

District 2

CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2017

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

We, the members of the legislative body of BRATTLEBORO in WINDHAM 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	6.420			6.420	0.000
Class 2	13.890			13.890	0.000
Class 3	65.01		.37	64.64	0.000
State Highway	22.207			22.207	0.000
<b>Total</b>	<b>107.527</b>			<b>107.157</b>	<b>0.000</b>
* Class 1 Lane	0.503			0.503	
* Class 4	7.56	.27		7.83	0.000
* Legal Trail	0.00	.10		.10	

\* 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.

totals checked by  
K. Corneault  
16/03/2017

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

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

Minshall Street From Class 3 to Trail .10 Miles

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

Whickopee Hill From Class 3 to Class 4 .27 Miles

4. 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:

*[Handwritten signatures]*

T/C/V Clerk Signature:

*[Handwritten signature]*

Date Filed:

2/14/17

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

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

APPROVED: --

*[Handwritten signature]*  
Representative, Agency of Transportation

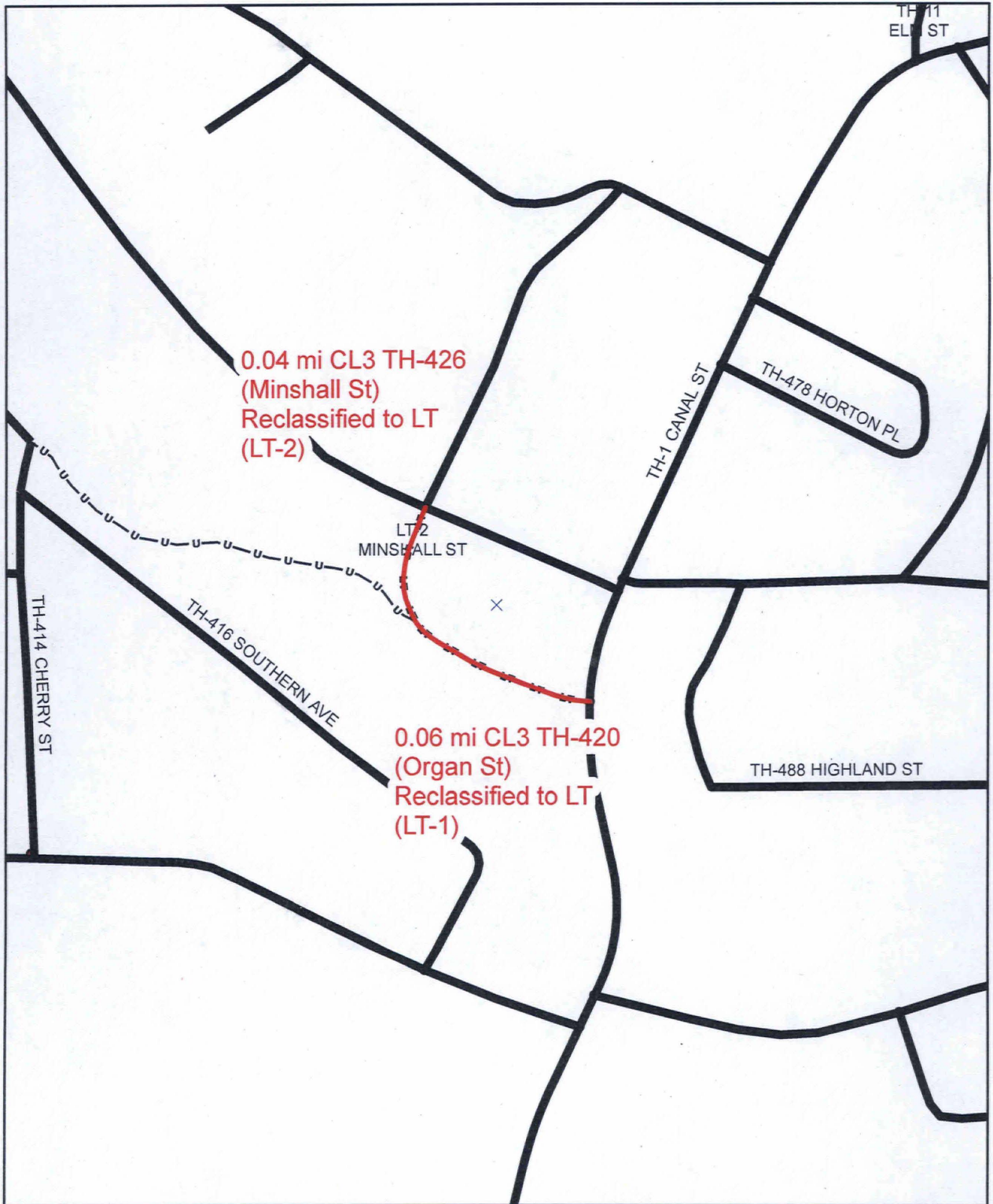
DATE:

2/30/2017

**Received**

**FEB 21 2017**

**Policy, Planning & Intermodal  
Development Division**



**Mileage Certificate Change 2017  
BRATTLEBORO**

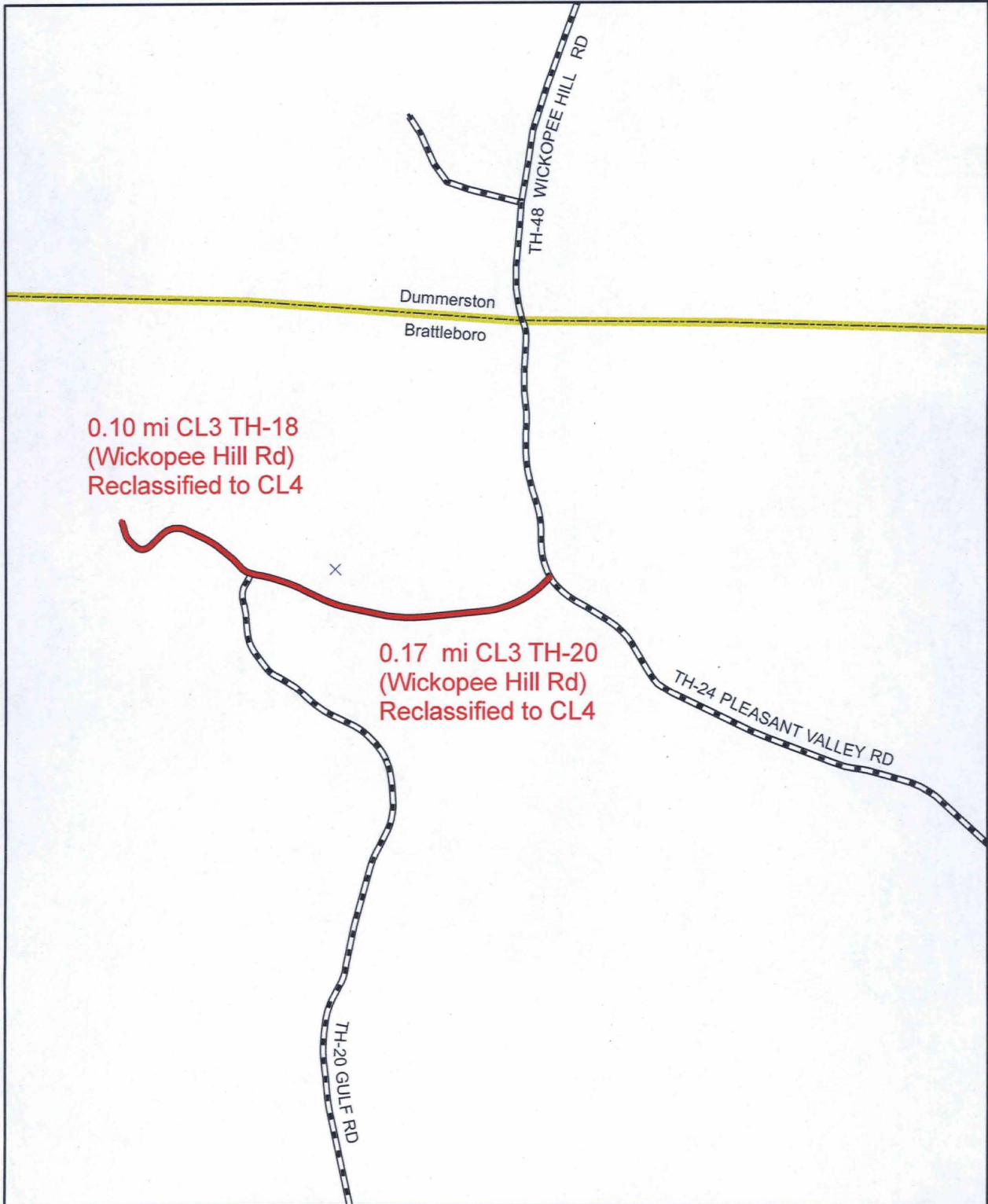
(CTCODE: 1302)

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



0 Miles 0.05



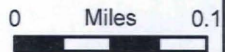


0.10 mi CL3 TH-18  
(Wickopee Hill Rd)  
Reclassified to CL4

0.17 mi CL3 TH-20  
(Wickopee Hill Rd)  
Reclassified to CL4

**Mileage Certificate Change 2017**  
**BRATTLEBORO**  
(CTCODE: 1302)

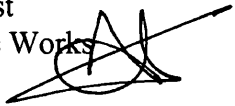
Mapping Section  
Division of Policy, Planning and Intermodal Development  
Vermont Agency of Transportation - March 2017



**Town of Brattleboro**  
**DEPARTMENT OF PUBLIC WORKS**

211 Fairground Road, Brattleboro, Vermont 05301  
Tel: 802-254-4255 • Fax: 802-257-2316 • E-mail:  
[sbarrett@brattleboro.org](mailto:sbarrett@brattleboro.org)

To: Kevan Grimaldi, Mileage Specialist  
From: Stephen Barrett, Director of Public Works  
Date: 2-15-17  
Subject: Certificate of Highway Mileage



Attached is the Certificate of Highway Mileage for the Town of Brattleboro.

