

MEMORANDUM

**To:** Sarah London, General Counsel

**From:** Kate Willard, FPR Lands Division 

**Date:** August 22, 2016

**RE:** Governor's Approval for Property Acquisition: 37.85 +/- acres in the Town of Woodstock from Walter Barker and Linda Schwartz

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This acquisition is a fee purchase from Walter Barker and Linda Schwartz that will be added to Coolidge State Forest. Included with the Governor's approval memo are maps of the property and surrounding area and minutes from the Town of Woodstock Selectboard meeting held on August 16, 2016, showing support for the acquisition.

If you have any questions regarding this acquisition, please contact me at 272-3365 or [kate.willard@vermont.gov](mailto:kate.willard@vermont.gov), thank you.

## MEMORANDUM

**TO:** Peter Shumlin, Governor

**THROUGH:** Deborah L. Markowitz, Secretary, Agency of Natural Resources *DM*

**FROM:** Michael C. Snyder, Commissioner, Department of Forests, Parks & Recreation *MS*

**DATE:** August 22, 2016

**SUBJECT:** Approval for Acquisition – 37.85+/- acres, Woodstock

Your approval is requested pursuant to Title 10, Chapter 83, Section 2606(a), VSA, for the acceptance of the acquisition referenced above. This acquisition was reviewed and recommended for acquisition by the Agency of Natural Resources Land Acquisition Review Committee on 3/5/2015 and subsequently approved by the Secretary on 3/31/2015.

### Description

This parcel is adjacent to Coolidge State Forest. The only access to the property is over a forest road that traverses the state forest from Curtis Hollow Road. Currently the access road is blocked as it is not clear that the owners have the legal right to use it to reach their property. This acquisition will eliminate future legal work to determine whether or not the owners have the right to use the access road. Recreational access will be enhanced as the access road is often used by hikers to access the top of the 2,500 foot Old Baldy, located just east of the state forest boundary on privately owned land.

### Ownership and Management

The property will be owned and managed by the State of Vermont, Department of Forests, Parks and Recreation as part of Coolidge State Forest. Specific uses of the property will be determined through the long range management planning process. In the interim, the property will be available for dispersed pedestrian access.

### Budget and Funding

The property will be purchased by the State of Vermont for the appraised value, \$22,800, using a combination of funds from the Laura Burnham Bequest, an internal FPR fund donated by Laura Burnham for acquisitions of land, and bear corridor mitigation funds required by Joint House Resolution No. 45 of the 1989 legislative session in response to a land swap between the Department and Okemo Limited Liability Company for an expansion at Okemo Mountain Ski area. Associated closing costs are expected to be about \$2,000. A closing is anticipated prior to September 24, 2016.

APPROVAL FOR LAND ACQUISITION

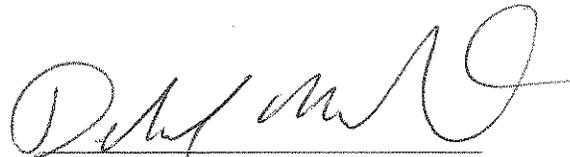
We, the undersigned, hereby approve the acquisition by the State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation, of a 37.85+/- acre property, located in the Town of Woodstock, from Walter T. Barker and Linda Schwartz.

This approval is pursuant to Title 10, Chapter 83, ss 2606 (a) VSA for acceptance of the land acquisition referenced above.

