Town of Johnson Selectboard
Meeting Municipal Building
Monday, November 16, 2026; 6:30 pm

6:30 p.m. Call to order and Standing Items

1. 6:30-6:35pm Consider Additions or Adjustments
2. 6:35pm Review Invoices and Orders
3. 6:35-6:40pm Public Comment and Public Announcements
4. 6:40-6:45pm Selectboard Updates and/or Concerns
5. 6:45-6:50pm Consent Agenda
   a. Consider Approving Minutes of November 4, 2026
   b. LVRT Appointments

6:50 p.m. Clerk and Treasurer's Report: warrants, licenses and any action items

7:00 p.m. Work Session

6. 7:00-7:10pm AI and .Gov website follow up| Discussion and Consider Vote
7. 7:10-7:30pm. CEDS Report for November | Discussion and Consider Vote
8. 7:30-7:40pm Julian Scott House Task Force Report | Discussion and Consider Vote
9. 7:40-7:50pm TSSM Signatures |Discussion and Consider Vote
10. 7:50-8:00pm Library Update | Discussion and Consider Vote
11. 8:00-8:10pm Lowe Lecture Hall / Old Town Hall | Discussion and Consider Vote
12. 8:10-8:20pm Johnson Jubilee | Discussion and Consider Vote
13. 8:20-8:30pm New Plow Truck Finance Options | Discussion and Consider Vote
14. 8:30-8:40pm Review Maintenance List | Discussion and Consider Vote
15. 8:40-9:00pm Begin Review of the 2027-28 Proposed Budget|Discussion
16. Old Business: Capital Budget and Plan, Joint Properties, Scribner Bridge Grants, Buyout Property Planning/Old Library location, Gravel Pit, Speed and Stop Sign Ordinance, Discussion on creating revenue for the Town,

Executive Session: Personnel Matter 1 V.S.A. § 313 (a) (3)

Interview Candidate for the Community and Economic Development Specialist position

Option to join by Zoom*: https://us02web.zoom.us/j/3446522544?pwd=VkNZZE5tMW5PaEhidVpnUjRxSkxGdz09
+1 646 558 8656 US (New York)

Meeting ID: 344 652 2544
Passcode: 15531

TOJ Administrator

From: d.molde@pshift.com
Sent: Tuesday, November 10, 2026 5:37 AM
To: Paul Warden; TOJ Administrator
Subject: FW: LVRT Regional Committee Representative Form
Attachments: FY2027 LVRT Committee designee form-blank.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Paul and John,
See the email below from LCP with regard Johnson's representation on the Lamoille Regional Committee for the LVRT. I was previously the primary representative and Kyle Nuse the alternate. Kyle has not been on Johson's town committee for the LVRT for several years. I would like to continue as the primary and would suggest Jan Gearhart as an alternate. Jan should be asked if she would be willing to serve. Mary Lou Kopas is the vice chair of the Town committee and has been very active, however the Regional committee meets during the weekday, which might conflict with her work as mid-wife. She should be asked if she is interested in an alternate position.
Doug

From: Lily Rapuano <Lily@lcpcvt.org>
Sent: Monday, November 9, 2026 2:27 PM
To: d.molde@pshift.com
Subject: LVRT Regional Committee Representative Form

Doug,

You were previously listed as the municipal designee to serve on the LVRT Regional Committee for Johnson. The designation has expired, and I was wondering if you would be interested in serving on the Committee again. If you are interested, I've attached the updated form to fill out and secure an updated designation.

Thank you,

Lily Rapuano
Assistant Planner
Lamoille County Planning Commission
52 Portland Street
Morrisville, VT 05661

Lamoille County Planning Commission
PO Box 1637
52 Portland Street, Second Floor
Morrisville, Vermont 05661
www.lcpcvt.org
(802) 888-4548 • e-mail: lcpc@lcpcvt.org • fax: (802) 888-6938

Lamoille County LVRT Regional Committee
FY 2027 Municipal Representative Designation

The Municipality of _____ is designating one (1) primary representative and up to two (2) alternates to participate in the Lamoille County LVRT Regional Committee. Each Municipality gets one (1) voting seat per meeting, which may be filled by a primary or alternate designee.

Please note: Representatives are NOT required to be a municipal staff or official. Municipal Designees may be anyone who lives in the municipality being represented. This Committee will usually meet at least 6 times per year on the third Tuesday of the month, from 10:30am-11:30am via video/phone conference and/or LCPC's office when in person meetings are appropriate.

Municipalities should designate a representative who is willing and able to regularly participate in Committee meetings, and frequently share information between their municipal officials, staff, and the Committee.
The following municipal appointments are valid for (check one)

___1 year ___2 years ___3 years.

Primary Representative: _____

Phone: _____

Email: _____

Alternate Representative #1: _____

Phone: _____

Email: _____

Alternate Representative #2: _____

Phone: _____

Email: _____

Selectboard Chair (or Manager/Administrator Signature): _____

Printed Name and Title: _____

Date: _____

Please return this form by email (victoria@lcpcvt.org) or by US Mail to Lamoille County Planning Commission, Attn: Victoria Hellwig, PO Box 1637, Morrisville, VT 05661 - - Direct questions to Victoria at 802-888-4548 or 802-851-6342

From: David Boera <dboera@tgvt.net>
Sent: Friday, November 6, 2026 7:40 AM
To: Lydia Beach Putvain <lputvain@townofjohnson.com>; TOJ Administrator <tojadministrator@townofjohnson.com>
Subject: RE: Reports

I connected with Dave Curtis this morning. It's my understanding, from him, that the .gov domain will not cost you anything. That would come from the state, or the government, free of charge once it's picked and registered. Dave says the expense you need to maintain, which won't be extra, because you're already paying for it, is the cost of your townofjohnson.com domain. You will want to leave that in place for, his recommendation, of 1 to 2 years or however long you wish to ensure that if people send you an email to your .com address it arrives in your .gov Inbox. That will happen if the .com domain is maintained and have your .com addresses as aliases to the .gov addresses once they are established. I hope this is helpful.

David Boera
Director of Cloud Services

Phone: (802) 862-1197 ext. 115
Email: dboera@tgvt.net

CEDS REPORT
November 16, 2026

NBRC- Industrial Park – The meeting with Luke Willey of Mumley Engineering was held shortly after last month's report. Of the twenty questions submitted to Luke, he is checking into the plan details to answer a few. Using his answers and assumptions for the items he is checking into, a bid form with the base bid and three alternate add-ons was drafted. The quantities or other details can be revised easily when Luke and I meet again.

Pat Ripley has looked more into the Rural Industry Development Program (RIDP) grant. He still is working on this. However, based on a meeting with John and me on November 4, Lamoille Economic Development Corporation (LEDC) might apply for this grant to help fund the industrial park infrastructure construction. The Town's obligation would be putting the project out to bid and providing information and documentation when requested. The RIDP grant does not require a monetary match from the Town. As of November 4, Pat Ripley is still researching details, and with the LEDC board, considering the requirements that would be placed on LEDC.

The NBRC annual financial report was submitted before October 30 and was acknowledged by NBRC.

Johnson Visioning Project – Project completed.

Building Communities Grant (Recreation)- Welcome Center – Project completed.

Recreation Economy for Rural Communities – The Steering Committee had Call #5 (virtual meeting) with EPA's consultant and several planning assistance team (PAT) members on October 30. On the consultant's suggestion, Call #6 scheduled for November 19 has been re-purposed; at that time the Steering Committee will meet to further edit the Action Plan considering the consultant's and PAT's feedback about earlier edits. Completion of the Plan is still on course for completion in January 2027.

LVRT Community Grant-Stone Steps at Welcome Center – The stone steps were constructed on Saturday, October 24. I was on site for the installation of six of the ten steps. The contractor was following specifications for the gravel base, compaction, block (step) overlap and leveling the steps. Installation of the black powder-coated metal railing is planned for Saturday, November 14.

The state supplied the paperwork for requesting reimbursement and closing the grant. It is very simple- a one-page letter with a copy of the contractor's invoice.

Vermont Community Foundation Grants

a) Playground ($25,000) – The current plan is to work with Isabelle to assemble bidding documents and seek bids over the winter. Installation would be requested in late spring/early summer.
b) Skatepark ($3,300) – No update.
c) Rail Trail Committee ($20,000) – The RTC has earmarked the remaining $2,600 to match the stone steps grant.
d) Legion Field ($30,000) – There is a balance of $2,176. Following prior discussion, two electrical contractors submitted quotes for installing an area light on the skating rink. One quote is $6,600 and the other is $7,250. One idea to accomplish this Legion Field improvement is getting help from the Town Public Works Department and from the Village. The Public Works crew would dig the trench and lay the conduit with draw rope. The village would supply and install the pole. This is just an idea; at this time I haven't approached John or Erik with this idea and requests. Would you approve spending more than the grant balance ($2,176), if the Town and Village crews provide help and if the contractor would work with the crews?
e) Library ($20,000) – Trustee's responsibility.
f) Visioning Funding Gap ($1,500) – Project concluded.

Grant Programs

a) VOREC – I'm meeting with Morna Flaum (Discover Johnson) on November 12 to work on the VOREC grant pre-application.
b) Others – Recently information about two other recreation related grant program has come to my inbox. Both programs are federally funded. Both have a November 20 pre-application deadline, so applying this year seems unrealistic. For planning and future reference, the programs are:
   Land and Water Conservation Fund (LWCF) – Towns are eligible to apply. The grant range is $25,000 - $1,000,000. Grantee's match is 50%. The focus of the program is on creating parks and open spaces, enhancing recreation areas and facilities, and protecting wilderness areas and forests. The grantee must dedicate the park or area for outdoor recreation use in perpetuity. Eligible projects are: 1) land acquisition; 2) development of new outdoor recreation facilities; 3) renovation of existing facilities for outdoor recreation. The application process includes a pre-application and a full application due about two months after the pre-app. Awards are announced about six weeks after the full application is due. Because this is a federal grant, the compliance review, grant agreement work and project submission to the National Park Service could take twelve months from notice of award. The current program guidelines allow 3 ½ years from time of award to complete the project. Possible subjects for this program are: 1) buying the Village's one-half interest in the talc mill

forest; 2) developing a white-water park; 3) creating a handicap accessible river fishing location.

Recreational Trails Program (RTP) – Towns and non-profits are eligible applicants. The grant range is $7,500 - $50,000. Grantee's match is 20%. This is a federally funded program administered by the VT Department of Forests, Parks and Recreation. The purpose of the program is to assist in developing and maintaining public trails for motorized and non-motorized travel. Eligible projects include developing and rehabilitating amenities, facilities and parking areas, and land acquisition with trails or recreation trail corridors. Examples of funded improvements or work include signage, kiosks, composting toilets, recycling receptacles and trail structures along the trail directly associated with the trail. The application process includes a pre-application and a full application due about two months after the pre-app. Federal rules and requirements apply even though FPR administers the program. For this round the project completion deadline is December 31, 2028. Projects must help achieve the goals, objectives and priorities in the VT Statewide Comprehensive Outdoor Recreation Plan (SCORP). Possible uses are establishing the LVRT pause space at Tatro's building (corner of Railroad Street and LVRT); improving the parking area at Lendway Lane and the entrance to the LVRT and Old Mill Park; and rehabbing the Mill House to create a hostel space in the house (not to use the entire house).

Information about the Vermont Natural Resource Council's (VNRC) Small Grants for Smart Growth also came in. The program could fund recreation related activities or general planning and community development type activities. Towns and non-profits are eligible to apply. Grants are $500 - $2,500. Applications are accepted anytime. Eligible activities are: 1) reclaiming downtown floodplains for community green space or ecological restoration and 2) hiring a designer to help improve walking and biking amenities. Ineligible projects or expenses are capital improvements such as signs, way-finding, construction, bike racks and equipment. This program has funded a pedestrian safety study and improvements, and planning to build trails. It will pay for community workshop or meeting expenses.

Miscellaneous – The Northern Forest Center's Boosting Rural Downtown Development webinar on October 22 had a guest panel consisting of a local or regional economic development agency leader from Maine, New Hampshire and Vermont. Thinking of Johnson, following is a summary of the main takeaways:

- Embrace what you have. For example, Skowhegan, Maine's strategic plan embraces the river and the opportunities it offers.