We have two changes this year:

We have discontinued .04 miles of TH # 426 Minshall Street plus .06 miles of TH # 420 Organ Street from class 3 roadway to trail. A total of .27 miles of class 3 roadway to trail.

Changed .10 miles of TH #18 Wickopee Hill and .17 miles of TH # 20 Gulf Road from class 3 to class 4. A total of .10 miles from class 3 to class 4.

I have enclosed the documentation of the changes, if you have any questions please contact me at [sbarrett@brattleboro.org](mailto:sbarrett@brattleboro.org)

Thank you!



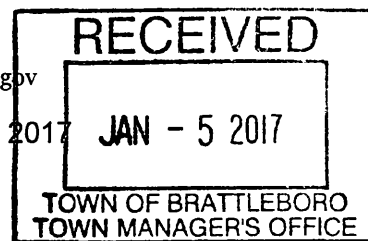
State of Vermont  
 Division of Policy, Planning and Intermodal Development - Mapping Section  
 1 National Life Drive  
 Montpelier, VT 05633-5001  
<http://vtrans.vermont.gov>

Telephone: 802-828-5363  
 Fax: 802-828-2334  
 Email: [kevan.grimaldi@vermont.gov](mailto:kevan.grimaldi@vermont.gov)

Agency of Transportation

Chair, Selectboard  
 Brattleboro, c/o Town Clerk  
 230 Main St, Suite 108  
 Brattleboro, VT 05301

January 2017



TO: TOWN / CITY / VILLAGE CLERK AND SELECTBOARD / ALDERMEN / TRUSTEES

Enclosed is your 2017 **Certificate of Highway Mileage**. This Certificate must be completed in order to determine your town's share of state aid for town highways for Fiscal Year 2018, and to ensure that your Town Highway Map remains current. Please note there will be no additional opportunities to submit town highway changes before the 2017 statutory deadline for mapping all Class 1, 2, 3 and 4 Town Highways and Legal Trails, as specified in 19 V.S.A. § 305(c).

Changes in mileage or highway classification, including any additions, alterations, or discontinuances made by your selectboard this past year, should be entered on this certificate. If there are changes that occurred before this past year that we have not shown on the Town Highway Map, please let us know so we can update our maps.

In filling out the Mileage Certificate, it is important to:

- >> Enter mileage and classification changes on PART I and PART II of the Certificate.
- >> Provide supporting documentation sufficient for the Mapping Section to:
  - Map the change
  - Verify the mileage
  - Demonstrate the change was made according to State statute
- >> If you have no changes, you may simply check the box in PART II of the Certificate.
- >> Always sign Part III - Town Clerk, Selectmen, etc.

Please refer to the enclosed instructions, checklist, and guidelines as needed. We have also included a reduced size copy of your current Town Highway Map and a Certificate of Completion and Opening should you need it to document new town roads. Additional information and copies of these enclosures can be found online: <http://vtrans.vermont.gov/planning/maps/mileage-certificates>.

To effectively process all the mileage certificates in a timely manner and to assure the completion of the mileage summaries, it is important that towns submit the certificates on time. **Certificates must be postmarked on or before February 20, 2017. Certificates that are postmarked after February 20, 2017 may not be processed.**

After the Agency has approved and signed the certificate, we will send you a copy. Please contact me if you have any questions.

Sincerely,

*Kevan Grimaldi*

Kevan Grimaldi  
 Mileage Certificate Specialist

Enclosures



## Town Highway/Legal Trails Addition/Reclassification/Discontinuance Checklist

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

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

- A description of the affected highway or trail  
Vt. Stat. Ann. tit. 19, § 305(e)
  - A current town highway map with the requested deletions and additions sketched on it  
Vt. Stat. Ann. tit. 19, § 305(e)
  - Minutes of meetings at which the legislative body took action with respect to the changes  
(include copies of the meeting minutes) Vt. Stat. Ann. tit. 19, § 305(e)
  - Evidence of written notice to adjoining landowners  
(include a copy of the newspaper notice and a copy of the letter sent to adjoining landowners)  
Vt. Stat. Ann. tit. 19, § 709
  - A copy of any surveys of the affected highway or trail  
Vt. Stat. Ann. tit. 19, § 305(e) Vt. Stat. Ann. tit. 19, § 704
- 
- For Class 3 or Class 4 town highway additions  
A Certificate of Completion and Opening  
While not required by statute, a Certificate of Completion and Opening form is a helpful document for the record.

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

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

DESCRIPTION OF  
AFFECTED HIGHWAYS

---

MINSHALL  
BRATTLEBORO  
HIGHWAY MAP

TH # 426 .04 MILES  
TH # 420 .06 MILES

|| .10 MILES  
FROM CLASS 3  
TOTALL.  
|

---



STATE OF VERMONT  
TOWN OF BRATTLEBORO

DECISION AND ORDER: MINSHALL STREET

WHEREAS, at Brattleboro, Vermont, on the 17th day of May 2016, the Selectboard of the Town of Brattleboro, on its own Motion, did vote to propose, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to Discontinue Minshall Street from its intersection with Canal Street to a point marking the intersection with Organ Street; and to reclassify that section of Minshall Street from its intersection with Organ Street to the intersection with Birge Street as a class four town highway.

The Highway proposed to be discontinued in part and reclassified in part was described as follows:

Being the town highway known as Minshall Street, from its intersection with Canal Street to its intersection with Birge Street. The current status of the road is a class three town highway.

WHEREFORE, the Town Selectboard did order and appoint that on the 28th day of June, 2016, it would meet at the Brattleboro Selectboard Meeting Room in Brattleboro, Vermont for the purpose of hearing all persons interested in said roadway and the

proposal to discontinue Minshall Street in part and to reclassify it in part; and for the purpose of examining the premises affected thereby, and did give notice thereof to the statutory parties and to those set forth in Exhibit "A" attached hereto being all persons who own or are interested in the lands on which said road now lies or abutting on said roadway at their last known addresses; and did give notice thereof to the voters of the Town of Brattleboro by posting notices thereon on May 23, 2016, in public places within the Town, and did give notice to the voters of the Town of Brattleboro by causing a notice to be published in the Brattleboro Reformer, a newspaper with a circulation in Brattleboro, Vermont on June 4, 2016, and did leave a copy of such notice with the Brattleboro Town Clerk.

AND, afterwards, on June 28, 2016, all of the Selectboard did examine said premises, and did hold a public hearing on June 28, 2016, at the Brattleboro Selectboard Meeting Room at which time individuals appeared and gave testimony regarding said road.

The Selectboard, after hearing the testimony provided and after examining the premises, makes the following Findings of Fact as to the status of the roadway and the following Conclusions of Law and Order:

1. That the section of road under consideration is

currently a class three town highway from the intersection of Canal Street to the intersection with Birge Street.

2. That the street serves as access to several local businesses and a church. Owner(s) of area business(es) expressed concern that the street is used from time to time by motorists as a shortcut between Birge Street and Canal Street in order to avoid congestion at the intersection of Birge and Canal Streets. Vehicles using this shortcut may cause a safety hazard to pedestrians and vehicles in the area, and entering or exiting the businesses and church. A business owner along Minshall Street further expressed the view that having Minshall Street revert to private ownership would improve use of this land for purposes of the private business(es) located there.

3. That Minshall Street intersects with Organ Street and thereby provides a certain amount of connectivity for foot traffic up a trail to Organ Street. The Selectboard recognizes the public interest in connectivity of roads and trails and finds that a connection to Organ Street should remain for public access.

4. That the public good, public convenience, and public necessity support discontinuance of Minshall Street as a through street for public use by motor vehicles for the general flow and circulation of public traffic, so that use of the road as a

shortcut for motor vehicle traffic is stopped, thereby improving safety for pedestrians and motorists who walk and drive in the vicinity, and for the persons and vehicles entering and exiting the businesses and church there.

5. That the public good, public convenience, and public necessity also support continued public right of access and a public right of way along the length of Minshall Street from the Canal Street to the Birge Street intersections in order to allow access to and use of this corridor by pedestrians and bicyclists to facilitate connectivity to the trail leading to Organ Street.

6. That abutting landowners and neighborhood interested persons attended both the site visit and the hearing. The abutters on Southern Avenue expressed concern about a discontinuance of Minshall Street and its impact on their access to the lower portion of their lands. The attached Exhibit "B" (Minutes of the Hearing) reflect the testimony received from these neighbors. Neighbors expressed their desire to maintain access to their properties from the Minshall Street area but at the same time raised safety concerns about vehicles using the street as a shortcut.

