Minutes from Public Hearing held at the Town Office:

Thursday, **November 5, 2026, at 6:00 PM** to consider the following:

"Application #2026-27 by Carl Blaisdell (Owner) seeking subdivision approval for a 5-lot subdivision. The property is located at 456 North Hunt Mill Road, Parcel #05068025 and it is within Ryegate's Rural Land and Shoreland Districts."

In attendance:

P & Z Committee Members: Alice Allen, Wally Bragg, Fremont Nelson, John Munson, Nancy Perkins, Mary Dole, and Rick Colby

Public residents: Joel & Molly Perrigo, Mike & Peggy Hale, and Martha Spiro (via Zoom).

Civil Engineer: Matthew Otterman

Emails were provided by some public members:

joel.perrigo@vermont.gov

marthaspiro57@gmail.com

Meeting brought to order at 6:00 pm

Review of Carl Blaisdell subdivision application by M. Otterman. Owner/applicant Carl Blaisdell was not in attendance. A detailed review was provided that included engineering drawings for the subdivision work.

The meeting was opened to public comment.

Joel Perrigo spoke at length about his family's concerns. He provided the P& Z committee with a printed copy (4 pages) of the concerns and agreed to email a digital copy to the committee in the near future.

Some of the concerns he and other participants raised are:

The present condition of the access road (driveway), which Joel maintains, is of a poor quality and the increased traffic could cause real problems. Who is going to be responsible for the roads upgrade and upkeep with the new lots?

Emergency services and Utility vehicles will have difficulty accessing w/o upgrading.

Septic design in the 5-lot proposal encumbers adjacent property owner (Scott Blood).

How are the existing 'right of way' covenants going to be affected by the new lots? Will the new owners be allowed to use the roads that are actually on the land of current owners?

Presently, proposed lots 6,7 & 8 are only accessible by trail.

Lots 6,7 & 8 will have to get septic approval and this could require building 'raised' systems.

Lot 6 is of particular concern in that is very steep and rocky.

Does this subdivision fit in with the town plan, which states the town will endeavor to retain its rural character?

Joel's lawyer says that the right of way easements would have to be redone.

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After this discussion and participants had voiced concerns, the P & Z committee decided it would be useful to conduct a site visit. This has been scheduled for Wednesday, Nov. 11 at 2:30 pm. Committee members will meet at Mary Dole's home and then proceed to the Blaisdell property. It is intended that Matt Otterman, engineer for the project, will be in attendance.

It was decided that the Public Hearing would be continued until the night of the next P & Z Meeting of December 3. (A public notice should be warned for this for 6 pm)

Meeting was adjourned at 7:00 pm.

Respectfully submitted,
John Munson