- Get businesses to meet and talk; it could lead to spontaneous, informal collaboration. Maybe your CEDS could initiate this action with help of some money from the VNRC Small Grants for Smart Growth program.
- Utilize events to bring people to town.
- Explore business pop-ups where one business hosts another business temporarily during an event or season; or use vacant store fronts for short durations such as for a season or for an event.
- Town should help and have a believe in saying yes. Be positive, helpful and supportive in actions and spirit.

Of interest, it was noted that preserving and activating historic structures and buildings can help in thriving downtowns.

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Final Report of Julian Scott Task Force Committee

Committee members: Duncan Hastings, Chair, Douglas Molde, Vice Chair, Michael Mahnke, Secretary, Maryjean Smith, Representative Daniel Noyes, Michael Dunham and Ad hoc and contributing member John Sutherland, Town Administrator. While not a formal member of the Task Force, Jennifer Theoret of Alburgh was a participant and frequent contributor to the process

The Task Force and the Process:

The Julian Scott Task Force was established by Resolution of the Johnson Selectboard on June 15th, 2026. The task force met 7 times beginning on July 24th, with last meeting on November 10th, 2026. The meetings of the task force were open to the public and available on zoom.

The Task Force met with noted Civil War historian and author Howard Coffin, Philip Robertson of Northern Vermont University, Johnson Campus, and Stephanie Smith, Deputy Director of Vermont Emergency Management. Representative Richard Bailey was a frequent member of the public in attendance.

In establishing the Julian Scott Task Force the select board assigned the following specific tasks and duties:

- Conduct research into the building's condition, history, and potential uses.
- Investigate the FEMA process which led to the Julian Scott House being approved for the standard homeowner buyout program. If warranted, based on said investigation, recommend that the Selectboard request that FEMA and the State take appropriate corrective action.
- Identify any and all funding sources, including but not limited to grants, tax credits, donations, state or federal funds, and partnerships.
- Evaluate the feasibility, costs, and benefits of all viable alternatives.
- Engage the public and solicit community input.
- Provide regular interim updates to the Selectboard.

Deliver a written report with recommendations no later than 16 Nov 2026

Report Summary, Findings and Recommendations:

The Task Force finds the house worthy of preservation and that Julian Scott was a significant local, state, and national historical figure deserving of recognition. We believe this building and this property is well suited to recognizing his historic importance.

The Task Force finds that a significant error was made in the review and concurrence process, leading to the approval of the buyout application, with the associated requirement to demolish the building and the imposition of deed restrictions;

Further, this error should be corrected, possibly by reimbursement of FEMA costs (resulting in "unwinding" of the buyout approval and release from deed restrictions) or by removing the deed restrictions from the property;

Further, costs associated with correcting this mistake (including the removal of deed restrictions) should not be the responsibility of the Town of Johnson, but rather should be borne by the state and federal governments.

The Task Force finds that a critical first step is to prevent the demolition of the structure and release the property from the deed restrictions.

The Task Force recommends that the Selectboard immediately request an extension of time from VEM and FEMA to explore options to prevent the demolition of the structure.

The Task Force recommends the Selectboard reach out to the state and federal elected officials to seek their assistance with correcting this mistake, thereby enabling the preservation of a valuable historic resource for the town, state and nation.

Critical to completing the tasks set out by the selectboard is answering the fundamental question of how to release the town from the deed restrictions on the property without being responsible for reimbursement of FEMA's costs to date.

While the Task Force accomplished many of the tasks and duties assigned, by necessity, some of the tasks were not completed and remain to be done, should the select board decide to pursue it.

As to the **first task,** several reports have been generated which address this task and are attached as appendices to this report.

As to the **second task,** we attempted to determine how/why this property was accepted into the FEMA buyout process. At times this was a frustrating process.

According to Stephanie Smith, Deputy Director of Vermont Emergency Management there is only one option available to the town to prevent demolition of the building, namely, to reimburse FEMA/VEM expenses estimated at approximately $434,000 and remove it from the buyout approval process.

Ms. Smith stated that it would be the town's responsibility to have the deed restrictions removed, yet she could suggest no concrete process for how to do that. The other option available to the town would be to comply with the terms of the deed restrictions on the property, demolish the building and abide by the perpetual open space deed restrictions and reporting requirements.

As part of fulfilling the second task, the Task Force made a public records request to the Vermont Division of Historic Preservation regarding its role in the application process. Our analysis of the information provided by VDHP is included in Appendix 8.

As to the **third task,** there were simply too many variables to allow time to be spent on this task. Does the building remain on site and is elevated? Does the building get moved to another site? What is the ultimate use of the building? Who would potential partners be? Who would own it? Without a building, these questions seem moot. If the building can be saved, addressing these questions, limiting the number of alternatives and securing funding seems more doable.

As to the **fourth task,** as stated above all meetings were open to the public and were on zoom, we invited people to our meetings to make presentations, prepared a brochure and pledge form for the preservation of the house and coordinated with the Johnson Historical Society to sponsor a presentation on Julian Scott.

As to the **fifth task,** we provided the selectboard with an interim report on September 18th 2026, outlining our progress to date.

The **sixth task** is this report. Approved 11/10/2026

Respectfully submitted: The Julian Scott House Task Force, November 16th, 2026

Appendix 1: Historical Value Report of Travis Smith

Appendix 2: Julian Scott House History of Duncan Hastings

Appendix 3: Current Condition Assessment of Duncan Hastings

Appendix 4: Possible Uses and Alternatives for Julian Scott House

Appendix 5: LCPC Maps: locations and limitations of alternate locations

Appendix 6: Brochure and Pledge Form

Appendix 7: FPF posting Who was Julian Scott and Why Should I Care

Appendix 8: Report and Analysis of Task Force of Public Records Request made to VDHP

Appendix 1:

Historical Value Report

Travis Smith

Julian Scott Homestead





Introduction

The Julian Scott Homestead is a building of considerable historic interest, retaining an optimistic proportion of its original fabric despite subsequent alterations and adaptations. This report presents observations from a site inspection, identifying surviving historic features and assessing their contribution to the building's overall heritage significance. The assessment follows the principles outlined in Historic England's *Conservation Principles, Policies and Guidance* (2008), which provides a framework for understanding significance through four interconnected heritage values: evidential, historical, aesthetic, and communal.

Definitions

Evidential Value

Evidential value relates to the physical remains of a building and the information they provide about its past. Historic fabric, construction methods, materials, tool marks, and alterations can reveal how a building was constructed, used, and adapted over time. Features such as original timbers, saw marks, and surviving finishes provide direct evidence of past technologies, craftsmanship, and local building traditions.

Historical Value

Historical value relates to the connections a building has with people, events, and aspects of the past. This may include associations with important individuals, changes in use, or the role a building has played within a community over time. Features that retain a direct link to historic occupants or significant periods in a building's development can provide a tangible connection between the present and the past.

Aesthetic Value

Aesthetic value relates to the ways in which a building is experienced visually and physically. This includes its architectural design, craftsmanship, materials, proportions, and the character created through the combination of historic elements. The quality and appearance of surviving features can contribute to the building's sense of place, authenticity, and architectural significance.

Communal Value

Communal value relates to the meaning and importance a building holds for people and communities. This may include social, cultural, spiritual, or collective connections that have developed through a building's history and continued use. Buildings associated with notable individuals, local traditions, or community identity can hold significance beyond their physical fabric by representing shared memories and values.

Each identified feature is considered in relation to these values, examining not only its physical characteristics and condition but also the information it provides about the building's construction, development, use, and cultural importance. The assessment also considers the wider role of the Julian Scott Homestead within the identity of Johnson, Vermont. As the former residence of Julian Scott, a significant nineteenth-century American artist, the building represents an important connection between the town's architectural heritage and its artistic history. Alongside institutions such as the Vermont Studio Center, which has established Johnson as a place associated with contemporary arts, the homestead contributes to the community's ongoing cultural narrative by preserving a tangible link to the artists who have shaped the town's identity.

This approach seeks to establish an understanding of the building's significance, recognising both its physical historic fabric and its broader social and cultural associations. The findings will inform appropriate conservation priorities that support the retention, interpretation, and careful management of the homestead as a valued heritage asset for future generations.



The surviving door mouldings possess **evidential value** through their ability to demonstrate historic carpentry techniques, construction methods, and phases of alteration within the homestead. They also contribute **aesthetic value** by representing the craftsmanship and architectural detailing of the building's original entrance, which is an important element in understanding its historic character. If confirmed as original fabric, the mouldings would also hold **historical value** through their association with the early occupation and development of the Julian Scott Homestead. As a prominent feature of the building's principal entrance, their preservation would support the retention and interpretation of the building's architectural identity and contribute to its wider significance within the community.



One exciting detail is the original siding hidden beneath a layer of modern siding. The extent of survival is unknown, and a large portion on the north side of the building was lost due to the latest renovation.
The surviving original siding possesses considerable evidential value through its potential to retain original tool marks, paint finishes and timber characteristics. If confirmed as locally milled timber, it would also contribute to the historical value of the building by demonstrating use of locally produced materials within Johnson during the early nineteenth century. Preservation in situ should therefore be regarded as a conservation priority.



The original subflooring observed within the basement provides important evidence of early nineteenth-century timber conversion practices. The surviving saw marks are characteristic of the water-powered "up-and-down" sawmills that were abundant in the town during the period of construction, preserving direct evidence of local sawmilling technology and methods of timber processing. Although this fabric would likely remain concealed following conservation works due to its location, its retention is important as it contains valuable information regarding the methods of timber conversion employed during the building's construction. As largely undisturbed concealed fabric, the subfloor possesses high **evidential value**, providing archaeological evidence that contributes to an understanding of the building's material history and local industrial practices.



The original flooring layer located between the subfloor and the current floor covering represents a potentially significant surviving element of the homestead's historic fabric. Its condition cannot be fully assessed until the modern flooring material is removed; however, if intact, it would likely represent the surface used during the early occupation of the building and potentially the floor with which Julian Scott himself would have had direct contact. The survival of these floorboards would therefore provide a tangible connection to the building's historic occupants and contribute substantially to the authenticity of the interior. As a result, the original flooring would possess considerable **historical value**, with its preservation enhancing the understanding of the homestead's domestic history and strengthening the significance of future conservation efforts.



The surviving sheathing appears to consist of original horizontal barnboard, with the characteristic up-and-down saw marks providing evidence of early nineteenth-century water-powered sawmilling practices. The use of horizontal boarding reflects regional construction trends during the 1830s and 1840s, a period when builders in northern Vermont were transitioning away from vertical-plank construction towards timber-framed buildings with sawn board sheathing. A small section of the barnboard was carefully exposed by removing a limited area of spray foam insulation, allowing the historic fabric to be examined without causing damage. Although exposing the full extent of the original sheathing would be a laborious process, it remains a feasible conservation objective that could reveal further information about the building's original construction.

The removal of the original interior plaster and lath has resulted in the loss of an important layer of historic fabric; however, surviving evidence remains visible through nail holes and plaster remnants on the timber frame and studs. Further analysis of these marks may provide insight into the original lathing method employed, such as the use of accordion lath or individual wooden slats. The surviving horizontal barnboarding therefore possesses significant **evidential value**, providing direct evidence of regional building practices and the evolution of timber construction methods in northern Vermont during the early nineteenth century. Its survival contributes to an understanding of the homestead's original construction

sequence and the wider development of local building traditions.



Ground-floor joist containing hewing marks. These timbers are in excellent condition, however immediate intervention is required (see next image).



Surface moisture is collecting on the timbers and surfaces of the ceiling in the basement. This will certainly attract fungi, which will break down the heartwood and allow insect infestation if not remedied ASAP. There is no air circulation or movement due to the spray in foam. Even the windows were covered in spray-foam! This is a disaster for a timber-framed building.



This image depicts the condensation built up on the metal fixture in the basement. The spray foam is trapping the moisture in the basement. This structure is a perfect example of what can go wrong when buildings are not insulated properly, leading to moisture problems.



A close-up image depicting conversion marks on the subfloor.