WHEREFORE, the Selectboard concludes that the public good, public necessity and public convenience warrant the discontinuance of a portion of Minshall Street from its

intersection with Canal Street to its intersection with Birge Street, except as follows. A continuous ten (10) foot wide portion of the current three rod (49.5 feet) right of way shall be maintained as a public right of way and reclassified as a Town Trail commencing at the intersection with Canal Street, proceeding in a westerly direction along the southern portion of Minshall Street closest to the toe of the hill to the intersection with the trail to and along Organ Street, and then continuing on in a northerly direction along the west side of Minshall Street closest to the Windham & Windsor Housing Trust parking lot until the intersection with Birge Street.

The Town makes this decision for the following reasons: First, there is a great public interest in maintaining public access to the Town's trails for pedestrian and bicycle traffic. Second, reclassifying this southerly and westerly ten feet of the Minshall Street public right of way to a trail will continue to enable public access to this trail, while also alleviating the public safety risk from motor vehicle traffic using Minshall Street as a shortcut. Third, allowing the discontinued portion of the street to revert to private ownership will serve the access needs of the businesses and the church. Fourth, the discontinuance of 39.5 feet of the Minshall Street right of way width (leaving 10 feet of width for the remaining public town

trail) and the reclassification of the southerly ten feet of the right of way to a town trail will provide continued access to the Southern Avenue abutters to allow access to the lower sections of their lots by virtue of a retained easement or right of way.

Consequently, after due discussion and deliberation and after review of the premises with the adjoining landowners, the Selectboard is of the opinion and does hereby order that the necessity and convenience of the inhabitants of Brattleboro, and the public good, require that Minshall Street be discontinued from its intersection with Canal Street to its intersection with Birge Street, except that a continuous ten (10) foot wide portion of the current three rod (49.5 feet) right of way shall be maintained as a public right of way and reclassified as a Town Trail commencing at the intersection with Canal Street, proceeding in a westerly direction along the southern portion of Minshall Street closest to the toe of the hill to the intersection with the trail to and along Organ Street, and then continuing on in a northerly direction along the west side of Minshall Street closest to the Windham & Windsor Housing Trust parking lot until the intersection with Birge Street. Further, it is ordered that all landowners currently abutting Minshall Street are granted a 39.5 foot easement and right of way over

the portion of Minshall Street to be discontinued so as to maintain general access to their properties. Finally, it is ordered that appropriate signage indicating that this southerly and westerly ten feet of the street is a town trail open to the public for non-motorized travel by foot, bicycle, etc. shall be installed and maintained, and no steps shall be taken to obstruct this right of way for use by pedestrians and bicyclists.

THEREFORE, it is ORDERED by the Selectboard that Minshall Street as above described shall be:

1) Discontinued from its intersection with Canal Street to its intersection with Birge Street; except that

2) A continuous ten (10) foot wide portion of the current three rod (49.5 feet) right of way shall be maintained as a public right of way and reclassified as a Town Trail commencing at the intersection with Canal Street, proceeding in a westerly direction along the southern portion of Minshall Street closest to the toe of the hill to the intersection with the trail to and along Organ Street, and then continuing on in a northerly direction along the west side of Minshall Street closest to the Windham & Windsor Housing Trust parking lot until the intersection with Birge Street; and

3) The abutting landowners along Minshall Street are

granted a 39.5 foot easement and right of way over the discontinued portion of Minshall Street so as to maintain general access to their properties; and

4) Appropriate signage indicating that the southerly and westerly ten feet of the street is a town trail open to the public for non-motorized travel by foot, bicycle, etc. shall be installed and maintained, and no steps shall be taken to obstruct this right of way for use by pedestrians and bicyclists.



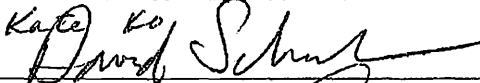
Dated at Brattleboro, Vermont this 25<sup>th</sup> day of August,  
2016.



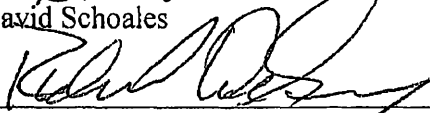
David Gartenstein, Chairman



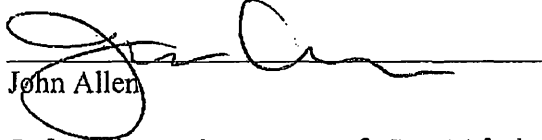
Katherine O'Connor, Vice Chair



David Schoales

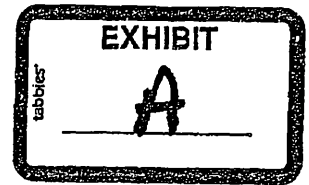


Richard DeGray



John Allen

Selectboard, Town of Brattleboro



**PUBLIC NOTICE**  
**TOWN OF BRATTLEBORO**

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to discontinue Minshall Street from its intersection with Canal Street to a point marking the intersection with Organ Street; and to Reclassify Minshall Street to a Class 4 Town Highway from its intersection with Organ Street to the intersection of Minshall Street with Birge Street..

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th, 2016, commencing at 5:15 p.m. at the Selectboard Meeting Room, 230 Main Street, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m. or as soon thereafter as the Selectboard and interested persons return from the site visit. The purpose of the hearing shall be to hear all persons interested in said public highway discontinuance and reclassification.

Dated at Brattleboro, Vermont this 18th day of May, 2016.

**SELECTBOARD, TOWN OF BRATTLEBORO**

David Gartenstein, Chair

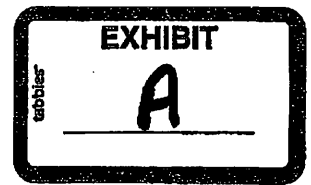
Kate O'Connor, Vice Chair

David Schoales, Clerk

Richard DeGray

John Allen

*Public Notice  
of  
LAND OWNER NOTICES*



**PUBLIC NOTICE**  
**TOWN OF BRATTLEBORO**

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to Discontinue Wickopee Hill Road from its intersection with Gulf Road northwesterly a distance of approximately 0.10 miles to its terminus; and to Reclassify Wickopee Hill Road to a Class 4 town highway from its intersection with Pleasant Valley Road a distance of approximately 0.17 miles to its intersection with Gulf Road.

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th, 2016, commencing at 5:15 p.m. at the Selectboard Meeting Room, 230 Main Street, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m. or as soon thereafter as the Selectboard and interested persons return from the site visit. The purpose of the hearing shall be to hear all persons interested in said public highway discontinuance and reclassification.

Dated at Brattleboro, Vermont this 18th day of May, 2016.

**SELECTBOARD, TOWN OF BRATTLEBORO**

David Gartenstein, Chair


Kate O'Connor, Vice Chair


David Schoales, Clerk

Richard DeGray

John Allen

# Notice TO WickopEE Residents

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Gloria Short</i>      <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)      C. Date of Delivery  <i>Gloria Short</i>      <i>5/23/16</i></p>																
<p>1. Article Addressed to:</p> <p><b>FILION PETER J          PO BOX 797          BRATTLEBORO, VT 05302-0797</b></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>9590 9402 1415 5329 2151 52</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label)  <b>7015 1520 0000 0384 1638</b></p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053      Domestic Return Receipt</p>																

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Moschetti</i>      <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)      C. Date of Delivery  <i>MOSCHETTI</i>      <i>5-24-16</i></p>																
<p>1. Article Addressed to:</p> <p><b>MOSCHETTI/BAXTER REAL ESTATE          TRUST          623 KELLY RD          DUMMERSTON, VT 05301</b></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>9590 9402 1415 5329 2170 95</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (\$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (\$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (\$500)																	
<p>2. Article Number (Transfer from service label)  <b>7015 1520 0000 0384 1645</b></p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053      Domestic Return Receipt</p>																

**Public Notices**

**NOTICE OF MEETING**  
The Brattleboro Town Committee of the Progressive Party will meet on Thursday June 9, 2016 at 145 Green Street, 6:00 PM. The agenda will include: 1) Acceptance of new members 2) discuss and act on nomination of Mollie Burke as State Representative, District 2; 3) Other business  
All interested persons welcome.

06/04/16

**PUBLIC NOTICE  
TOWN OF BRATTLEBORO**

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to discontinue Minshall Street from its intersection with Canal Street to a point marking the intersection with Organ Street; and to Reclassify Minshall Street to a Class 4 Town Highway from its intersection with Organ Street to the intersection of Minshall Street with Birge Street.

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th, 2016, commencing at 5:15 p.m. at the Selectboard Meeting Room, 230 Main Street, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m. or as soon thereafter as the Selectboard and interested persons return from the site visit. The purpose of the hearing shall be to hear all persons interested in said public highway discontinuance and reclassification.

Dated at Brattleboro, Vermont this

**Public Notices**

18th day of May, 2016.