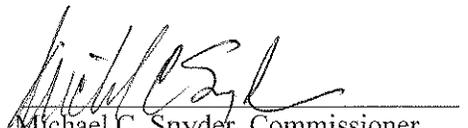
9/7/16  
Date

  
Peter Shumlin, Governor  
State of Vermont

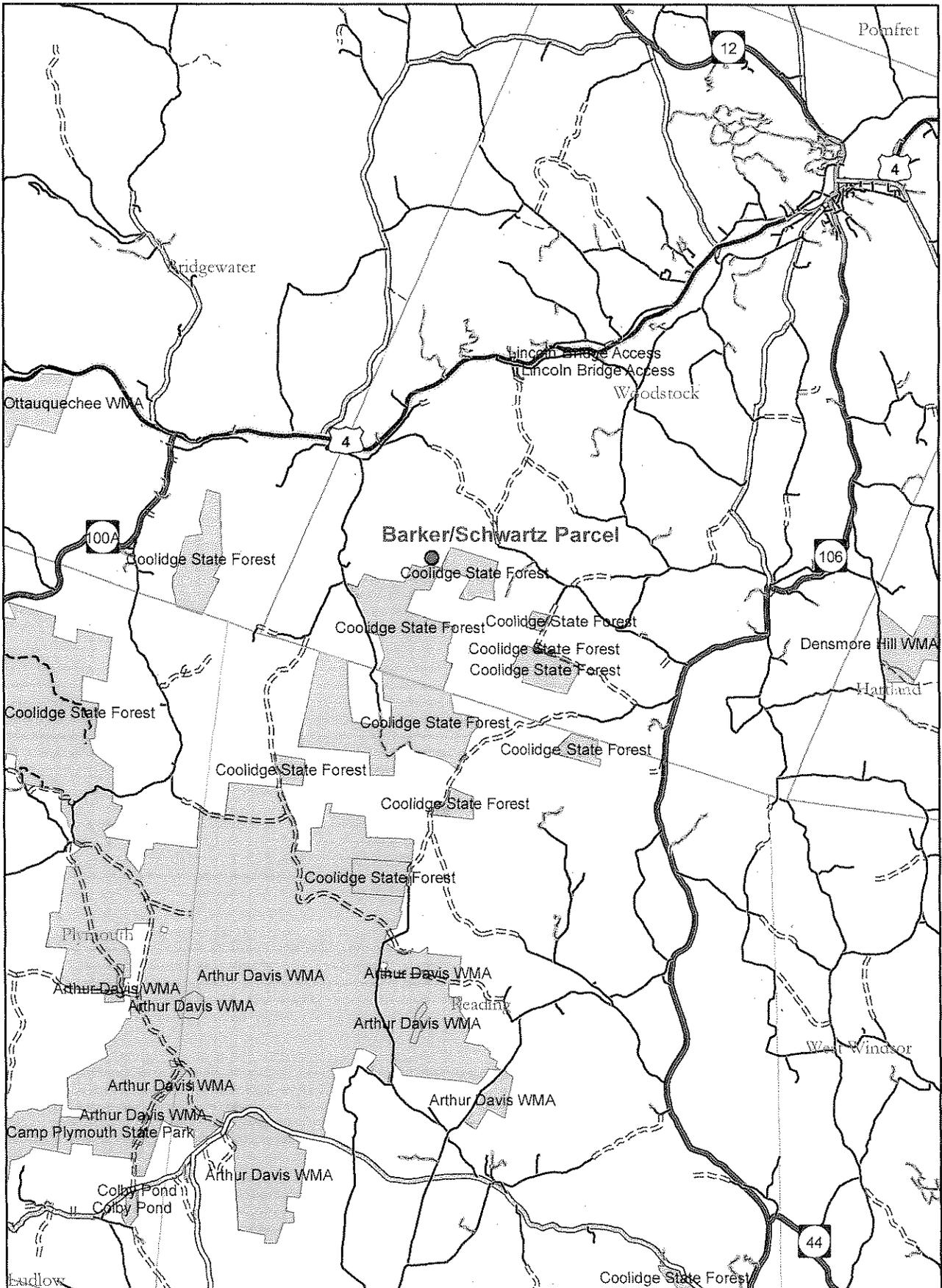
8-31-16  
Date

  
Deborah L. Markowitz, Secretary  
Agency of Natural Resources

8/25/16  
Date

  
Michael C. Snyder, Commissioner  
Dept. of Forests, Parks and Recreation

# Barker/Schwartz Acquisition - Location Map



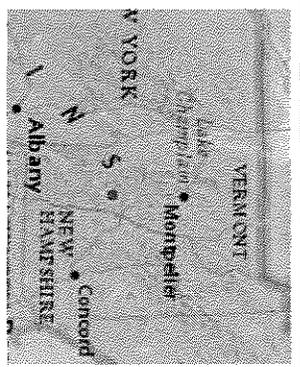


719.0 0 360.00 719.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 1179 FT. 1cm = 142 Meters  
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

1: 14,153  
 July 29, 2016



**LEGEND**

- Managed Lands
  - State Forest, Fee ownership
  - State Park, Fee ownership
  - Non-fee interest
- Town Boundary

**NOTES**

Map created using ANR's Natural Resources Atlas

**TOWN OF WOODSTOCK  
SELECT BOARD  
MEETING  
August, 16, 2016  
6:00PM  
Woodstock Town Hall  
DRAFT MINUTES**

**DRAFT-Subject to approval**

**PRESENT:** Preston Bristow, Bob Holt, John Doten, Grettie Howe, L.D. Sutherland, and Phil Swanson  
**OTHERS PRESENT:** Michelle Fields, Kate Willard, Macy Lawrence, Jennifer Maxham, Chris Miller, Joe Lucot, Michael Pacht, Michael Brands, Paul Wildasin, Wendy Spector, Jonathan Spector

**I. CALL TO ORDER**

Mr. Bristow called the meeting to order at 6:00PM.

**II. ADDITIONS TO AND DELETIONS FROM THE POSTED AGENDA**

**A. Tax Rate**

No action taken

**B. VLCT Town Fair Delegate Designation Form**

**MOTION** by Mr. Doten to designate Municipal Manager, Philip B. Swanson to represent the Town of Woodstock as a voting member of the VLCT membership at the 2016 Annual Business Meeting.

**SECONDED** by Mr. Holt

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**III. CITIZEN COMMENTS**

Residents of 16 The Green, Wendy and Jonathan Spector asked to have a second meter to monitor the irrigation system.

**MOTION** by Mr. Holt to approve the request of Wendy and Jonathan Spector to have a second meter installed to monitor the irrigation system.

