

SELECTBOARD MEETING MINUTES

Tuesday, September 2, 2025, 4:30 p.m, Old Schoolhouse Common and Zoom

Present: Selectboard members Justin Campbell and Christopher Whalen; Town Clerk Bobbi Brimblecombe; Assistant Town Clerk Brittany Chouinard; Visitors Mike Xenakis, Steve Fiske, Annie Bliss, Manny Sainz; Amanda Courter-Wojtalik

At 4:30 p.m. the meeting was called to order by Justin Campbell.

Changes or additions to the agenda: UST Environmental investigation of 52 Onion River Rd; Buyout question about 8103 US Route 2

Minutes: Approved the minutes of August 19, 2025

Public Comment: Steve Fiske stated that he would like to replace a plum tree that died, and would like to have a trail up to the fruit trees above the solar panels. He will ask members of the Conservation Commission to remove the remaining brush that was left from removing the pine trees. He will ask the Marshfield Resilience Hub for funds to pay for more fruit trees, and if they are not able to help, they can be paid for from the Conservation Fund. The Board agreed.

Mike Xenakis addressed the Board regarding the Johnson Road. He would like to start the process to discontinue the section of legal trail that was the connection between the Johnson Road and Pike Road. GPS directs people to drive on the trail.

Mike also spoke about the cell tower issue. Melissa Seifert sent an email asking the Board to consider objecting to the cell tower application. She couldn't be here tonight but Mike spoke on behalf of the people who are not in favor of the application. He plans to file an objection. They feel that the application does not comply with the town plan and the telecommunication bylaw. He feels that it is the Selectboard's responsibility to uphold the town plan and to represent the people in the town. He came to Vermont because of the state's attitudes about careful development.

Justin stated that Rich Baker has done an analysis and he does not believe that there is a conflict with the town plan. He has reviewed Rich's information and does not believe that there is a conflict. He does not feel that there are grounds to intervene. Michael feels that he has several points. Chris explained that the safety issue outweighs individual concerns. Mike stated that he would not have moved to Marshfield if he had seen a cell tower. Justin feels that Route 2 is a primary east-west corridor and development should be expected.

Michael gave the Board a petition signed by 80 people. He encouraged the Board to get involved in the process because if they don't get involved at this point, they will have little opportunity in the future.

Brook Rd: Annie Bliss explained that she has received a letter from Manny Sainz indicating that his driveway is private. She believes that his driveway is the town trail. She feels that the surveys

she has provided are certification that the driveway is the trail. She did not receive notice about earlier discussions. She has owned the property for 50 years and the access has always been the driveway.

Manny explained that the notes on a survey state that the map was prepared for Thomas Ickovic, and based on the information that Thomas Ickovic provided, not based on research of town records. The survey also shows a field road. Vtrans information matches the location of the field road.

Annie also provided another survey that shows a road. Manny noted that on the survey, it is labeled a gravel drive.

Annie's testimony is that the access to Manny's house is where it always was. The only time the field road was used was when she had logging done. She feels that the subdivision plan shows the road. Manny contends that the survey shows just what Thomas Ickovic told the surveyor to draw.

Justin asked Annie what she is asking the Selectboard to do. Annie asked the Board to confirm that the access to her property is where it has been for the last 50 years. Justin stated that Manny has presented a very compelling case for the location of the trail and that has been confirmed by Vtrans and the Board has agreed. At this point it has become a private issue.

Bobbi explained that the Town Clerk has to record any survey that is presented, without review or confirmation, and the Board does not approve or even see surveys before they are recorded.

Annie stated that the subdivision map shows how the lots would be accessed. She is surprised that the Town would make a change without contacting her. Justin explained that no change was made; it was a clarification of the location of an existing trail. This is a different process from a change to the status.

She feels that the field road does not go all the way to the Cabot Town Line. She thinks it's ludicrous to think that the town highway is the field road. She feels that the Tucker Farm, 1000 feet off Brook Rd, would have had to be on a road.

Justin reiterated that the Board has made a decision and at this point it's a private matter.

Manny explained that the field road doesn't end, it does go onto his property, but it is not his driveway. He stated that if you walk out there, you can see where the old road goes. It matches the 1912 map.

Justin explained that the field road is on the survey that she provided and runs up the edge of the property to the Cabot Town Line.

Annie stated that her survey indicates the location of the road. Justin explained that the location has been called into question and there is much information to the contrary. He sympathizes with both parties but unless there is more information, we need to bring this to a close. Chris explained

that we are willing to meet again but we can't make a judgement based on what we have in front of us. Justin thanked both parties for being willing to discuss the issue reasonably.

Cemetery Fees: Justin moved to make changes to the cemetery fee schedule as recommended by the Sexton (\$1,400 for a summer green burial and \$1,800 for a winter green burial). Chris seconded – all in favor.

Conservation Commission: Justin moved to appoint Amanda to the remainder of Luke Boushee's term. Chris seconded – all in favor.

LEMP Training: The next training is set for September 23. The Board discussed what will be covered.

Old Schoolhouse Common: There was damage to the dugout. The Board agreed that Community Service would be the best solution.

There are many maintenance concerns. Luke Mulligan had agreed to be the maintenance person but we haven't heard from him. Justin will contact him to see if he is still interested.

The Board has a draft of the facilities plan.

Bobbi notified the Board that Forests & Parks believes that the preliminary map from the ballfield project is the record map for the recreation easement on the property.

The Board discussed the formation of an Old Schoolhouse Common building committee.

Schedule: The Board will change their meeting that is regularly scheduled for September 16.

Easements: The Town Attorney hasn't had time to do the easements. Bobbi and the bridge engineer can do the easements and have the attorney review them. The Board agreed to have them reviewed but to give the attorney a deadline or have them reviewed by someone else.

Buyouts: Justin moved to go forward with the environmental investigation at 52 Onion River Rd. The work will be paid for by the buyout grant. Chris seconded. All in favor.

Justin moved to let the state know that we are not concerned about the water line easement on 8103 US Route 2. Chris seconded – all in favor.

Expenses, Permits & Payroll: Selectboard members read and approved reports for General Expenses and Payroll.

The meeting adjourned at 6:44 p.m.

Respectfully submitted,
Bobbi Brimblecombe, Town Clerk

The foregoing is a true copy of the Minutes of the September 2, 2025 Selectboard Meeting.
A True Record. Attest, _____, Town Clerk