**SELECTBOARD,  
TOWN OF BRATTLEBORO**

David Gartenstein, Chair  
Kate O'Connor, Vice Chair  
David Schoales, Clerk  
Richard DeGray  
John Allen

06/04/16

**PUBLIC NOTICE  
TOWN OF BRATTLEBORO**

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to discontinue Wickoppe Hill Road from its intersection with Gulf Road northwestward a distance of approximately 0.10 miles to its terminus; and to Reclassify Wickoppe Hill Road to a Class 4 town highway from its intersection with Pleasant Valley Road a distance of approximately 0.17 miles to its intersection with Gulf Road.

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th, 2016, commencing at 5:15 p.m. at the Selectboard Meeting Room, 230 Main Street, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m. or as soon thereafter as the Selectboard and interested persons return from the site visit. The purpose of the hearing shall be to hear all persons interested in said public highway discontinuance and reclassification.

**Public Notices**

Dated at Brattleboro, Vermont this 18th day of May, 2016.

**SELECTBOARD,  
TOWN OF BRATTLEBORO**

David Gartenstein, Chair  
Kate O'Connor, Vice Chair  
Richard Schoales, Clerk  
Richard DeGray  
John Allen

06/04/16

**SECTION 00100  
ADVERTISEMENT FOR BIDS**

**Town of Brattleboro  
230 Main Street  
Brattleboro, VT 05301**

**Separate sealed BID for the construction of:  
Black Mountain  
Water Storage Tank**

Replacement will be received by the Town of Brattleboro at the office of Public Works Department, 211 Fairground Road, Brattleboro, VT 05301, until 2:00 PM (Local Time) June 16, 2016, and then at said office publicly opened and read aloud.

Each BID must be accompanied by a certified check payable to the OWNER for five percent (5%) of the total amount of the BID. A BID bond may be used in lieu of a certified check.

The CONTRACT DOCUMENTS may be examined at the following locations:

Town of Brattleboro,  
211 Fairground Road,  
Brattleboro, VT 05301  
Dufresne Group, 56 Main Street,  
Suite 200, Springfield, Vermont  
05156  
Dufresne Group,  
1996 Depot Street,  
Manchester Center, VT 05255  
Works In Progress,

**Public Notices**

20 Farrell Street, Suite 103,  
South Burlington, Vermont 03403  
Construction Summary,  
734 Chestnut Street,  
Manchester, NH 03104

Copies of the CONTRACT DOCUMENTS may be obtained at the office of Dufresne Group located at 56 Main Street, Suite 200, Springfield, Vermont 05156 upon payment of \$150 for each set.

A performance BOND and a Payment BOND each in an amount equal to one hundred percent (100%) of the contract price, will be required.

Federal minimum wage rates (Davis-Bacon Act) do not apply. No refund will be given on returned contract documents.

Date Authorized Rep

06/04/16

**PUBLIC NOTICE  
TOWN OF BRATTLEBORO**

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to lay out and establish the roadway currently known as "Bittersweet Lane" as a town Class Three public highway, and to maintain said road as a public road.

The Highway to be Laid Out is described as follows:

Being a Roadway commencing at the intersection of East Orchard Street with Bittersweet Lane and running approximately 500 feet to its terminus.

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th,

**Public Notices**

2016, commencing at 5:15p.m. at 230 Main Street, Selectboard Meeting Room, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m., or as soon thereafter as the Selectboard and any interested person return from the site visit. The purpose of the hearing shall be to hear all persons interested in said public highway lay out.

Dated at Brattleboro, Vermont this 18th day of May, 2016.

**SELECTBOARD,  
TOWN OF BRATTLEBORO**

David Gartenstein, Chair  
Kate O'Connor, Vice Chair  
David Schoales, Clerk  
Richard DeGray  
John Allen

06/04/16

**Public Hearing Notice**

Notice is hereby given that the Brattleboro Development Review Board will hold a public hearing on Monday, June 20, 2016 at 7:00 PM in the Selectboard Meeting Room, Municipal Center, 230 Main St., Brattleboro, VT, to consider the following: 2016-26 Marble Dealership Realty, LLC; Service Center District; Appeal of a Zoning Administrator's denial of a permit to install an electronic changeable copy sign as a second ground sign at 800 Putney Road; Tax Map Parcel #70537.000 Continued from March 21, 2016. 2016-58 Groundworks Collaborative for Peter Putnam; Mixed Use District; request for Flood Hazard, Conditional Use & Major Site Plan Approval to partially demolish and renovate existing buildings; construct a new building elevated on fill; rebuild retaining wall, and associated site work at 39 & 45 Frost Street; Tax


**Public Notices**

Map Parcels #325045.000. 2016-81 Town of Brattleboro for Brattleboro School District; Village Center District; request for Historic District Review, Waiver and Major Site Plan Approval to construct a new, larger fire station (4415 sq. ft.) with associated site improvements adjacent to the existing station after which the existing fire station will be demolished at 16 South Street, Brattleboro; Tax Map Parcels #245117.000 & #245117.010.

2016-83 James Spencer for Delta Campus; Industrial District; request for Major Site Plan & Local Act 250 Approval to construct two light industrial buildings of 4500 sq. ft. each, and a 54 space parking lot for shared campus use with site improvements accessed from Dylan Road; Tax Map Parcels #110386.001. 2016-84 Steven Gordon for Brattleboro Memorial Hospital; Institutional and Mixed Use Districts; request for Major Site Plan and Local Act 250 Approval to

1. Pave an existing gravel parking lot & remove shed at 375 Canal Street, remove driveway at 16 Belmont Avenue and modify curb cuts on Belmont Avenue, Tax Map Parcels #356012.000 & #355014.000; 2. Construct additional parking near 120 Maple Street, Tax Map Parcel 325601.000; 3. Restripe existing parking lots to provide more ADA compliant spaces and extra mobility impaired parking spaces; 4. Change previously approved pervious pavement to traditional asphalt with an underground stormwater infiltration chambers at 55 Belmont Street, Tax Map Parcel 315475.000; and 5. Merge parcels 355014.000 & 355012.000, 16 Belmont Avenue & 375 Canal Street. NOTE: Meetings are open to the public. For specific accommodations please call the Planning Services Department at 802-251-8164. Application Materials are available for public review at the Planning Services Department office during regular business hours.

06/04/16

Brattleboro  Reformer  
**Classified**  
Advertising Deadlines  
www.reformer.com

PUBLICATION DAY	DEADLINE
MONDAY	THURSDAY PRIOR 5 PM
TUESDAY	FRIDAY PRIOR 3 PM
WEDNESDAY	MONDAY PRIOR 3 PM
THURSDAY	TUESDAY PRIOR 3 PM
FRIDAY	WEDNESDAY PRIOR 3 PM
SATURDAY	THURSDAY PRIOR 3 PM

PUBLICATION DAY	DEADLINE
MONDAY	FRIDAY PRIOR 5 PM
TUESDAY	MONDAY PRIOR 5 PM
WEDNESDAY	TUESDAY PRIOR 5 PM
THURSDAY	WEDNESDAY PRIOR 5 PM
FRIDAY	THURSDAY PRIOR 5 PM
SATURDAY	FRIDAY PRIOR 5 PM

Public Notices  
Announcements  
Tag Sales  
Lost & Found  
Real Estate  
For Sale  
Help Wanted  
Apt. Rentals  
Services

**Advertise your items under \$500 for free. Call Today 1-800-234-7404**

Call your Reformer Classified Department at 1-800-234-7404 to place your ad.

Public Notices

NOTICE of MEETING
The Brattleboro Town Committee of the Progressive Party will meet on Thursday June 9, 2016 at 145 Green Street, 6:00 PM.

06/04/16

PUBLIC NOTICE TOWN OF BRATTLEBORO

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to Discontinue Wickopsee Hill Road from its intersection with Gulf Road northwest...

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th, 2016, commencing at 5:15 p.m. at the Selectboard Meeting Room, 230 Main Street, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m. or as soon thereafter as the Selectboard and interested persons return from the site visit.

Dated at Brattleboro, Vermont this

Public Notices

18th day of May, 2016.

SELECTBOARD, TOWN OF BRATTLEBORO

David Gartenstein, Chair
Kate O'Connor, Vice Chair
David Schoales, Clerk
Richard DeGray
John Allen

06/04/16

PUBLIC NOTICE TOWN OF BRATTLEBORO

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to Discontinue Wickopsee Hill Road from its intersection with Gulf Road northwest...

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th, 2016, commencing at 5:15 p.m. at the Selectboard Meeting Room, 230 Main Street, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m. or as soon thereafter as the Selectboard and interested persons return from the site visit.

Public Notices

Dated at Brattleboro, Vermont this 18th day of May, 2016.

SELECTBOARD, TOWN OF BRATTLEBORO

David Gartenstein, Chair
Kate O'Connor, Vice Chair
Richard Schoales, Clerk
Richard DeGray
John Allen

06/04/16

SECTION 00100 ADVERTISEMENT FOR BIDS

Town of Brattleboro
230 Main Street
Brattleboro, VT 05301

Separate sealed BID for the construction of: Black Mountain Water Storage Tank

Replacement will be received by the Town of Brattleboro at the office of Public Works Department, 211 Fairground Road, Brattleboro, VT 05301, until 2:00 PM (Local Time) June 16, 2016, and then at said office publicly opened and read aloud.

Each BID must be accompanied by a certified check payable to the OWNER for five percent (5%) of the total amount of the BID. A BID bond may be used in lieu of a certified check.