The survival of this structure through major flood events, including the 1927 flood, the 1995 flood, and more recent flooding in Johnson, demonstrates the resilience of its historic construction and the effectiveness of traditional timber-building practices. The floor system, despite repeated exposure to flooding, has remained substantially intact due to the ability of the timber frame to dry naturally through established patterns of ventilation and air movement. Conversely, recent alterations—particularly the application of spray-foam insulation—have introduced a significant threat to the building's heritage fabric by altering its historic environmental performance. The restriction of airflow and entrapment of moisture within the timber structure has accelerated deterioration processes, creating conditions more harmful than those caused by previous flood events. Without appropriate intervention, this loss of breathability risks the progressive decay and eventual loss of significant historic fabric, diminishing the building's evidential and historical values.

Appendix 2:

Julian Scott House History

Duncan Hastings

Julian Scott House and History

The Historic Sites and Structures Survey form, prepared by the Vt Division of Historic Preservation lists the property on the Vermont State Register (3/24/92). It identifies the house as the "Shattuck/Patch house and states it was built circa 1840. Walter and Karlene Shattuck owned the property at the time the survey was done, hence the reference to Shattuck. The Shattuck's bought the property in 1947.

The above referenced "survey form" was prepared for the Vermont Division of Historic Preservation by John C. Page in March of 1981. He incorrectly identifies it as having been built by Vernon Patch. Deed research indicates Polina (Paulina?) Leach conveyed the property to Vernon A. Patch on 7/14/1896, well after construction of the house. A handwritten note on the survey form states that "*Julian Scott, renowned Civil War artist was born in this house in 1846*".

A book, entitled "Julian Scott, Artist of the Civil War and Native America; with 97 Illustrations" written by Robert J. Titterton contains a copy of a pencil sketch of the house, drawn by Julian Scott himself. The inscription reads, *"Scott family homestead. House in which I was born in Johnson, Vermont, February 14, 1846," pencil on paper, 8x101/2 inches, n.d., Collection of Phyllis Scott Johnson, Fresno, California. House built by Charles Scott in Johnson, Vermont, soon after his marriage to Lucy Kellum. Julian, the fourth of their eight children, was born in this wood-framed cape at midnight between February 14 and 15, 1846.* There is little doubt that the main part of the house in the sketch (see below) is the same as what exists today.

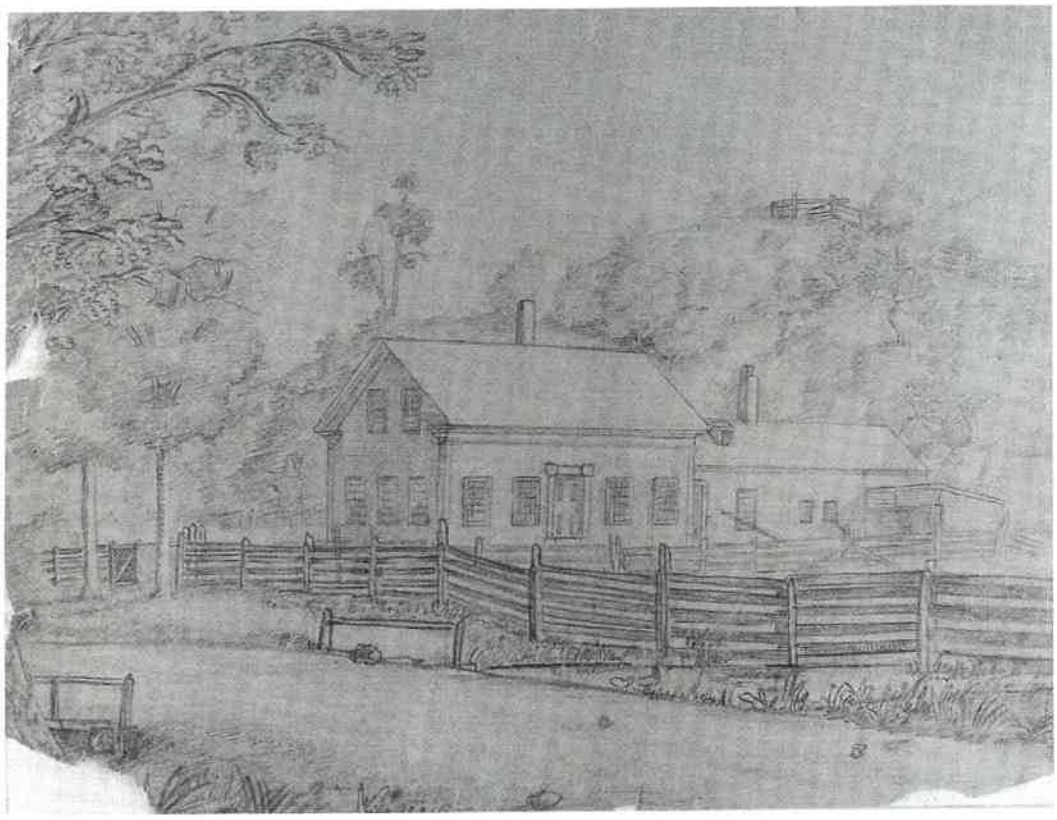
The statement by Julian Scott, as well as deed research, contradicts the information on the above referenced survey sheet that the house was built by Vernon Patch. According to the Find a Family site, Charles Walter Scott and Lucy Sophia Kellum were married on 7/14/1840, so the date of construction of the house is likely correct at circa 1840.

Robert Titterton interviewed Walton and Karlene Shattuck in 1988. He believes that all the Scott children were born in the house. The Shattuck's stated that when they bought the house it was divided up into numerous small rooms. They also said the "ell" shown in a sketch by Julian Scott was destroyed by the 1927 flood.

The Shattuck's predecessor built the current addition and added the dormer off the back side of the house. He also built a barn-like structure towards the back of the property and kept a horse and cow in it. Mr. Shattuck said there were bricks in the wall and during the 27 flood the walls filled up with silt between the bricks and the lathe and plaster. Other changes were the addition of fill from the Grand Union construction site and tiling of the small stream which crosses the property and goes under Rte. 15

The property was transferred to the (3) Shattuck children in 1988. Victor Shattuck acquired sole ownership and sold to Dorothy Malone Rising and Charles Rising in 2000 and they owned it until 2017. It served as a Health Clinic operated by Dorothy Malone Rising much of that time. TD Bank foreclosed on the property in 2017, and it was subsequently sold to 384 Lower Main West LLC, in 2019. In 2023 it flooded and the property owner applied for a FEMA buyout post flood. The property was accepted for the FEMA buyout program and transferred to the Town of Johnson in January of 2026.

Charles Scott's occupation is listed in the 1850 and 1860 census as a goldsmith/jeweler (though Wikipedia and other sources say he was a clockmaker). In later census records, his son Lucian was listed as both a jeweler and a watchmaker. The pencil sketch by Julian Scott shows an ell off the main house which had its own chimney and may have been a workshop for Charles's jewelry (maybe watchmaker/clockmaker) business.



Scott Family Homestead, "House in which I was born in Johnson, Vermont, February 14, 1846," pencil on paper, 8×10½ inches, n.d., Collection of Phyllis Scott Johnson, Fresno, California. House built by Charles Scott in Johnson, Vermont, soon after his marriage to Lucy Kellum. Julian, the fourth of their eight children, was born in this wood-framed cape at midnight between February 14 and 15, 1846.



The same 1850 census list Charles Walter's parents Jonathan and Sophia (and brother Hiram, his wife and two children) as adjacent to Charles and Lucy's home, but by 1860 both parents were dead and Hiram and family had moved to Morrisville. The 1850 Johnson census lists Hiram's occupation as clockmaker, perhaps leading to confusion.

Deed research failed to turn up records of the original purchase of the lot by Charles Walter Scott. While it would be nice to find a corroborating document/deed not all land transactions were recorded in the Town's Land Records especially as early as 1840.

Deed research proved challenging in the 1860's timeframe. There are some disconnects. The property changed hands many times. C.A. Riddle and C.M. Knight held a mortgage on the property. They foreclosed on Charles Walter and Susan (Pollard) Scott in 1862, but I suspect the Scott's continued to live there. On May 6th, 1864, Riddle and Knight conveyed the property (by Quit Claim Deed) to son Lucian Scott. Lucian leased the property back to his parents Charles and Susan on the same day.

Lucian first enlisted on April 18,1861 in Albany, NY. He enlisted in the 4th US Artillery, Battery F. Wikipedia says he fought and was wounded at the Battle of Balls Bluff, (1861), which might not be accurate. He was discharged on April 18,1864 in Nashville, TN. He could certainly have been back in Johnson by May 6th,1864 to buy back the family homestead.

Lucian then enlisted a second time in Co. F of the 1st Vt Cavalry, on September 9th1864, was captured November 22, 1864, and almost died of starvation at the notorious Libby Prison in Virginia. There were significant "incentives" being offered to soldiers to re-enlist, some as high as $1000.00 (over $20k in today's money). Interestingly, he was probably engaged in the Battle of Cedar Creek on October 19,1864.

On October 3rd, 1866, Charles Walter and Susan Scott issued a deed to Lucian (for the property Riddle and Knight conveyed by Quit Claim Deed to Lucian). On the same day Lucian issued mortgage deed to Samuel Merriam for the same property.

It is very likely that Charles and Susan moved West to Berlin Township, Bureau County, Illinois at that time, so the house passed out Scott family ownership after approximately 25 years. He and Susan are listed in the 1870 census in that place.

Charles Find a Grave Biography says he moved for his health. Like many Vermonters after the war, they moved West. Charles died in 1872 in Illinois. Susan was 18 years younger than Charles. At some point she came back to Johnson as there is a death certificate for her, dated November 14, 1900.

Lucian Scott was again discharged on 6/21/1865 (Lee surrendered his army on 4/9/1865). He must have come back to Johnson soon after as he is listed in the 1870 and 1880 census records and was married to a Sarah Burt. There is a Johnson birth record for a daughter, Alice Scott, dated 1867. There were three children born to them between 1867 and 1873. Lucian and Sarah were divorced in 1877.

An 1878 Beers Atlas map lists a L. Scott residing at the house on the east bank of the Gihon River and the north side of Rte.15 in Johnson Village (now owned by Barbara Burmeister and former law office of Douglas Molde). Lucian died in 1894.

Julian Scott was the fourth of eight children born to Charles W. and Lucy K Scott. In the 1860 census for Johnson seven of the eight children were living at the Scott house. Alice had already died. In order of birth, they were: Alvesta Cleora (1841-1916), Lucian (1842-1894), Alice (1844-

1846), Julian (1846-1901), Julia Augusta (1847-1904), Charles Winfield (1849-1901) Henry Percy (1852-1912) and George Gordon Scott (1855-1863).

Lucy Kellum Scott died as a result of giving birth to George Gordon in 1855. Charles Walter married Susan Pollard after the death of Lucy, in 1860.

Charles Winfield enlisted in the Union Army at the age of 13 and became a bugler, so three Scott siblings were in the Union Army. They all died in their 50's. It is probable that their service injuries contributed to early deaths.

Lucy K., Alice, Lucian, George G. Scott and Charles Walter's parents Jonathan (d. 1851) and Sophia Scott (d 1855) are all buried in the Whiting-Hill Cemetery in Johnson. Charles Winfield Scott is buried in Lamoille View Cemetery in Johnson.

In 1998 the Vermont Division for Historic Preservation erected a roadside marker at the Julian Scott birthplace located at 384 Lower Main St W. The inscription reads as follows:
Julian Scott, Vermont's most renowned Civil War artist, was born in this Johnson house in 1846. At the start of the Civil War, when only 15, he enlisted as a fifer in the Third Vermont Regiment. Scott was awarded a Medal of Honor -- for rescuing wounded under enemy fire at the Battle of Lee's Mills, Virginia. He later studied art under Emanuel Leutze at the National Academy of Design in New York and in 1870 was elected an associate member of the Academy. "The Battle of Cedar Creek," his monumental 1874 painting, was commissioned as a Civil War memorial for the Vermont State House. Scott's Civil War and Native American paintings are acclaimed for their authenticity, detail, and democratic viewpoint. He died in Plainfield, New Jersey, in 1901.

Julian Scott was a very significant historical and cultural figure, locally, statewide and nationally. He was the first Vermont recipient of a Congressional Medal of Honor for Bravery in the Field. He was a very significant artist who, using his own experiences and those of his brothers, captured the suffering, struggles and heroism of the common soldier during the Civil War. Later he was hired to paint Native Americans as part of the 1890 census. Many of these paintings are absolutely stunning and represent another significant artistic achievement, capturing a Native American culture in transition. He was made an honorary member of the Navajo Nation.

