robert Langlands, Mark Sanville, Gary Taylor

Others Present: Terri Medley, Steve Button, Paul Legrand

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED.

1. Meeting opened at 6:30 pm.
2. Paul Legrand spoke with the board about the ancient road that was retained by the Village of North Troy, now known as Main Street Extension. He explained to the board he has purchased the property beside the road and has been in court appealing the Planning Commission's decision to deny his permit for a mobile home to be put on the property. Environmental court has denied their motion and he came to discuss this matter with the Selectboard. Robert is going to contact our attorney regarding this.
3. Steve gave a water dept. update. A water leak on Meadowlane Circle was repaired last week. Steve reported water flow is down the lowest he has seen. There was discussion about Raymond Lemay's fire hydrants on Autumn Ridge. Steve is going to ask Bobby Jacobs, representing the fire dept., to go see Raymond Lemay. If Raymond does not keep the hydrants on, the Board recommended they are covered. There appears to be air in the water at times. Steve is going to contact someone to get it repaired.
4. Lee was not present to give the road update.
5. Mark made a motion to approve the minutes from the meeting that occurred Oct 19, 2015.
6. All ordered were approved.
7. Meeting was adjourned at 8:33 pm.



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2 Railroad Street, Troy, VT 05859 (MLS # 4150347)

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Listing provided by Nicholas Maclure, Century 21 Farm & Forest Realty Inc., sold by Century 21 Farm Forest Realty Inc.-0

Price	\$6,250
Status	Sold
Beds	n/a
Baths	0 baths
Home size	n/a
Lot Size	11,761 sqft
Days on Market	617

HUGE Reduction - Priced To Sell! Intown lot with Water AND Sewer available. Lot is contiguous to the US Post Office and would be a good location for a small business or home. Main Street Extension is a town Right-of-Way through the lot but not in active use.

Property Type(s): Land

Last Updated 12/31/2013 County Orleans
 Walk Score® 8 ?

Additional Details

AMENITIES	Near Ski
ASSOCIATION Y/N	No
ELECTRIC	On Site
FLOOD ZONE	No
GAS	None
LOCATION	Central Business District, Near Golf, Near Skiing
MULTIPLE DEEDS Y/N	No
PARCEL ACCESS ROW YN	No
PERMIT STATUS CF	None
PREVISITE VIRTUAL TOUR YN	Yes
PROPERTY TYPE	Land
RESORT YN	No
RESTRICTIONS	Easement/ROW
ROAD FOOTAGE YN	Yes
ROADS	Paved, Public
ROW FOR OTHER PARCEL	Yes
SEWER CF	Public Sewer at Street
STRUCTURE CF	None
TAX AMOUNT	68.77
TAX YEAR	2011
TOPOGRAPHY CF	Corner, Easement, Level, Open, Sloping
TOWN	Troy
TYPE	Commercial, Residential
VILLAGE NAME	North Troy Village
WATER CF	Public Water at Street

Location



Contact us about this Property