The CONTRACT DOCUMENTS may be examined at the following locations:

Town of Brattleboro, 211 Fairground Road, Brattleboro, VT 05301
Dufresne Group, 56 Main Street, Suite 200, Springfield, Vermont 05156
Dufresne Group, 1996 Depot Street, Manchester Center, VT 05255
Works In Progress,

Public Notices

20 Farrell Street, Suite 103, South Burlington, Vermont 03403
Construction Summary, 734 Chestnut Street, Manchester, NH 03104

Copies of the CONTRACT DOCUMENTS may be obtained at the office of Dufresne Group located at 56 Main Street, Suite 200, Springfield, Vermont 05156 upon payment of \$150 for each set.

A performance BOND and a Payment BOND each in an amount equal to one hundred percent (100%) of the contract price, will be required.

Federal minimum wage rates (Davis-Bacon Act) do not apply. No refund will be given on returned contract documents.

Date Authorized Rep

06/04/16

PUBLIC NOTICE TOWN OF BRATTLEBORO

NOTICE IS HEREBY GIVEN that the Selectboard of the Town of Brattleboro proposes, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to lay out and establish the roadway currently known as "Bittersweet Lane" as a town Class Three public highway, and to maintain said road as a public road.

The Highway to be Laid Out is described as follows:

Being a Roadway commencing at the intersection of East Orchard Street with Bittersweet Lane, and running approximately 500 feet to its terminus.

THEREFORE, pursuant to Title 19 V.S.A. Chapter 7, you are hereby notified that a site visit will be held by the Selectboard for the Town of Brattleboro on Tuesday, June 28th,

Public Notices

2016, commencing at 5:15p.m. at 230 Main Street, Selectboard Meeting Room, Brattleboro, Vermont.

The Selectboard shall reconvene in the Selectboard Meeting Room at the Municipal Center, 230 Main Street, Brattleboro, after the site visit for a hearing on the matter. The hearing shall begin at 6:15 p.m., or as soon thereafter as the Selectboard and any interested person return from the site visit. The purpose of the hearing shall be to hear all persons interested in said public highway lay out.

Dated at Brattleboro, Vermont this 18th day of May, 2016.

SELECTBOARD, TOWN OF BRATTLEBORO

David Gartenstein, Chair
Kate O'Connor, Vice Chair
David Schoales, Clerk
Richard DeGray
John Allen

06/04/16

Public Hearing Notice

Notice is hereby given that the Brattleboro Development Review Board will hold a public hearing on Monday, June 20, 2016 at 7:00 PM in the Selectboard Meeting Room, Municipal Center, 230 Main St., Brattleboro, VT, to consider the following: 2016-26 Marble Dealership Realty, LLC; Service Center District; Appeal of a Zoning Administrator's denial of a permit to install an electronic changeable copy sign as a second ground sign at 800 Putney Road; Tax Map Parcel #70537.000 Continued from March 21, 2016. 2016-58 Groundworks Collaborative for Peter Putnam; Mixed Use District; request for Flood Hazard, Conditional Use & Major Site Plan Approval to partially demolish and renovate existing buildings; construct a new building elevated on fill; rebuild retaining wall, and associated site work at 39 & 45 Frost Street; Tax

Public Notices

Map Parcels #325045.000. 2016-81 Town of Brattleboro for Brattleboro School District; Village Center District; request for Historic District Review, Waiver and Major Site Plan Approval to construct a new, larger fire station (4415 sq. ft.) with associated site improvements adjacent to the existing station after which the existing fire station will be demolished at 16 South Street, Brattleboro; Tax Map Parcels #245117.000 & #245117.010. 2016-83 James Spencer for Delta Campus; Industrial District; request for Major Site Plan & Local Act 250 Approval to construct two light industrial buildings of 4500 sq. ft. each, and a 54 space parking lot for shared campus use with site improvements accessed from Dylan Road; Tax Map Parcels #110386.001. 2016-84 Steven Gordon for Brattleboro Memorial Hospital; Institutional and Mixed Use Districts; request for Major Site Plan and Local Act 250 Approval to 1. Pave an existing gravel parking lot & remove shed at 375 Canal Street, remove driveway at 16 Belmont Avenue and modify curb cuts on Belmont Avenue, Tax Map Parcels #355012.000 & #355014.000; 2. Construct additional parking near 120 Maple Street, Tax Map Parcel 325601.000; 3. Restripe existing parking lots to provide more ADA compliant spaces and extra mobility impaired parking spaces; 4. Change previously approved pervious pavement to traditional asphalt with an underground stormwater infiltration chambers at 55 Belmont Street, Tax Map Parcel 315475.000; and 5. Merge parcels 355014.000 & 355012.000, 16 Belmont Avenue & 375 Canal Street. NOTE: Meetings are open to the public. For specific accommodations please call the Planning Services Department at 802-251-8164. Application Materials are available for public review at the Planning Services Department office during regular business hours.

1. Pave an existing gravel parking lot & remove shed at 375 Canal Street, remove driveway at 16 Belmont Avenue and modify curb cuts on Belmont Avenue, Tax Map Parcels #355012.000 & #355014.000; 2. Construct additional parking near 120 Maple Street, Tax Map Parcel 325601.000; 3. Restripe existing parking lots to provide more ADA compliant spaces and extra mobility impaired parking spaces; 4. Change previously approved pervious pavement to traditional asphalt with an underground stormwater infiltration chambers at 55 Belmont Street, Tax Map Parcel 315475.000; and 5. Merge parcels 355014.000 & 355012.000, 16 Belmont Avenue & 375 Canal Street. NOTE: Meetings are open to the public. For specific accommodations please call the Planning Services Department at 802-251-8164. Application Materials are available for public review at the Planning Services Department office during regular business hours.

1. Pave an existing gravel parking lot & remove shed at 375 Canal Street, remove driveway at 16 Belmont Avenue and modify curb cuts on Belmont Avenue, Tax Map Parcels #355012.000 & #355014.000; 2. Construct additional parking near 120 Maple Street, Tax Map Parcel 325601.000; 3. Restripe existing parking lots to provide more ADA compliant spaces and extra mobility impaired parking spaces; 4. Change previously approved pervious pavement to traditional asphalt with an underground stormwater infiltration chambers at 55 Belmont Street, Tax Map Parcel 315475.000; and 5. Merge parcels 355014.000 & 355012.000, 16 Belmont Avenue & 375 Canal Street. NOTE: Meetings are open to the public. For specific accommodations please call the Planning Services Department at 802-251-8164. Application Materials are available for public review at the Planning Services Department office during regular business hours.

06/04/16

Brattleboro Reformer Classified Advertising Deadlines www.reformer.com

Table with 2 columns: PUBLICATION DAY, DEADLINE. Rows for Monday through Saturday.

Table with 2 columns: PUBLICATION DAY, DEADLINE. Rows for Monday through Saturday.

- Public Notices
Announcements
Tag Sales
Lost & Found
Real Estate
For Sale
Help Wanted
Apt. Rentals
Services

Advertise your items under \$500 for free. Call Today 1-800-234-7404

Call your Reformer Classified Department at 1-800-234-7404 to place your ad.

**LEGEND**

N/F	NEW OR FORMERLY
1111/111	DEED BOOK/PAGE
F3	FOUND
P	POW PIPE
LPF	LOW PIPE

**REFERENCES:**

- 1) DECISION & ORDER "MINSHALL STREET" RECORD BOOK 459, PAGES 311-327.
- 2) SURVEY PLAN FILED AS #320521.00, BRATTLEBORO PLANNING DEPARTMENT.
- 3) CANAL STREET, PROPOSED IMPROVEMENT PLAN, FILED PAGE 321, SLIDE 198.
- 4) BOUNDARY SURVEY BY ERIC M. MORSE, LAND SURVEYOR, JOB# 2173.
- 5) ALTA.ACSM LAND TITLE SURVEY, BY ERIC M. MORSE, LAND SURVEYOR, JOB# 2233.
- 6) PLAN OF J. ESTEY & Co's., DATED JULY 1983, RECORDED VOLUME 32, PAGE 598.
- 7) PLAN OF LAND, PREPARED BY DALE A. MERRITT, LAND SURVEYOR RECORD VOLUME 251, PAGE 4.

**NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE ROADWAY SEGMENTS PROPOSED FOR DISCONTINUANCE & RECLASSIFICATION.
- 2) PROPERTY LINE DATA HAS BEEN OBTAINED FROM PLAN REFERENCES NOTED HEREON AND THE RESULTS OF AN INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING NOVEMBER 2016.
- 3) THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN, THOSE SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

**CERTIFICATION**

Copies of this Plot for Recording Conform with the Requirements of Chapter 27 V.S.A. Section 1403.