His work hangs in the Vermont Statehouse (there are four Scott paintings on display including the massive "Battle of Cedar Creek"), the Vermont Historical Society, and the Julian Scott Gallery at the campus of the Vermont State University, Johnson. His work has been displayed in numerous national museums including the Smithsonian, the Metropolitan Museum of Art, Drake House Museum, Bennington Museum, University of Pennsylvania Museum of Art, Crystal Bridges Museum of Art, Harvard's Peabody Museum, Indianapolis Museum of Art, and the Zaplin Lampert Gallery.

Scott was featured in a production of "This Place in History" in 2019. In that video, the Director of the Vermont Historical Society, Steve Perkins, described Scott as one of Vermont's most famous artists. Notably, Mr. Perkins discovered a Scott sketch in an "autograph book" donated to the VHS which was signed and dated (1874) by Scott, so it is assumed he must have been in the state at that time

Civil War historian and author, Howard Coffin was part of an effort to acquire a Scott painting. The painting, titled "The 4th Vermont Forming Under Fire" or the "Vermont Brigade at Chancellorsville" was discovered by Champlain Valley Union High School history teacher and author Tyler Alexander. It was purchased by Vermont Country Store owner and art collector, Lyman Orton, who has generously loaned the painting to the state. It is now one of four Scott paintings on display in the Cedar Creek room in the statehouse. It is a remarkable work of art. Coffin discusses the painting in an interview, which can be seen on Facebook. When initially

contacted about the pending demolition of the structure, Mr. Coffin was horrified and strongly believes it should not be demolished.

The following is largely from a Wikipedia page on Julian Scott:

Julian Scott was the fourth child, of eight, born to Charles Scott, a clockmaker (census records refer to him as a jeweler and goldsmith), and his wife Lucy Kellum. Lucy Scott died in childbirth and Charles Scott remarried, in 1860, to Susan Pollard.

During the American Civil War, Julian's elder brother, Lucian, served with the 4th Regiment of the U.S. Artillery, was wounded at the Battle of Ball's Bluff, and was later taken prisoner in December 1864 and almost died at Libby Prison of starvation. Julian's younger brother, Charlie, enlisted at age 13 and became a bugler. After the war, Charlie moved to Missouri, then to Boston, where he became a physician. Charles and his wife Anna Mary Hobart moved back to Johnson, and he died here on May 13th1901. He is buried in Lamoille View Cemetery. His brother, Percy, became an attorney in Illinois.

Scott married and had one daughter but, later, he and his wife separated.

Biography

Scott received his early education at the Lamoille Academy, known today as Northern Vermont University, Johnson Campus *where the main gallery is named in his memory. Scott continued his studies, graduating from the National Academy of Design in New York and subsequently studied under Emmanuel Leutze until 1868. During the Civil War, Scott enlisted in the 3rd Vermont Infantry on June 1, 1861, at the age of 15 as a fifer and, in February 1865, received the Medal of Honor for rescuing wounded soldiers while under enemy fire during the Battle at Lee's Mills, Virginia.*

When the war was over, he traveled to Paris and Stuttgart to continue his education. Scott's 1872 masterwork, the Battle of Cedar Creek, is located at the Vermont State House. The painting illustrates the contributions of his home state of Vermont in the American Civil War and is significant for its absence of glorification of war and instead shows the suffering and human sacrifice associated with war. Scott traveled west as part of a census party, painting Native Americans in New Mexico, Arizona, and Oklahoma. Many of his works from this expedition now hang in the University of Pennsylvania Museum of Art.

In recent years his painting "Going Home" has received scholarly attention, especially by Brian Jordan, and is reproduced in one of his recent books. This painting features a black civilian, presumably an ex-slave, leading the procession of Union soldiers in a presumably northern direction. This depicts the kinship felt by many Union soldiers after the war with newly freed slaves as they viewed their enlistments as a form of slavery and now they and the former bondsmen were both free.

In conclusion, Julian Scott is a remarkable, significant and important state and national historical and cultural figure with deep Vermont connections. He and his family had ties to Johnson and it is notable that he and two brothers served in the Union Army during the Civil War. His contributions have been recognized often by numerous state, national and private sources. His military experience and his artistic talent combine to provide a unique record of a slice of American history.

The site of his birth and childhood provides a direct and important connection to his legacy and represents a significant piece of our shared state and national history which should not be

Appendix 3:

Current Condition Assessment

Duncan Hastings

Julian Scott Building Inspection Report

8/13/26 Duncan Hastings with 8/20/26 updates

Notes from House inspection:

I transferred a flood high water (2023) line from the Municipal building to the Julian Scott House. I borrowed the Highway Dept lazer level to transfer this line. The high water was just under the window ledges (3") on the East side of the house. That translates to app 16" to18" of water on the first floor. If the building were to remain on site, one can assume elevating approximately 3 feet would be necessary to prevent water from inundating the first floor, *using the 2023 flood levels as a base line*.

Exterior siding: The main part of the house and two sides of the ell has blue aluminum siding. It appears the original clapboards are beneath the aluminum siding (intact in at least one location where the siding was pulled back. More investigation would be needed) The building (except new windows and doors) appears to be original trim and is painted white.

Roof: The roof is sheet steel roofing and appears to be in good condition. It is not known what is beneath the sheet steel. There is no visible sag in the roofline or eaves.

Windows and Doors: Both are of modern vintage. Windows are double glazed and I assume the doors are insulated. (*update*) *The larger windows are 32" x 60" and are standard double hung, double glazed plastic "replacements" windows in good condition. Most of the other windows are "awning style casement" crank out windows and are double glazed. One of the upstairs bedroom windows is a "picture window" style with small double hung windows on each side. Also double glazed. Overall condition of exterior windows is good and none are in need of replacing (with the exception of the basement windows).*

The basement windows had been sealed with a combination of sprayed foam (on the inside) and plywood covers (with insulation between) on the outside. I have made new screen windows and installed them to allow for air circulation in the basement, which was very moist. The casings of all four basement windows are rotted and in need of replacement. Basement air circulation is much improved after installation of screens and is drying out nicely.

Exterior doors are all relatively new plastic insulated doors and where there is glass they are double glazed. Someone broke into the building by forcing the back door and broke the door jams.

Interior features: Some of the floors on the first floor are narrow strip maple. Some of the flooring is composite "click panel" flooring. It is not known what is beneath any of the flooring. Second floor is primarily composite flooring. It is not known what is beneath this flooring either.

Interior walls appear to be sheet rock. Insulation is sprayed foam. Walton Shattuck (a previous owner) reported the walls had been lined with brick. One assumes that was all

removed when it was foam insulated. Most of the first floor has wainscot panels to approximately 30".

All fixtures and appliances (except toilets) have been removed. Electrical switch plates have been removed. *(update) Everything has been removed! No kitchen counters, sinks, stoves, dishwashers wall cabinets, refrigerators, hot water heaters, etc. Toilets and (damaged) built in showers remain in the bathrooms but no sink/vanity. There were propane gas heaters located in the main open spaces upstairs and down, which have been removed. There were baseboard electric heaters in the bedrooms which (with one exception) have been removed.*

There are washing machine dryer hookups, but no appliances.

All interior doors have been removed.

Foundation and Basement: The basement floor is concrete. The foundation walls under the "main" portion of the building is a combination of dry laid stone (to approximately ground level) and poured concrete wall on top of the stone foundation (probably following the 1927 flood). The laid stone foundation appears to be in good condition with no sign of bowing walls or cave ins. I could not see any obvious cracks in the concrete "cap". The concrete cap is approximately 16" to 18" high (I did not measure).

The foundation under the "ell" is poured concrete and is a full foundation. Walton Shattuck stated that the original ell was destroyed in the 1927 flood and rebuilt by the then owner. Seems likely that the house was raised and the new foundation (and the caps on the stone foundation) were poured at that time. The concrete shows evidence of "board" forms rather than plywood forms so the 1927 timeframe makes sense.

(Update) There is a "sump in the floor where there ahd been a sump pump. The suimp pump has been removed. Water from the sump pump was pumped out through a PVC line through one of the basement window.

Flooring system: *(Update) I have inspected the first floor, system more carefully, given the amount of moisture in the basement. There is a transverse center beam (app. 8"x8") in the middle of the building (running widthwise). There are two sets of floor joists (2"x8") app. 13' long that run the length of the building either side of the center beam to the sills. A 13' span for a floor joist which is a 2x8 is quite long, as is a 20' span for a center beam. I am sure there must have been wooden posts to help support these spans at one time. There now approximately 12 metal "lolly columns: in place supporting the floor system.*

I checked a lot of the floor joists for rot by probing them with a knife. The vast majority of the floor joists I probed were sound with the blade of the knife penetrating less than ¼". The center beam does show signs of rot and has been reinforced and repaired. It should be looked at by a competent contractor. There are a couple sections of flooring that were removed and one where new floor joists were installed. These appear to be related more to changes in floor plan layout than rot, but it is impossible to know for sure.

Heating system: There is an old oil furnace in the basement which clearly has not been used in recent past *(update) The furnace was a boiler for baseboard hot water. There is no evidence of hot water baseboard units on either floor. As mentioned above, there is evidence that propane gas space heaters were used as a heat source, as well as baseboard electric units in the bedrooms.*

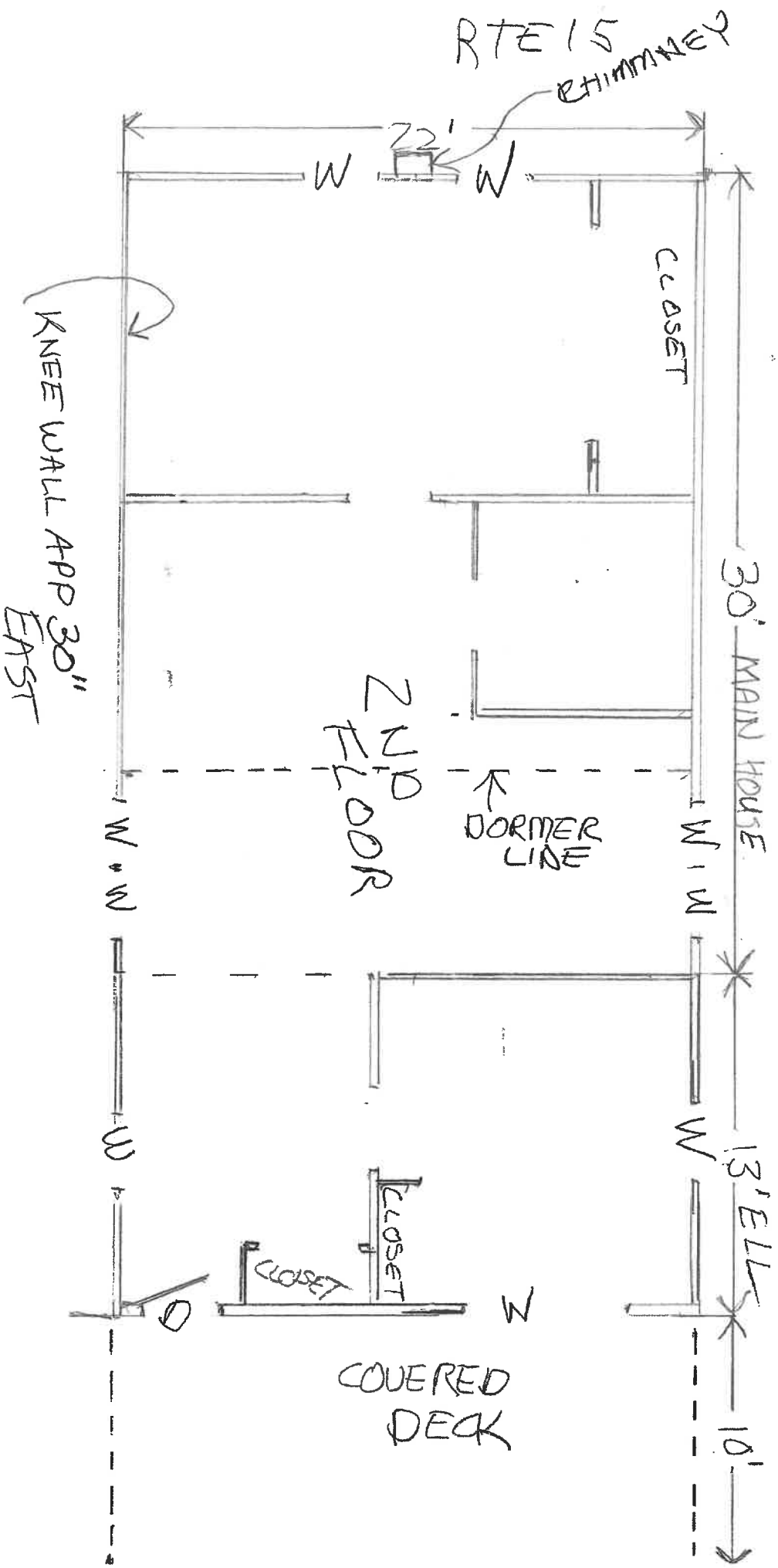
Water, Sewer, Plumbing Systems: Water and sewer lines exit the building on the north side facing Rte. 15. *(update) Water and sewer provided by the Village of Johnson. Sewer and water lines are still connected the Village lines. Drain and waste lines are all PVC. As mentioned above there are no sinks or fixtures connected the D&W lines and in some cases the fixtures were disconnected from the lines by being cut off. Hot and cold Water lines are all PEX piping. As with the D&W lines, they are not connected to any fixtures and similarly some have been simply cut off.*

Electrical System: The meter socket and mast head have been removed and instead of disconnecting the wire feeding the panel from the meter socket, the wire was cut with a saw. The wire from the street has been removed.