**SECONDED** by Mr. Doten

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**H. Grants-**

**1. Town Hall**

The Town of Woodstock has been awarded a Cultural Facilities Grant in the amount of \$12,204. The Board declined the grant. They approved a change order to replace the asphalt walkway to the elevator with concrete.

**2. Better Back Roads**

The Town has been awarded a 2016 Better Back Roads Grant of \$8,000 for a project on TH 75 Happy Valley Road which includes an upgrade to a culvert.

**VII. PERMITS**

**VIII. BOARD OF SEWER COMMISSIONERS**

**A. Sewer Increase-13 College Hill Road, Seelert**

**MOTION** by Mr. Holt to approve the sewer increase of one bedroom for 13 College Hill Road, Robert Seelert, as presented.

**SECONDED** Mr. Doten

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**B. Sewer Connection (New)-4097 Hartland Hill Road, Keating**

**MOTION** Mr. Holt to approve a new sewer connection for 4097 Hartland Hill Road, Suzanne Keating, as presented.

**SECONDED** by Mr. Doten

**VOTE** 5-0-0, passed unanimously.

**C. Review Bids- Replacement of Sewer Line- Maxham Meadow Way**

Mr. Swanson stated that bids were received from four vendors.

**MOTION** by Mr. Doten to accept the bid from Martin Excavating for \$15,500.00 for Sewer Line Construction on Maxham Meadow Way, as presented.

**SECONDED** Mr. Holt

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**IX. EXECUTIVE SESSION**

**A. Personnel**

**MOTION** by Mr. Holt to enter into Executive Session for the discussion of personnel matters under the provisions of Title 1, Section 313(a)(1) of the Vermont Statutes at 6:52 PM.

**SECONDED** by Ms. Howe

**VOTE** 5-0-0, passed unanimously.

**MOTION** by Ms. Howe to come out of Executive Session at 7:05PM.

**SECONDED** by Mr. Holt

**VOTE** 5-0-0, passed unanimously.

The Select Board Regular meeting continued:

**MOTION** by Mr. Sutherland to approve Ms. Jennifer Maxham to fill the vacancy in the Listers Office until March 2017.

**SECONDED** by Mr. Doten

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**X. APPROVAL OF MINUTES- Meetings of July 12, 2016 and July 19, 2016**

**MOTION** by Ms. Howe to approve the minutes from the July 12, 2016, Joint Meeting, as presented.

**SECONDED** Mr. Holt

**VOTE** 5-0-0, passed unanimously.

**MOTION** by Mr. Doten to approve the minutes of the July 19, 2016 meeting, as presented.

**SECONDED** Mr. Sutherland

**VOTE** 3-0-2, passed.

**XI. OTHER BUSINESS**

**A. EDC Resignation**

The Board discussed the recent resignation of an EDC Board member. No action taken.

**XII. REVIEW EXPENSE WARRANTS**

The Board reviewed expense warrants.

**XIII. ADJOURNMENT**

**MOTION** by Ms. Howe to adjourn the meeting at 7:15PM.

**SECONDED** by Mr. Holt

**VOTE** 5-0-0, passed unanimously.

Respectfully submitted,

Lynn Ellen Beach

Preston Bristow, Chair

Bob Holt

John Doten

Margaretta Howe

L.D. Sutherland



**C. Planning Commission Interview**

**1. Michael Pacht**

Mr. Michael Pacht has expressed his interest in filling the vacancy on the Planning Commission. He was a previous member on both the Town Development Review Board and the Planning Commission years ago but had to step down due to lack of time. He is now willing and able to participate on the Planning Commission.

**MOTION** Mr. Holt to approve Mr. Michael Pacht to fill the vacancy on the Woodstock Planning Commission.

**SECONDED** by Mr. Doten

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**D. Property Acquisition Request from State of Vermont**

Ms. Kate Willard from the VT Department of Forests, Parks and Recreation is requesting approval from the Select Board for the State to acquire a 37.85 acre parcel from Walter Barker and Linda Schwartz whose property abuts the Coolidge State Forest.

**MOTION** Mr. Holt to support the State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation to acquire a 37.85 acre parcel of land from Walter Barker and Linda Schwartz, as presented.

**SECONDED** by Mr. Sutherland

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**E. Errors and Omissions-Grand List**

The Board was presented with documents requesting a correction to the 2016 Lodged Grand List from the Listers.

**MOTION** by Mr. Sutherland to approved the request to make a correction to Parcel ID 24.51.06 on the 2016 Lodged Grand List.

**SECONDED** Ms. Howe

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

**F. Public Safety Console Equipment**

This item was TABLED.

**G. Fence at Station 2**

The boundary line fence which runs between the West Woodstock Fire Station and John Roy's property is in need of repair and Mr. Roy is agreeable to taking down the pickets and leaving the granite posts.

**MOTION** by Mr. Sutherland to approve the removal of the pickets from the fence between the West Woodstock Fire Station 2 property and Mr. Roy's property, leaving the granite posts.

**SECONDED** by Ms. Howe

**DISCUSSION** No Discussion

**VOTE** 5-0-0, passed unanimously.

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