**Review Copy**  
1/06/17

DAVID J. DeBAY, L.S. # 94320      DATE

**GPR** Engineering Solutions for Land & Structures  
GOLDSMITH, PREST & RINGWALL, INC.  
 30 BROAD STREET, SUITE 301, AVT, VT 05201  
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING  
 VOICE 802.775.1080 FAX 802.775.1081  
 www.gpr-us.com

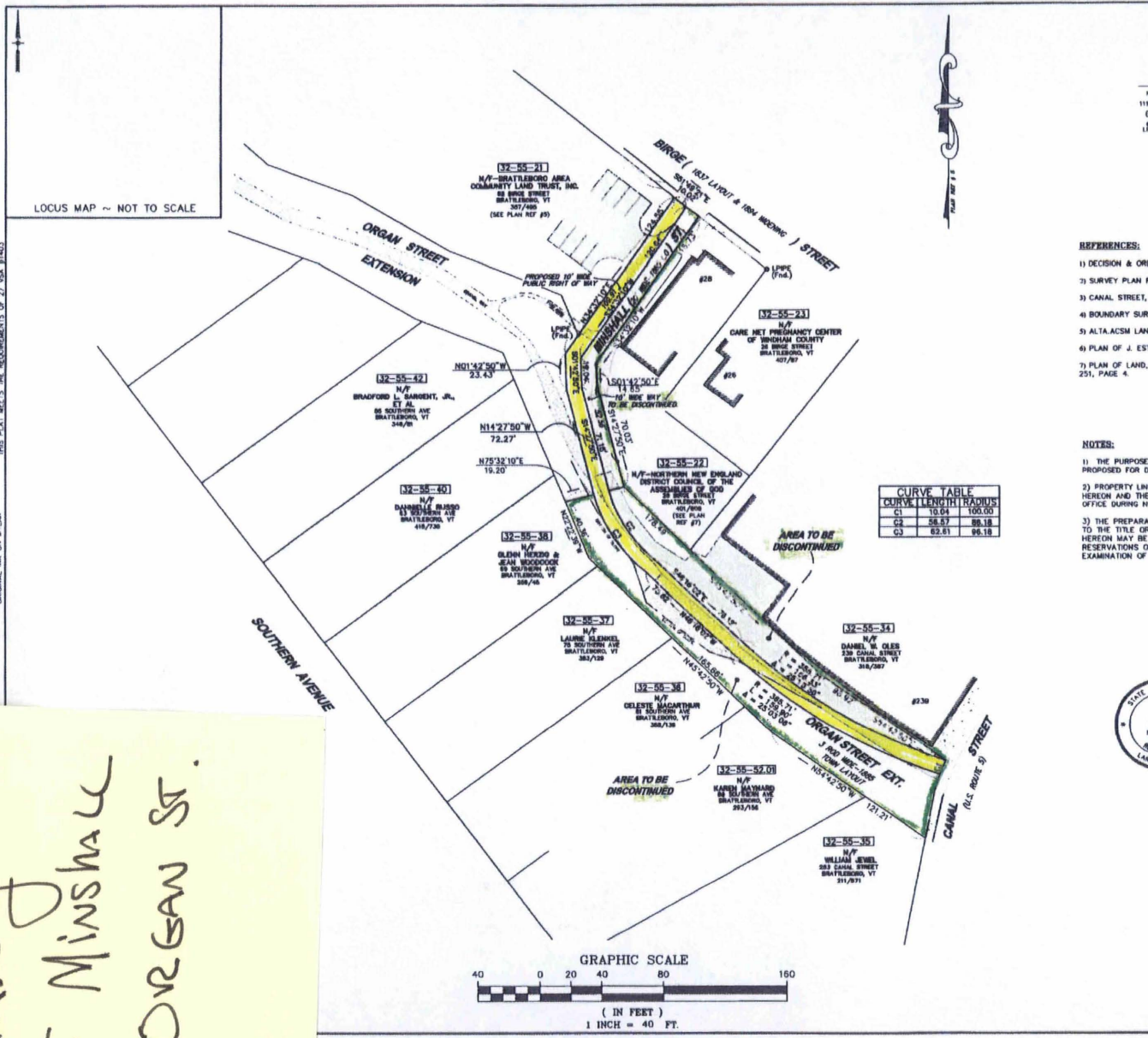
**RIGHT OF WAY DISCONTINUANCE & RECLASSIFICATION PLAN OF LAND BRATTLEBORO, VERMONT**

PREPARED FOR:  
 THE TOWN OF BRATTLEBORO  
 230 MAIN STREET  
 BRATTLEBORO, VT. 05301

SURVEY BY	DATE	JOB	1 OF 1
DJD	DEC. 17, 2016	161082	

LOCUS MAP ~ NOT TO SCALE

THIS PLAN MEETS THE REQUIREMENTS OF 27 V.S.A. 1403 ORIGINAL FILED ON 1/16/17



SURVEY OF Minshall & ORGAN ST.

**BRATTLEBORO SELECTBOARD  
TUESDAY, JUNE 28, 2016  
SPECIAL MEETING – 5:15PM  
WITH 3 SITE VISITS FOLLOWED BY 3 PUBLIC HEARINGS  
MINUTES**

Selectboard members present: David Gartenstein, Kate O'Connor, David Schoales, John Allen, and Richard DeGray

Staff present: Town Manager Peter Elwell, Assistant Town Manager Patrick Moreland, Town Attorney Robert Fisher, Public Works Director Steve Barrett, and Executive Secretary Jan Anderson

Media present: Chris Mays representing the Brattleboro Reformer and BCTV staff and volunteers.

Others present: Laurie Klenkel, Tim Callahan, Stewart McDermet, Kris McDermet, Greg Moschetti, Cecil Maxfield, Stephen Lloyd, Bill Jewell, Connie Baxter, Daniel W. Oles, Ann Knapp, Phoebe Chamberlin, Glen Herzig, ASL interpreters Janet Dickinson and Karen Todd, and others who did not sign the attendance sheet.

Chair Gartenstein called the meeting to order at 5:15pm. He confirmed that the meeting was officially warned. He announced that the Board would be conducting site visits at Minshall Street, Bittersweet Lane, and Wickopee Hill Road/Gulf Road in consideration of reclassifying those roads, which would be followed by a special meeting and public hearings. Members of the public in attendance - Laurie Klenkel (75 Southern Avenue), Glen Herzig (69 Southern Avenue), Ann Knapp (Wickopee Hill Road), and Phoebe Chamberlin (Kelly Road, Dummerston) - spoke briefly about their concerns. Gartenstein invited them to attend the site visits and return to the Municipal Center for the public hearings.

**RECESS**

Gartenstein called a recess of the meeting at 5:25pm and announced that the Board would move to Minshall Street and reconvene at that location.

**SITE VISIT – Minshall Street**

Gartenstein reconvened the meeting at 5:38pm on Minshall Street near the Kresge's Alignment Service building. Members of the public, Glen Herzig, Laurie Klenkel, Dan Oles, and others who did not identify themselves, were present. Board members viewed and asked questions about Minshall Street, the intersections with Organ Street, Canal Street and Birge Street, and abutting properties. There was no formal discussion.

**RECESS**

Gartenstein called a recess of the meeting and announced that the Board would move to Bittersweet Lane and reconvene at that location.

**SITE VISIT – Bittersweet Lane**

Gartenstein reconvened the meeting at 6:10pm at the end of Bittersweet Lane. No members of the public were present. Board members viewed Bittersweet Lane from the intersection of East Orchard Street to the house located at 60 Bittersweet Lane. There was no formal discussion.

**RECESS**

Gartenstein called a recess of the meeting and announced that the Board would move to the intersection of Wickopee Hill Road and Gulf Road and reconvene at that location.

**SITE VISIT – Wickopee Hill Road/Gulf Road**

Gartenstein reconvened the meeting at 6:25pm at the intersection of Wickopee Hill Road and Gulf Road. Members of the public, Peter Fillion, Ann Knapp, and others who did not identify themselves, were present. Board members viewed and asked questions about Wickopee Hill Road, Gulf Road, Pleasant Valley Road, and the former "Wickopee Hill Trail" located on the Fillion property at the end of Wickopee Hill Road. There was no formal discussion.



## **RECESS**

Gartenstein called a recess of the meeting and announced that the Board would move to the Selectboard meeting room at the Municipal Center and reconvene at that location to hold a special meeting and conduct public hearings.

## **RECONVENE AT MUNICIPAL CENTER FOR PUBLIC HEARINGS**

Gartenstein reconvened the meeting at 7:15pm in the Selectboard meeting room at the Municipal Center. He summarized the site visits and reviewed the procedure for the balance of the meeting, the public hearings, and use of deliberative session. Town Attorney Fisher noted that the Board was required to issue a written decision within sixty days.

Minshall Street Public Hearing. Gartenstein opened the public hearing. He said that a request had been made to “discontinue Minshall Street from its intersection with Canal Street to a point marking the intersection with Organ Street; and to reclassify Minshall Street to a Class 4 town highway from its intersection with Organ Street to the intersection of Minshall Street with Birge Street.” Members of the public were present and spoke of their concerns.

Laurie Klenkel (75 Southern Avenue) stated she was an abutting property owner. She asked about access over the road for emergency vehicles, whether a new survey would be performed, and for her deed to reflect any changes made. She also requested a right-of-way access to her property over Minshall Street in order for her to perform maintenance on her property.

Glen Herzig (69 Southern Avenue) requested a right-of-way access to his property from Minshall Street.

Stewart McDermet discussed his understanding that the meeting would start at 6:15pm and said that Bill Jewell was present earlier and would return in order to be heard. He asked that the public meeting remain open so Mr. Jewell could speak.