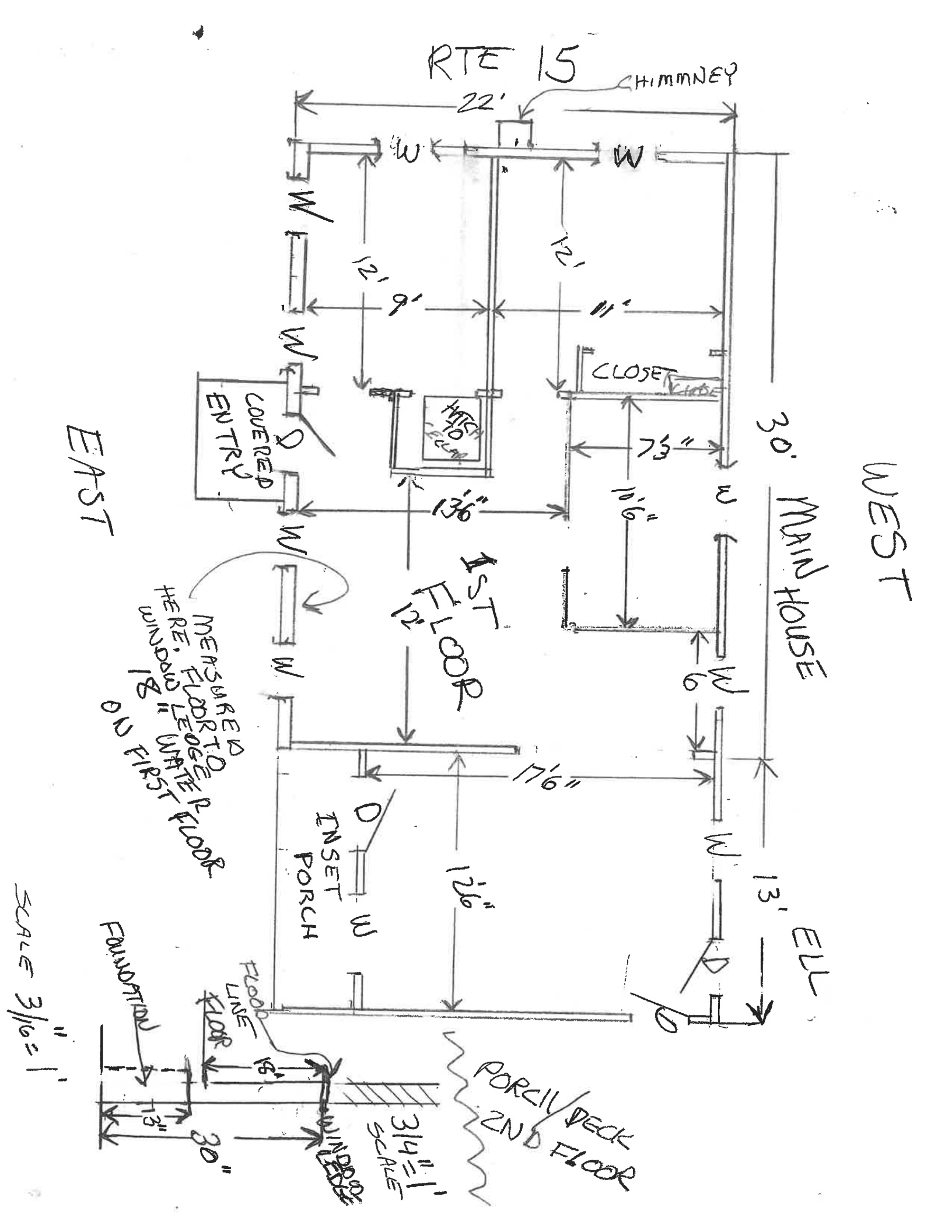
(Update) The wiring in the building is all "romex" type wiring and appears to be in good condition. There are sub-panels in the upstairs and downstairs. As mentioned above the meter box and mast head have been removed. Since there are no "main breakers" in either sub-panel I assume the main breakers were incorporated into a combination meter/breaker box (removed). I also assume that both the upstairs and downstairs were served by separate 100 amp services (based on the estimated electric load requirement of each apartment), but this is speculation on my part, since the box has been removed.

While I am by no means a qualified building inspector, my assessment is that the building is generally in good condition, especially given the fact that the main part of the house was built in the 1840's and has survived several flood events, including the devastating 1927 flood.

This report is made for the purpose of providing a generic condition assessment of the building and should not be considered conclusive as to any needed repairs or specific building condition. It is recommended that a professional building inspection be considered by the Johnson Selectboard prior to making any decisions involving future use of this building.


RTE 15
CHIMNEY
22'
W
W
CLOSET
KNEE WALL APP 30" EAST
30' MAIN HOUSE
2ND FLOOR
DORMER LINE
W
W
W
W
W
W
13' ELL
CLOSET
CLOSET
D
W
COVERED DECK
10'
WEST

SCALE 3/16" = 1'


RTE 15
CHIMNEY
22'
W
W
W
12'
12'
9'
11'
W
CLOSET
CLOSET
COVERED ENTRY
D
HATCH TO CELLAR
73"
136"
116"
W
W
30' MAIN HOUSE
WEST
EAST
1ST FLOOR
12'
MEASURED T.O. HERE. FLOOR LEDGE WINDOW 18" WATER FLOOR ON FIRST FLOOR
W
W
6
176"
D
INSET PORCH
W
126"
W
13' ELL
FOUNDATION
FLOOR LINE
18"
13"
30"
WINDOW LEDGE
3/4" = 1'
SCALE
PORCH/DECK 2ND FLOOR
SCALE 3/16" = 1'

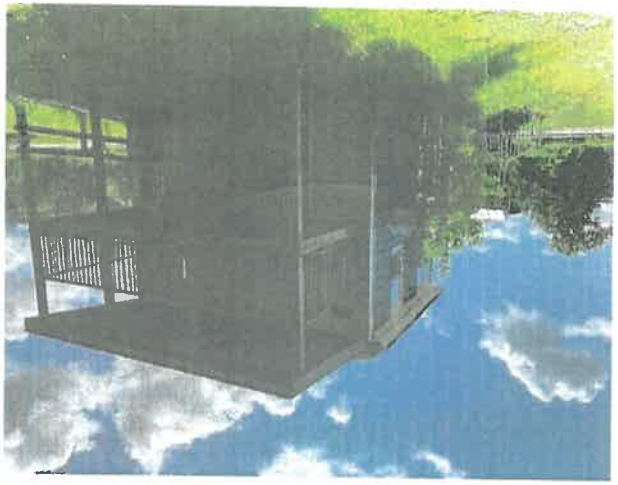


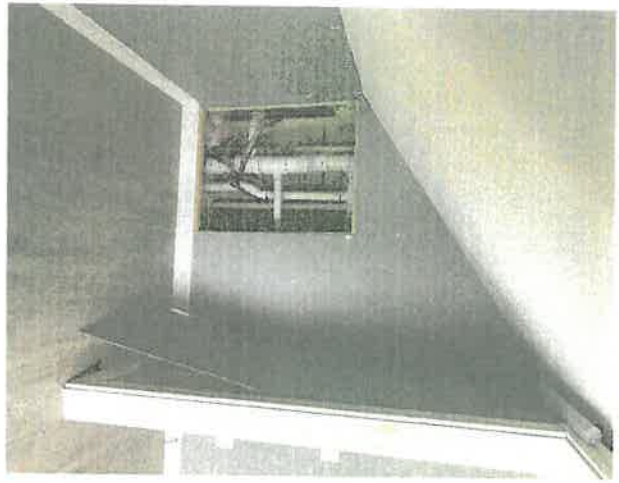








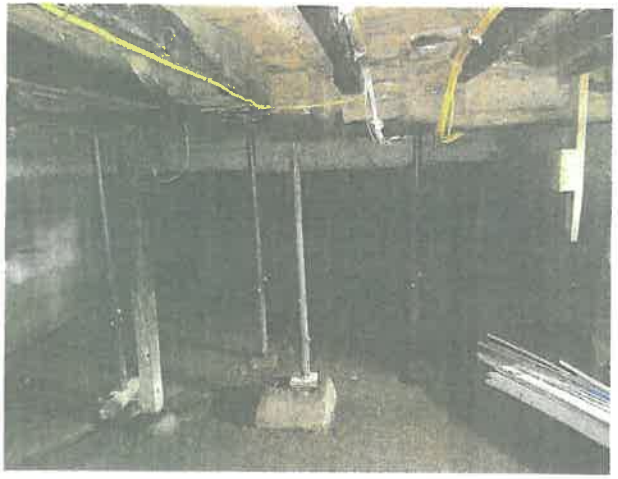



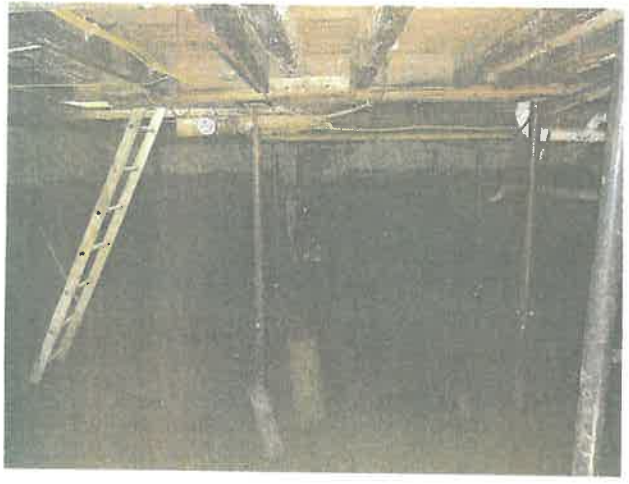




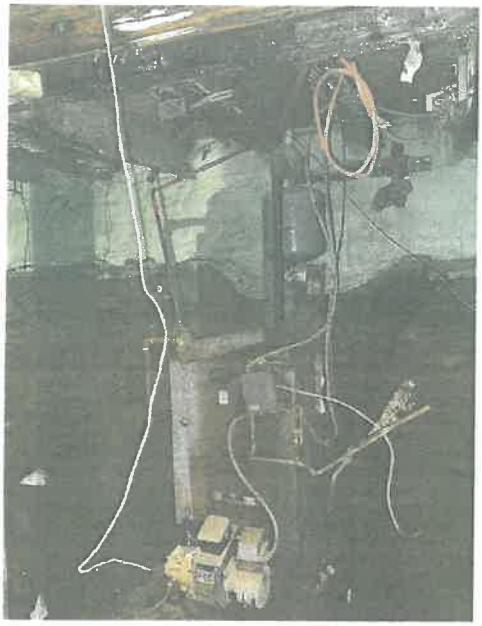




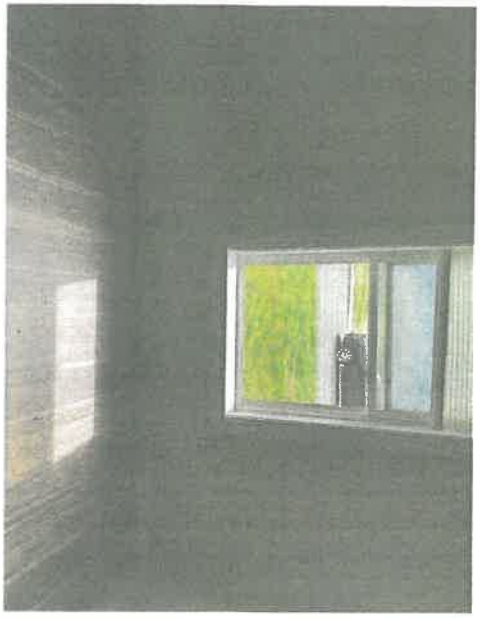










Appendix 4:

Possible Uses and Alternatives

Task Force

Possible Uses and Alternatives for Julian Scott House

1) Document (properly) the building and it's famous occupant and demolish building. Mark the location of the building. Have historic "plaques" placed (QR code interactive). Commemorative Park. Historical Society exhibit. Possible exhibit at Town Offices. Information on Town Website. ("last resort" alternative, but I think it has to be in the mix)
   Should Vt Division of Historic Preservation be responsible for this?

