

Middletown Springs Selectboard • Saturday, September 9, 2017
Special Meeting Approved Minutes

BOARD PRESENT: H. Childress, C. Fenton, P. Kenyon, T. Redfield

PUBLIC PRESENT: Michael Bowen, Aaron Hayes

CALLED TO ORDER: 9:00 a.m. at Town Office.

This special meeting had two primary components: a field examination of properties on Prospect Road, and a conversation with the Road Commissioner.

Prospect Road: The Board began at the Town Office by reviewing known information about the Bowen and Sheridan properties on Prospect Road. The documentation we referred to included:

- Middletown Springs property map 5
- a copy of a survey entitled “Subdivision of Lands of Lawrence E. White & Michael White, 50.28 Acres”, stamped by Waverley Byrd LaPrade (VT Land Surveyor 40), dated June 1, 1990. This survey has a card attached by then-Town Clerk Florence Coburn attesting that she filed it as a Town record on April 20, 1996.
- Aerial photographs of the site as recorded on Google Maps, dated 2017

After that orientation, the Board moved to the site. The Bowen property is that parcel labeled B on the 1990 survey, and TH33-028 in the Town property records; the Sheridan property is that parcel labeled C on the survey, and TH33-036 in the Town property records.

We identified the two property pins that denote the northerly (roadway) boundary of the Bowen lands. The Board members then walked uphill to the stone wall that marks the southern boundary of the Bowen and Sheridan properties. Following that wall, we came to a survey pin that marks the southeastern corner of the Bowen property. We then walked the Bowen/Sheridan property line, as estimated by a) blazed trails and b) periodic tree markings. We recognize that neither the trails nor the painted/taped trees represent legally binding boundary markers, but they were the best evidence available to us, and seemed to approximate the conditions suggested by the survey.

Based on our field examination, we found no evidence of Mr. Bowen’s claim of property encroachment by logging or by building construction.

<p>THE MEMBERS OF THE SELECT BOARD OF THE TOWN OF MIDDLETOWN SPRINGS ARE NOT LAND SURVEYORS. OUR EXAMINATION OF THE SITE AND OPINION OF ITS CONDITIONS ARE NOT LEGAL FINDINGS OR ADVICE.</p>

The Board then moved its meeting to the Town salt shed, for a discussion with Road Commissioner Reed. They reviewed the status of the salt shed, and also considered

options for relocating the storage box. They also reviewed the status of utility undergrounding, which could occur next spring.

H. Childress moved to amend the minutes of the August 9 meeting to accurately reflect the lease-purchase conditions of the Town's agreement for the new backhoe; P.Kenyon 2nd; [*all in favor, motion carried*].

ADJOURN: T. Redfield moved to adjourn; C. Fenton 2nd; [*all in favor, motion carried*]. Meeting adjourned at 11:15 am.

Respectfully submitted,
Herb Childress, Select Board Clerk