Dan Oles said that he requested the change to Minshall Street and indicated that the Minister at the church on the abutting property was in agreement with his request. He said that he was interested in limiting access through Minshall Street for business purposes and because it was dangerous when icy. He said that he would take over plowing and maintenance of the street if it was reclassified. He also stated that he would provide the abutting landowners with an easement or right-of-way.

Bill Jewell spoke of drivers’ use of Minshall Street to avoid the congestion at the Birge Street intersection with Canal Street. He said he was in favor of the Town keeping a right-of-way and turning the street into a trail so businesses could access it when necessary. He suggested that if the street was closed to traffic, that a 4-way traffic stop be installed at Canal/Birge/Washington Streets.

There was discussion by the Board about the public having access to the street, erecting a gate near the Minshall Street/Organ Street intersection, and police patrols in the area. Town Attorney Fisher spoke about how title to the property “thrown up” would revert to the previous owner (if determinable) or to the center line. He stated that any changes to the road would be recorded in the land records and that rights-of-way were permissible .

The public hearing remained opened.

Bittersweet Lane Public Hearing. Gartenstein opened the public hearing. He said that a request had been made to “lay out and establish the roadway currently known as ‘Bittersweet Lane’ as a Town Class 3 public highway, and to maintain said road as a public road.” No members of the public spoke about the matter. There was no discussion by the Board. The public hearing remained opened.

Wickopee Hill Road / Gulf Road Public Hearing. Gartenstein opened the public hearing. He said that a request had been made to “discontinue Wickopee Hill Road from its intersection with Gulf Road northwesterly a distance of approximately 0.10 miles to its terminus; and to reclassify Wickopee Hill Road to a Class 4 town highway from its intersection with Pleasant Valley Road a distance of approximately 0.17 miles to its intersection with Gulf Road.” He noted that the Board received 7 pages of petitions and a letter from Moschetti and Baxter pertaining to this matter.

Greg Moschetti and Connie Baxter (623 Kelly Road, Dummerston) were present. Moschetti publicly read the letter that he e-mailed to the Selectboard with their concerns to the proposed changes and suggestions for other changes. He also suggested making an additional designation of Wickopee Hill Road as a public trail. Baxter spoke in support of the Wickopee Hill trail and about the trail's history.

Stewart McDermet (623 Kelly Road, Dummerston) said he supported Moschetti's opinion and he also supported establishment of a public trail at the end of Wickopee Hill Road. He inquired about a prescriptive easement over the trail by use of the public for more than 15 years.

Phoebe Chamberlin (Kelly Road, Dummerston) spoke in support of keeping Wickopee Hill Trail. She also inquired about the legal procedure to "throw up" the road.

Stephen Lloyd (362 Sunset Lake Road) suggested that changing the classification of the road would be a "self-imposed hardship by a single landowner" and suggested that any decision made should be based on the community's best interest.

Ann Knapp spoke in support of the Wickopee Hill trail and about the history of the trail's use.

Gartenstein explained that the "Wickopee Hill trail" being discussed by residents was not under consideration by the Board. He said that although there was physical evidence that the trail had been used in the past, there was no evidence found in the land records or highway books that confirmed the trail was ever a designated Town road. He spoke about the inability of the Town to claim rights over the trail due to "ancient roads" legislation in 2015. He said that Brattleboro did not pursue laying out any ancient roads as Town property prior to the July 1, 2015 deadline. He said it was the Town Attorney's opinion that the Wickopee Hill trail was now private property, and that the only matters under consideration were those in the public notice and warning.

Attorney Fisher answered many legal questions posed by the public in attendance and spoke about legal considerations on the matters before the Board.

Highway Director Steve Barrett noted that roads were identified by the Town and maps developed starting in the 1920s and were now approved and submitted annually by the State to identify official Town Roads.

There was no discussion by the Board.

Gartenstein closed the public hearing on (1) Minshall Street reclassification or abandonment, (2) Bittersweet Lane reclassification or abandonment, and (3) Wickopee Hill Road / Gulf Road reclassification or abandonment. He thanked the public for attending and providing their opinion.

**MOTION BY DAVID GARTENSTEIN TO ENTER DELIBERATIVE SESSION WITH THE INTENT TO PROVIDE A WRITTEN DECISION ON WHETHER TO RECLASSIFY, DISCONTINUE OR LAY OUT THE PROPERTIES THAT HAVE BEEN SUBJECT TO PUBLIC HEARINGS ON MINSHALL STREET, BITTERSWEET LANE AND WICKOPEE HILL ROAD / GULF ROAD WITH ANY CONDITIONS THE BOARD MAY CONSIDER. MOTION CARRIED 5-0.**

Gartenstein stated that the deliberative session would be held at a later date. There was no further business.

**MOTION BY JOHN ALLEN AT 8:20PM TO ADJOURN. MOTION CARRIED 5-0.**

---

David Schoales, Clerk

WICKOPEE HILL

BRATTLEBORO

Highway MAP

TH # 18 .10 MILES

≠

TH # 20 .17 MILES

= .27 FROM CLASS 3

TO CLASS 4

---

STATE OF VERMONT  
TOWN OF BRATTLEBORO

DECISION AND ORDER: WICKOPEE HILL ROAD

WHEREAS, at Brattleboro, Vermont, on the 17th day of May 2016, the Selectboard of the Town of Brattleboro, on its own Motion, did vote to propose, pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, and pursuant to the Brattleboro Town Charter, Article IV, Section 6(E), to Discontinue Wickopee Hill Road from its intersection with Gulf Road northwesterly a distance of approximately 0.10 mile to its terminus; and to Reclassify Wickopee Hill Road to a Class 4 town highway from its intersection with Pleasant Valley Road a distance of approximately 0.17 mile to its intersection with Gulf Road.

The Highway proposed to be discontinued in part and reclassified in part was described as follows:

Being the town highway known as Wickopee Hill Road, from its intersection with Pleasant Valley Road a distance of .27 miles to its terminus at the spring house at the Old Carpenter Farmhouse, so-called, currently the site of a new home owned by Mr. Fillion. The current status of the road is a class three town highway.

WHEREFORE, the Town Selectboard did order and appoint that on the 28th day of June, 2016 it would meet at the Brattleboro Selectboard Meeting Room in Brattleboro, Vermont, for the purpose of hearing all persons interested in said roadway and the proposal to discontinue the 0.10 mile section of roadway from the intersection of Gulf Road to the terminus of Wickoppee Hill Road at the spring house, and to reclassify that portion of Wickoppee Hill Road between the intersection of Pleasant Valley Road and the intersection with Gulf Road, and for the purpose of examining the premises affected thereby, and did give notice thereof to the statutory parties and to those set forth in Exhibit "A" attached hereto being all persons who own or are interested in the lands on which said roads now lie or abutting on said roadways at their last known addresses; and did give notice thereof to the voters of the Town of Brattleboro by posting notices thereon on May 23, 2016, in public places within the Town, and did give notice to the voters of the Town of Brattleboro by causing a notice to be published in the Brattleboro Reformer, a newspaper with a circulation in Brattleboro, Vermont on June 4, 2016, and did leave a copy of such notice with the Brattleboro Town Clerk.

AND, afterwards, on June 28, 2016, all of the Selectboard did examine said premises, and did hold a public hearing on June

28, 2016 at the Brattleboro Selectboard Meeting Room at which time individuals appeared and gave testimony about said road.

The Selectboard, after hearing the testimony provided and after examining the premises, makes the following Findings of Fact as to the status of the roadway and the following Conclusions of Law and Order:

1. That the section of road under consideration is currently a class three town highway from the intersection of Pleasant Valley Road to the terminus of Wickopee Hill Road.

2. That the total length of the current class three town highway is approximately 0.27 mile. The distance from the intersection of Pleasant Valley Road to the intersection with Gulf Road is 0.17 mile and the distance from the intersection of Gulf Road to the terminus at the Old Carpenter Farmhouse (now Filion homestead) is 0.10 mile.

3. That said Wickopee Hill Road, beyond the intersection with Gulf Road, does not connect to any other public ways as reflected on current town highway maps at its terminus and therefore does not provide any further legal access or connectivity to other town highways. It is noted that historically the road appears to have continued past the Filion home up hill and into the town of Dummerston, Vermont where it connected to what is modern day Kelly Road, and then through to

Sunset Lake Road and into Marlboro and Dover, Vermont, and evidence of this ancient road remains apparent today. However, there is no legal record of Wickopee Hill Road being laid out past the terminus at the spring house at the old Carpenter farmhouse, and said road is not, and has not been, on the Town Highway Map. Further, the statute of limitations for an unidentified corridor to have been classified and/or laid out formally as a town highway expired in 2015.

4. That the land owner, Mr. Fillion, had physically moved the roadway from its original path during the time Mr. Fillion was constructing his new house. Nevertheless, the terminus of the road remains at a spring house located behind the Fillion residence.

5. That there is great public benefit in the connectivity of Wickopee Hill Road with Gulf Road for purposes of access to the Town's watershed lands, and for the public recreational access along Gulf Road to Sunset Lake Road. The Selectboard recognizes these public interests as being in the public good.