2) Leave building in place, elevate and make necessary floodproofing and other improvements. Main building or main building and addition?
   a) Ownership options:
      1) Town continues to own
      2) Non-Profit or Community Trust formed to operate and maintain
      3) Senior Center forms a non-profit and is transferred to them
      4) Transfer ownership to private party
      5) Public Private partnership
      6) Transfer ownership to Vt Division of Historic Preservation (HDHP) as a historic site
      7) Transfer ownership to some other state or regional entity for below uses
   b) Use options:
      1) Any one or combination of the following: Art Gallery, historic site featuring the life, works and accomplishments of Julian Scott (including the history of the house and his family), Welcome Center for the greater area (State, County, Area Chamber of Commerce, Economic Development, VTRANS/Rail Trail, ski areas, camping, hunting, fishing, river access, hiking and other recreational opportunities, the Arts Community, etc, etc.)
      2) Standalone Historic site operated and maintained by VDHP
      3) Senior Center (must have Julian Scott history connection)
      4) State or Regional Congressional Medal of Honor Museum/Historic Site.

3) Relocate (move) building to a new site and apply all the above ownership and use options. Same question as to main building or main building plus addition.

   a) Possible locations:

   1) Old library location

   2) Municipal Building lot

   3) Current location of Library (behind and into the bank area)

   4) Vermont Studio Center

   5) Town owned land (Wescom Rd former mobile home park)

   6) Industrial Park land. (Some sort of re use?)

   7) Holcomb House lot

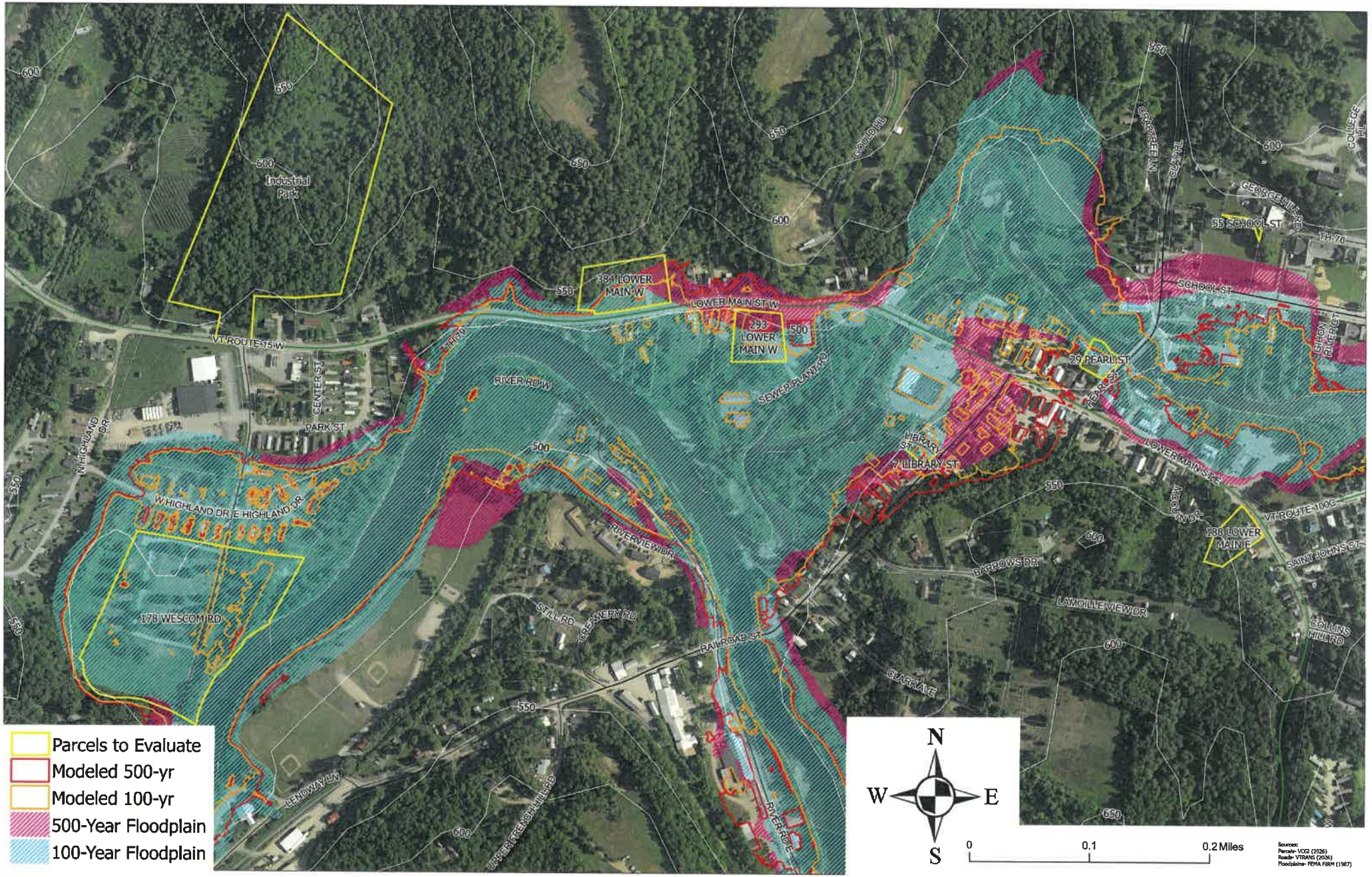
   8) 384 Lower Main , but up on hill out of floodplain.

Appendix 5:

Lamoille County Planning Commission Map

Locations Limitations of Alternatives

Julian Scott House Evaluation



Appendix 6:

Brochure and Pledge Form

Locations Limitations of Alternatives

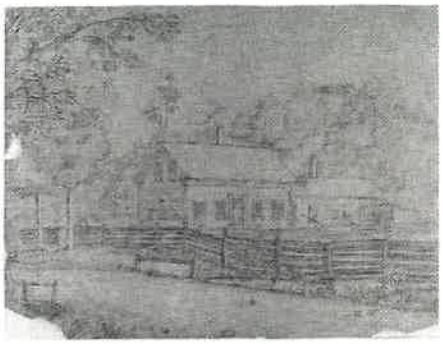
Task Force

SAVE THE JULIAN SCOTT BIRTHPLACE
JOHNSON, VERMONT





The Issue: The birthplace and childhood home of Julian Scott, Civil War hero and artist, born February 14th, 1846 in Johnson, is in danger of being demolished as part of a FEMA floodplain buyout. The Johnson Selectboard has established a Julian Scott Task Force, with the goal of preserving the Scott birthplace. At this writing, FEMA has granted a stay of demolition until December 31st, 2026. It is by no means certain the property can be saved. FEMA, through Vermont Emergency Management, has said the buyout could be "undone" if the Town reimburses FEMA app. $424,000.00 (their expenses). Efforts are actively underway to remove the requirement to reimburse FEMA's costs or change the requirements for demolition of the building. Even if those efforts are successful funds will be required to preserve the birthplace. Those preservation efforts and possible uses for the birthplace are not fully known at this time. This is one of the tasks assigned to the Task Force.



Scott Family Homestead, "House in which I was born in Johnson, Vermont, February 14, 1846," pencil on paper, 6 x 10 inches, n.d., Collection of Phyllis Scott Johnson, Fresno, California. House built by Charles Scott in Johnson, Vermont, soon after his marriage to Lucy Kellum. Julian, the fourth of their eight children, was born in this wood-framed cape at midnight between February 14 and 15, 1846.

From Robert Titterton's book

The birthplace, located at 384 Lower Main West, was built in the early 1840's by Julian Scott's father, Charles. Robert Titterton, author and historian believes that all eight of the Scott children were born in this house. Several of his relatives are buried in local cemeteries. (Scott Family Homestead sketch from Robert Titerton's book: Julian Scott : artist of the Civil War and Native America : with 97 illustrations)

Julian Scott's Historical Significance: "On April 16, 1862, during the Siege of Yorktown, Union forces attempted to cross fortified Confederate lines at Lee's Mills, Virginia. The terrain was flooded with creek and river water, and Confederate fire was intense. Many wounded soldiers were trapped in the water. At just 16 years old, Scott took on the role of a medic. He crossed the creek multiple times under heavy musket fire to rescue wounded comrades, ultimately saving at least nine men . Scott was officially awarded the Medal of Honor in February 1865, becoming the first Vermonter to receive it. The citation reads: *"Crossed the creek under a terrific fire of musketry several times to assist in bringing off the wounded"*. (Congressional Medal of Honor Valor Trail)

Scott became a nationally recognized artist, painting scenes from the Civil War and later Native Americans in the West. His Civil War paintings have been described as "significant for the absence of glorification of war and instead shows the suffering and human sacrifice associated with war" (Wikipedia). "Scott depicted the lives of everyday soldiers, intense scenes of battle, as well as the peace and relief that came with the war's end." (Congressional Medal of Honor Valor Trail)



His monumental painting, "Battle of Cedar Creek", hangs in the Vermont Statehouse, along with three other of his paintings.

What can you do? Tell your elected officials Scott's birthplace should be preserved! Contact the Honorable Governor Phillip Scott: Office of the Governor State of Vermont, Contact your Congressional delegation. If from Vermont, contact your local Legislators. Contact anyone you think might help with this effort. Pledges (in lieu of actual donations) for the preservation, relocation, repairs and maintenance of the Scott birthplace will be gratefully accepted by the Town of Johnson. If you wish to make a pledge to donate, please use the pledge form on the back of sheet. The Selectboard reserves the right to establish terms and conditions for the Fund, including but not limited to, minimum refund threshold and interest paid on refunds (if any). No representations are being made at this time as to the form preservation efforts will take. If, in their opinion and at their sole discretion, the Selectboard determines preservation goals cannot be met, notice of release from pledges will be made.

SAVE THE JULIAN SCOTT BIRTHPLACE
JOHNSON, VERMONT

DONATION PLEDGE FORM

The birthplace and childhood home of Julian Scott — Civil War Medal of Honor recipient and celebrated artist, born in Johnson, Vermont — is at risk of demolition under a FEMA floodplain buyout. The Julian Scott Task Force is working to preserve this historic home. Preservation, relocation, repair, and maintenance of the birthplace will require funding, and pledges are gratefully accepted in support of this effort.

Please complete this form to make a pledge in support of the Julian Scott Fund. This is a pledge of intent to donate, not an immediate payment.

MY PLEDGE AMOUNT

$ _____

DONOR INFORMATION

Full Name:

Mailing Address:

City / State / ZIP:

Phone:

Email:

Please indicate the dollar amount of your pledge and include your full address, as noted above.

_____

Signature Date

Please mail completed form to:

The Julian Scott Fund
c/o Town of Johnson Treasurer
P.O. Box 383
Johnson, VT 05656

or scan completed form and email to: tojadministrator@townofjohnson.com

This is a binding pledge (in lieu of an actual donation) for the preservation, relocation, repair, and maintenance of the Julian Scott birthplace. The Johnson Selectboard reserves the right to establish terms and conditions for the Fund, including but not limited to a minimum refund threshold and interest paid on refunds, if any. No representations are made at this time as to the form preservation efforts will take. If, in its sole discretion, the Selectboard determines preservation efforts are not being met, notice of release from pledges will be provided.

Questions? Contact the Town of Johnson (webpage: https/townofjohnson.com). Thank you for helping save this piece of history.

Appendix 7:

Who was Julian Scott and Why Should I care?

Front Porch Forum Posting

Duncan Hastings

Who in the world was Julian Scott and why should I care?

Julian Scott was an acclaimed Civil War and Native American artist, as well as a bona fide war hero. At just 16, he became one of the youngest individuals and the first Vermonter to receive the Congressional Medal of Honor for his extraordinary battlefield bravery. Howard Coffin, noted Civil War author and historian recently commented at a Johnson Historical Society presentation that Scott's actions as a soldier were truly extraordinary.

Born and raised in Johnson, Vermont, on February 14, 1846, Scott was the fourth of eight children born to Charles Walter and Lucy Kellum Scott. Too young to be a standard soldier, he enlisted as a fifer in the 3rd Vermont Infantry at age 15, serving from 1861 until he was wounded and discharged in 1863. His brothers, Lucian and Charles, also served the Union; Lucian was severely wounded and nearly died in the notorious Libby Prison.

Several family members including his mother Lucy, siblings Lucian, George, and Alice, and grandparents Jonathan and Sophia, are buried in Johnson's Whiting-Hill Cemetery. His brother, Charles Winfield Scott, is buried nearby in Lamoille View Cemetery.

Having sketched throughout the war, Scott later studied at the National Academy of Design and in Paris and Stuttgart. Philip Roberston, director of the Julian Scott Gallery at Vermont State university, states that Scott is recognized today as a top-five Civil War painter. His masterpiece, *The Battle of Cedar Creek*, was commissioned by the Vermont Legislature to honor local veterans. It now hangs in the Vermont Statehouse alongside several of his other works.

Located at 384 Lower Main Street West in Johnson, Scott's historic birthplace faces demolition under a FEMA floodplain buyout program. To honor his legacy, the Johnson Selectboard has formed a Task Force actively exploring alternative ownership and use options to save the historic structure.

Help protect this historic building! Contact your local, state, and federal elected officials today to advocate for preserving Julian Scott's enduring legacy. For more information go to the Town of Johnson webpage and look for the Julian Scott Task Force page.

Appendix 8:

Review of Public Records Request Documents

Of Vermont Division of Historic Preservation

By Julian Scott Task Force

Review of Public Records Request Documents of Vermont Division of Historic Preservation by Julian Scott Task Force

On November 4th ,2026, the Task Force received documents from Maxwell Krieger, General Counsel to the Department of Housing and Community Development, Agency of Commerce and Community Development to our public records request to the Vermont Division of historic preservation.

It includes a letter and report addressed to Laura Trieschmann, State Historic Preservation Officer (SHPO) From Mary Shanks (FEMA Region 1), titled Section 106 Consultation: Adverse Effect on Historic Properties HMGP DR 4720 30-day review, dated December 9 2024, herein referenced.

That report contains a finding of adverse effect for properties located at 384 Lower Main St West, 35 Railroad Street, and 43 Railroad St. A specific finding of the report is that "The demolition of the Patch Shattuck house will completely remove an important historic resource from the Town of Johnson."

The report goes on to recommend that the adverse effect can be mitigated by applying **treatment measure H** to the affected properties. Additionally, the report mentions that the referenced sites may be sensitive to precontact Native American and historic archeological resources if there were soil disturbances. The final mitigation measure includes staging areas for the demolition as a precaution.

Treatment Measure H is more specifically defined in **Appendix C of a document entitled Prototype Programmatic Agreement (PPA)** among the Federal Emergency Management Agency, the Vermont State Historic Preservation Officer, and the Department of Public Safety Vermont Emergency Management, signed by the parties in May of 2018, herein referenced.

Appendix C lists and defines treatment measures A-L. Treatment H can be paraphrased as requiring georeferencing, which is basically locating the subject properties on a map.

Section 106 Review under the National Historic Preservation Act has 4 basic criteria, A-D. **Criteria A**: is associated with significant historical events. **Criteria B:** is associated with the lives of significant people **Criteria C:** embodies distinctive design, construction, architecture, or the work of a master **Criteria D:** has yielded, or is likely to yield, crucial prehistorical or historical information. While not a specific criteria, generally, the property must also retain historic integrity across aspects like location, design, setting, materials, workmanship, feeling, and association. A determination that *any one of these criteria* is applicable triggers the need for Section 106 review and demolition creates an adverse effect.

On page 9 of the above referenced report the Patch Shattuck House located at 384 lower Main Street West (the Julian Scott Birthplace) is described as having "the significance of a middle-class farmhouse from the mid19th century" thereby making it eligible under **Criteria A** (is associated with significant historical events) of Section 106 review. Nowhere in this report is any mention of the fact that the property is the birthplace of Julian Scott. If the report had included that fact, it would also make it eligible under **Criteria B**: (is associated with the lives of significant people). We would argue that the property is also eligible for Criteria C: (embodies distinctive design, construction, architecture, or the work of a master).

A google search reveals the following information about the review required if the project is Criteria B eligible:

Effects of a Section 106 Finding of NRHP Eligibility under Criterion B
*When a **Section 106 review** concludes that a property is **eligible for inclusion on the National Register of Historic Places (NRHP)** under **Criterion B**, it means the property is associated with the life of a person significant in our past. This finding triggers specific legal and procedural consequences under the **National Historic Preservation Act (NHPA)** and its implementing regulations.*

1. Legal meaning of the finding
*Under 36 CFR § 800.16(y), a "historic property" includes any property "eligible for inclusion in the NRHP". A Section 106 determination that a property meets Criterion B therefore classifies it as a protected historic property for the purposes of the NHPA. This is a formal finding, often documented in the Section 106 record and, if the property is not yet listed, in a **determination of eligibility** under 36 CFR Part 63.*

2. Implications for the undertaking
*Because the property is now deemed eligible, **any federal undertaking** (or one with federal involvement) that may affect it must:*

- ***Avoid, minimize, or mitigate adverse effects** on the property.*
- *Include the property's preservation in the **consultation process** with the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officers, and other stakeholders.*
- *Potentially require **mitigation measures** (e.g., design changes, preservation of features, documentation) to ensure the property's historic significance is protected.*

3. Procedural outcomes

- ***Documentation**: The finding is recorded in the Section 106 file and, if the property is not yet listed, the SHPO will typically prepare a nomination for NRHP listing.*
- ***Federal Register notice**: Under 36 CFR § 63.5, determinations of eligibility are published in the Federal Register, making the property's status public.*
- ***Ongoing protection**: Once listed (or formally determined eligible), the property is protected from adverse effects of federal actions unless authorized by law or regulation.*

4. No automatic listing
*A Section 106 finding of eligibility does **not** automatically place the property on the NRHP. Listing requires a separate nomination and approval process, but the finding is a prerequisite for that process and ensures the property is considered in all federal actions.*

5. Practical effect for the project
For the undertaking, the finding means:

- *The project must integrate historic preservation into its planning and design.*
- *The SHPO will review and approve mitigation measures.*
- *The project may need to adjust to avoid harm to the property's Criterion B significance.*

In summary: *A Section 106 review finding that a property is eligible under Criterion B makes it a "historic property" under the NHPA, triggers consultation and mitigation requirements for any federal action, and usually leads to a Federal Register notice and a nomination for NRHP listing. This ensures the property's association with a significant person in U.S. history is protected in all federal undertakings.*

I think it would be very hard to argue that Julian Scott was not a significant person. The Vermont Division of Historic Preservation (VDHP) erected a State Historical Site marker at the site, which recognizes Julian Scott as "Vermont's Most Renowned Civil War Artist" and Congressional Medal of Honor recipient. His obituary was printed in newspapers all across the country. He was nationally known and respected as an artist and CMH recipient.

Julian Scott was a significant historical person. His name was not associated with the Patch Shattuck House, and the house was not evaluated for inclusion on the NRHP under Criteria B. **That is a significant error and oversight, which resulted in an outcome not consistent with the standards listed above**.

The PPA referred to above lists and defines 12 Specific treatment measures. Treatment measure H is arguably the most easily accomplished measure. It provides little or no documentation, recognition of the site's historic significance and no protection from demolition. Treatment measure I entails moving or relocating the building outside the 100 year floodplain. Might this have been a more appropriate treatment option? This might still be accomplished at the existing site location.

Section I D: Public Participation, of the PPA (pg. 10) sets forth minimum requirements for public notice and public participation. None of the information we received appears to address these requirements.

Section I E: Timeframes and Communications of the PPA (pg 11) states all time designations shall be calendar days and that any signatory *who does not object* within the agreed upon time frame is in essence concurring and FEMA may proceed to the next step. None of the documentation received indicates written concurrence, so we surmise the concurrence was passive, by "not objecting" within the 30 period.

Section III B of the PPA is titled: Unexpected discoveries, previously unidentified properties, or Unexpected Effects (pg. 19). It sets forth a defined process of how to deal with those issues. Did the VDHP or VEM at any time become aware of the fact that this property was associated with Julian Scott? If so, it should have triggered the provisions section 3 B.

The answer to the question above is yes, the VDHP was aware, became aware or should have aware that the property was associated with Julian Scott.

In furtherance of the Task Force conclusions (while not part of the Public Records request) the following documentation is offered:

On Tuesday 1/21/26 Duncan Hastings had a six minute phone conversation with Elizabeth Peebles, the Architectural Historian for the VDHP (see phone log). In that conversation Mr. Hastings asked Ms. Peebles if she could provide a copy of the written report of the division of historic preservation with regard to section 106 compliance for 384 lower Main Street West. He stated his concern related to the fact that the property, which was the birthplace of Julian Scott, was slated for demolition. Ms. Pebbles indicated that she was not the right person to answer the question, but would have someone call Mr. Hastings back and let him know what the status was. No one called Mr. Hastings back.

As a result of the lack of communication from VDHP, on Friday 1/23/26 Duncan Hastings sent an email to Senator Richard Westman and Representative Daniel Noyes asking if they would contact Elisabeth Peebles. The email sent included a forwarded email sent to Mr. Ben Doyle of the Preservation Trust (see copy of email attached).

The application prepared by VEM and submitted to FEMA for the property located at 384 Lower Main St West includes a picture of the property with the VDHP Historic Site marker clearly visible in the picture (see attached photo).

The property closed on January 29th, 2026. The communication to VDHP was prior to closing.

The Task Force also listened to the oral testimony of Laura Trieschmann before the House Corrections and institutions Committee which took place on May 15th, 2026. That testimony is available as a YouTube video .

She made several statements which we believe indicate a significant error was made in the review and approval for buyout of the property located at 384 Lower Main Street West. If her statements can be taken as fact, then the state's SHPO and FEMA were both aware of the connection of the property to a significant person (Section 106 Criteria B). Proper procedure to address that knowledge was not followed. Some of her statements (some verbatim) are synopsized below.

At approximately 1:58 minutes of the video she states that: This buyout came to us with a number of other buyout requests from FEMA following the '23 flood. I think it arrived in our office in December, of '24. We reviewed it and we concurred with FEMA's finding that it was eligible for the National Register and they moved forward with identifying mitigation for the buyout. That "mitigation" was treatment measure H as described above (demolition). In fact FEMA's finding was that removal of the structure would cause an adverse effect,

requiring mitigation. "The demolition of the Patch Shattuck house will completely remove an important historic resource from the Town of Johnson."

At approximately 2:16 minutes in response to a question from Chair Emmons about being eligible for inclusion on the National Register she states: That was FEMA's initial determination and we did not dispute that. I think now that we have been inside the building and we're not processing 230 FEMA buyouts all at once we've had the opportunity to talk with FEMA and It is likely it would not be eligible for the National Register individually because of its significant alterations "Significant alterations" has nothing to do with inclusion on the NRHP. Processing 230 buyouts does not change the requirements to comply with the rules.