6. That several abutting landowners and neighborhood interested persons attended both the site visit and the hearing. The attached Exhibit "B" (Minutes of the Hearing) reflect the testimony received from these neighbors. Neighbors expressed their desire to designate Wickopee Hill Road all the way in to

Dummerston and Kelly Road as a public trail, and gave accounts of the history of the road. Neighbors indicated that until recently, the road (and the corridor leading past the Old Carpenter Farm uphill to the Dummerston town line and beyond) was used by hikers, horseback riders, and bicyclists for recreational purposes. Neighbors presented the Board with seven pages of petition supporting the continued access of the road for public use.

The Selectboard concludes that the public good, public necessity and public convenience do not warrant the discontinuance of any portion of Wickopee Hill Road. The Board further concludes that the public good, public necessity and public convenience warrant the reclassification of the road from a class three town highway to a class four town highway from the intersection of Pleasant Valley Road to the terminus of Wickopee Hill Road a distance of 0.27 mile hence.

The Town makes this decision for the following reasons: First, there is a great public interest in maintaining public access to the Town's watershed lands. The Town's utility department needs access to its lands in order to manage and protect the drinking watershed around its reservoir. Second, as the road provides access to Gulf Road, which in turn connects with Sunset Lake Road, there is a great public good in



maintaining public roads for recreational uses such as biking and hiking and skiing. Third, the last 0.10 mile of the roadway may serve as the entranceway to a future trail if future Selectboards ever decide to lay out the old trail from the Filion residence to the Dummerston Town line as a public trail. (Unless other arrangements are made with the consent of the interested landowners, condemnation and the payment of just compensation would need to be provided if such a decision were ever contemplated.)

In other words, future connectivity with roads or trails in neighboring Dummerston dictate against the discontinuance of the last 0.10 mile of Wickopee Hill Road.

In order to protect the Town's watershed lands from unwanted traffic and possible contamination by motorized vehicles, the Selectboard concludes that the gate located at the intersection of Gulf Road and Wickopee Hill Road should remain at its present location. Further, to ensure that Wickopee Hill Road is preserved for Public Works' access to its lands and to preserve the recreational uses of the road, the Board concludes that a locked gate at the intersection of Pleasant Valley Road and Wickopee Hill Road should be installed, with key or combination access to Mr. Filion and the Town. Appropriate signage indicating that the road is a public class four road,

open to the public for non-motorized travel by foot, bicycle, horse, skis, etc. should be placed at the location of the two respective gates in a clearly visible location, to be regularly maintained. No steps shall be taken by any party to interfere with access past the gates on Wickopee Hill Road at the Pleasant Valley and Gulf Road intersections except as needed to prevent access by motorized vehicles.

Consequently, after due discussion and deliberation with those in attendance and after review of the premises with the adjoining landowners, the Selectboard is of the opinion and does hereby order that the necessity and convenience of the inhabitants of Brattleboro, and the public good, requires that Wickopee Hill Road be reclassified from a class three town highway to a class four town highway from its intersection with Pleasant Valley Road a distance of 0.27 miles, more or less, to its terminus by the old spring house at the homestead of Mr. Fillion. Further it is ordered that a locked gate be located and installed at the intersection of Pleasant Valley Road and Wickopee Hill Road, with key or combination access to Mr. Fillion, his heirs and assigns, and the Town. Further it is ordered that the existing gate at the intersection of Gulf Road and Wickopee Hill Road shall remain in its present location. Finally, it is ordered that appropriate signage indicating that

the road is a public class four road, open to the public for non-motorized travel by foot, bicycle, horse, skis, etc. shall be installed and placed at the location of the two respective gates in a clearly visible location, to be regularly maintained. No steps shall be taken by any party to interfere with access past the gates on Wickopee Hill Road at the Pleasant Valley and Gulf Road intersections except as needed to prevent access by motorized vehicles.

THEREFORE, it is ORDERED by the Selectboard that the roadway as above described shall be reclassified as a class four town highway with the installation of gates and signage as aforementioned.

Dated at Brattleboro, Vermont this 25<sup>th</sup> day of August,  
2016.



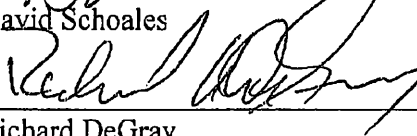
David Gartenstein, Chairman



Katherine O'Connor, Vice Chair



David Schoales










Richard DeGray




















John Allen

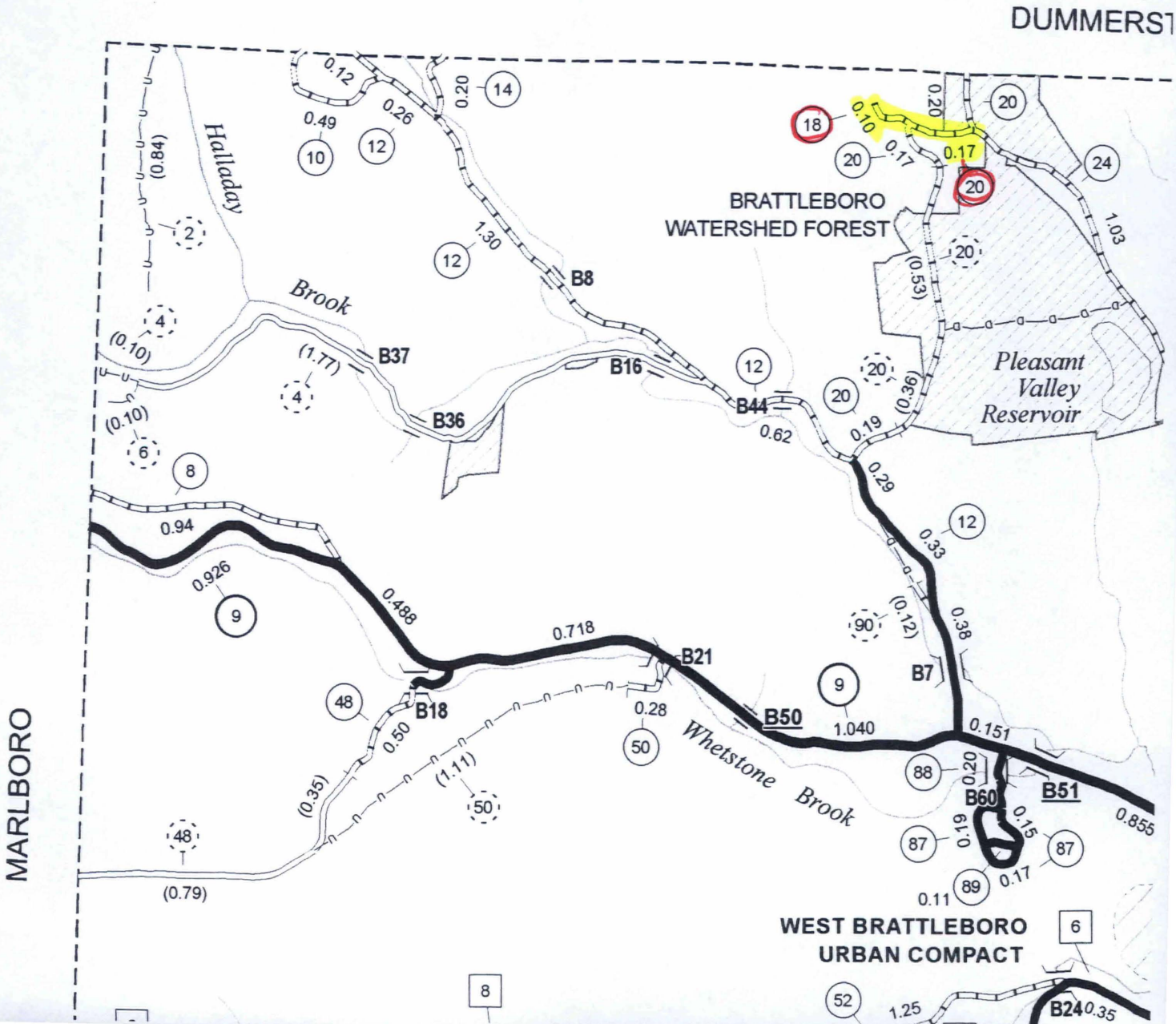
Selectboard, Town of Brattleboro

**HIGHWAYS**

-  INTERSTATE
-  U.S. ROUTE
-  STATE ROUTE
-  CLASS 1
-  CLASS 2
-  CLASS 3
-  CLASS 4

-  INTERSTATE
-  STATE - HARD SURFACE
-  TOWN - HARD SURFACE OR PAVED
-  GRAVEL
-  SOIL OR GRADED AND DRAINED EARTH
-  UNIMPROVED OR PRIMITIVE
-  IMPASSABLE OR UNTRAVELED
-  LEGAL TRAIL
-  DISCONTINUED
-  HIGHWAY CLASS CHANGE
-  RAILROAD

-  PUBLIC LAND
- POLITICAL SUBDI**
-  STATE BOUND
-  COUNTY BOU
-  TOWN BOUND
-  VILLAGE BO
-  URBAN COMI





oro

APPROXIMATE URBAN COMPACT LIMITS  
TOWN OF BRATTLEBORO