At approximately 3:00 minutes she states: If there was if it was determined not eligible there would be no funding from FEMA there would be no buyout. Chair Emmons: So it is eligible it's just confusing to me. Trying to get this, so it is eligible for the buyout because they feel it's eligible for the National Registry? Trieschmann: Yes, there is a buyout because it is eligible for inclusion on the NRHP. If it wasn't there would be no buyout. That is not factually accurate. There are many other properties on the list of 16 buyouts for Johnson alone that were not eligible for inclusion on The NRHP yet received approval under the buyout program.

At approximately 3:20 minutes she stated: Yes when we knew what we knew about its condition and its alterations we all determined it was eligible and at that time we even knew that it was the Julian Scott House. Chair Emmons: And how long ago was that? Trieschmann: It was December of 24 and we signed off in January of 25. By her own admission as the state's SHPO and FEMA were aware that this property was associated with a significant person, yet she "signed off on it" and FEMA proceeded with the approval of the application. Clearly the FEMA Section 106 Review document should have been modified to acknowledge the association with a significant person. That would have made it eligible for inclusion in the NRHP under criteria B. That would have required FEMA to submit the application to the ACHP, as mentioned above. There might have been a different outcome.

At approximately 4:15 minutes Committee Chair asks: So, is that when it was determined it would not be eligible for the National Registry? Trieschmann: It was felt not officially changed because if we changed the determination of eligibility it would not be eligible for the buyout. (this is factually incorrect). She later states she had a "conversation" with FEMA about this but it was not something they wanted to "backtrack" on. It seems clear from this testimony that the procedures outlined in Section III B were not followed, resulting in an approval based on incorrect information.

At approximately 5:00 minutes She states that if the property was not eligible for inclusion on the NRHP it would still be eligible for a *different buy out path*. She goes on to respond to questions from Committee members regarding what options were available under that *different path*. She discusses the possibility of elevating or moving the building as if it was a choice that the town had. It did not. The town did not own the property at the time. She suggests that the town could still pursue those options with VEM and FEMA, which would require a new application and reimbursement to FEMA. Her comments seemed to have swayed the Committee to conclude that the town had options it could pursue and they therefore need not be involved. The House Resolution died at that point in time

Given the above testimony and our review of the Public Records Request documents:

The conclusion of the Task Force is that a significant error was made in the review and concurrence process, leading to the approval of the buyout application, with the associated requirement to demolish the building and the imposition of deed restrictions;

Further, this error should be corrected, possibly by reimbursement of FEMA costs (resulting in "unwinding" of the buyout approval and release from deed restrictions) or by removing the deed restrictions from the property;

Further, given the significance of the error, any costs associated with correcting it (including the removal of deed restrictions) should not be the responsibility of the Town of Johnson, but rather should be borne by the state and federal governments.

Town of Johnson

Selectboard Regular Meeting
Municipal Building
Monday, December 1st, 2025; 6:30pm

6:30 p.m. Call to order and Standing Items

1. Consider additions or adjustments
2. Review invoices and orders
3. Public Comment
4. Selectboard updates and/or concerns
5. Consent Agenda
    a. Consider approving Minutes for October 29th, November 3, November 12, November 14, November 17, November 20, and November 24.
    b. Accept the resignation of Peggy Williams from the Rail Trail Committee

6:40 p.m. Clerk & Treasurer's Report: warrants, licenses, and any action items.

6:50 p.m. Road Foreman Report and any action items.

7:00 p.m. Administrator's report, action items, and business of the Selectboard

6. VHB Presentation of the Scoping Study for Connecting the Rail Trail to Downtown.
7. Review final staffing study report provided by Maple Hollow Consulting.
8. Legion field grading for ice rink.
9. TSSA Ordinance and Map Revision Adoption.
10. Discussion of the Prindle Lot Conservation Easement process.
11. RERC Steering Committee appointments.
12. Town Administrator Transition Planning.
13. Budget Update.
14. Review and Award General Contractor for the Library Bids.
15. Old Business
    a. Capital Budget and Plan, TSSA, Joint Properties, Scribner Bridge Grants, Buyout Property Planning, Gravel Pit, Cemetery Maintenance, Committee Group Email, Speed/Stop Sign Ordinance, Speeding, Health Insurance

9:00 p.m. Executive Session
1 V.S.A. § 313a(3)

Adjourn

Option to join by Zoom*:
https://us02web.zoom.us/j/3446522544?pwd=VkNZZE5tMW5PaEhidVpnUjRxSkxGdz09
Meeting ID: 344 652 2544
Passcode: 15531

JOHNSON SELECTBOARD MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, DECEMBER 1, 2025

Present: Selectboard members: Mike Dunham, Peter Hammond, Adrienne Parker, Eben Patch, Paul Warden
Others: Rosemary Audibert, Carl Rogers (remote), Karen Sentoff, Kathy Black, Joe Salerno, Jan Gearhart, Ellis O'Hear, Eric Nuse, Kim Dunkley, Doug Molde, Howard Romero, Brian Raulinaitis, Carrie Johnson, Morna Flaum, Diana Osborn, Margo Warden (remote), JJ (remote), Dave Meyer (remote), Gary Circosta (remote)

Note: All votes taken are unanimous unless otherwise noted.

1. ***Call Meeting to Order***
   Eben called the meeting to order at 6:30.
2. ***Consider Additions or Adjustments to the Agenda***
   No changes to the agenda were needed.
3. ***Public Comment and Public Announcements***
   No members of the public wished to comment.
4. ***Selectboard Updates and/or Concerns***
   Adrienne noted that the Holiday Jubilee is happening this Saturday.
5. ***Consent Agenda***
   The consent agenda consisted of the minutes of October 29, November 3, November 12, November 14, November 17, November 20 and November 24 and acceptance of the resignation of Peggy Williams from the Rail Trail Committee. It was agreed to remove the minutes of November 24 from the consent agenda because they had been posted to the website but not emailed to the board. **Paul moved to approve the consent agenda as adjusted, Peter seconded and the motion was passed with Mike abstaining as he was not present for one of the meetings.**
6. ***Road Foreman Report and Any Action Items***
   Eben said the road crew has been plowing. Jason mentioned to him that he feels we will need to increase the amount budgeted for sand by quite a bit. Jason also said the crew may be able to work on Scribner Bridge if time allows. Jason wanted the board to know that the crew may be tight on overtime by the end of winter. We had only 3 highway employees for a few weeks and that used up overtime.
7. ***VHB Presentation of the Scoping Study for Connecting the Rail Trail to Downtown***
   Karen Sentoff of VHB gave a presentation on the scoping study process and preferred alternatives. She said Evan Haugh and Joe Vanacore of VHB did the bulk of the work on the project. Carl Rogers and Doug Molde were involved, as was Tori Hellwig from the Lamoille County Planning Commission.

   The process kicked off in January 2025. There was a local concerns meeting in May. VHB worked with the ideas that came up at that meeting and developed conceptual alternatives. In August 2025 they presented the alternatives to the community. Today they are hoping to move forward with an implementation plan and preferred alternative. The grant ends December 31 so they are hoping to finalize their report after this meeting.

APPROVED

The purpose of the project was to identify a preferred alternative for a multimodal connection between downtown and the rail trail. The Lamoille Valley Rail Trail does not connect to existing sidewalks. The existing route along Railroad Street lacks consistent facilities and wayfinding and does not serve users like snowmobilers or skiers, falling short of its potential. At the first public meeting, people encourage prioritizing quality of the trail experience over a direct or easy route. They wanted unique features and local context.

Karen showed the different alternatives on an air photo. Alternative 1 is the minimum treatment on Railroad Street. Alternatives 2A and 2B are two different ideas for a shared use path along Railroad Street. Alternatives 3A and 3B each involve a bridge across the river other than the Railroad Street bridge. Alternative 1 includes a sidewalk rebuild, shared lane markings and gateway signage. Alternative 2A includes an 8-ft path from the front of the existing sidewalk back, with impacts to the right of way. There are some tree and slope impacts. 2B has an 8-ft shared use path that moves towards the roadway, narrowing the roadway for vehicular traffic. 3A includes a bridge to Wescom Road, connecting town resources. 3B would potentially connect via some of the buyout parcels closer to downtown than the bridge in 3A.

At the second public meeting where alternatives were presented, there were a couple of main themes. One was that Railroad Street is the intuitive and most direct connection. There was support for a Railroad Street route. There was also support for improving the gateway treatment, so access to the route is more intuitive. VHB heard that there is not an appetite for a shared use path. People want to retain on-road biking with sharrows and signage. There is currently an acceptable sidewalk condition but it is pretty narrow. Widening it to 6 ft. should be considered They also heard support for a bridge to Wescom Road. That was preferred rather than a bridge using the FEMA buyout parcels. There are no road impacts. The other bridge option would need easements. The bridge would connect to the skate park, the community garden and the mobile home park. After that meeting, VHB decided to refine and advance alternatives 1 and 3A.

The preferred alternative takes a phased approach. Phase 1 focuses energy on enhancing the gateway at the southern end of Railroad Street. Phase 2 enhances the rest of Railroad Street. Phase 3 would be constructing a Wescom Road trail bridge. The Railroad Street phases would be short-term and medium-term projects. Putting in a bridge connection where the town owns land is a long-term initiative that could integrate with a future Route 15 connection identified by the ongoing Route 15 bicycle and pedestrian scoping project.

Phase 1 would involve the segment of Railroad Street south of the bridge, between the trail and the bridge. It would include defining driveways and carrying a sidewalk connection through the defined driveways and creating a shared experience along the roadway with signage and shared lane markings. It would also address some of the challenges along the rest of the Railroad Street corridor, such as lifting the storm inlet pipes to reduce the hazard for bikes.

Phase 2 would focus on the northern section of Railroad Street. It could include replacing the sidewalk with a 6 ft. wide sidewalk and re-establishing the curb line that has disappeared, making a tight street with a defined edge. It would also involve implementing some of the stormwater planning that has been done. There are likely some opportunities for grant funding for that. It would include milling and overlaying the roadway and putting in shared road markings and signage.

Phase 3 involves a bridge connection between Old Mill Park and Wescom Road. Opportunities for a loop or further spur may come as part of the Route 15 bicycle and pedestrian scoping study.

Karen showed a table of local and regional considerations, transportation considerations and resource impacts for the no build option and phases 1, 2, and 3. She said VHB is asking the selectboard to endorse the preferred alternative and implementation plan.

Paul said if he understands correctly, VHB is talking about expanding the sidewalk one foot towards the road. Is there an established bike lane on the road? Karen said with the width of the roadway and the posted speed they were thinking it would be a shared space, not a striped lane. Paul asked, why not try to have an extra foot used for a bike lane in the road rather than for sidewalk? Karen said taking the space from the roadway narrows the street. The constraining feeling helps to convey to drivers that this is a narrow road and they should go slowly. Paul asked, in your experience a painted bike lane doesn't do the same thing? Karen said 4 feet or preferably 5 feet are needed for a bike lane. It would be possible to have a bike lane on just one side of the road and have a very narrow vehicular lane. It would be tricky to have bike lanes on both sides of the road in the amount of space there is.

Mike said Railroad Street is tight enough as is without taking another foot off. Eben said it may slow traffic down. Mike said yes, in a perfect world.

Karen said VHB's scope is pretty much wrapped up. The next step would be for the community to find funding for design and construction of the first phase.

Jan Gearhart asked how high the curb would be. Karen said it is typical for it to be about 6 inches. Jan said she would be worried about the danger of bikes falling off or running into that curb.

Ellis O'Hear said the snowmobile club used to have a suspension bridge over the river but it was taken out by a flood. He has previously researched the cost of putting in another bridge. People have also looked at making the Railroad Street bridge wider. There is a possible issue with the sidewalk. The water mains are on the same side of the road as the sidewalk. That could be problematic. He likes the ideas that were presented.

Adrienne said she is in favor of the preferred alternative with a bike lane. She would love to see some way to pave the bike lane differently. She has driven on roads with lanes in colored textured asphalt, which provides more of a visual cue to drivers. Maybe there could be short markers sticking up. Was VHB able to look at that at all? Karen said that relates to Paul's question. With the width of the road, it is challenging to establish painted bike lanes that have a 5-ft dedicated width. This would be a great opportunity for advisory lanes marked with a dashed line, but that was an experimental treatment that has gone out of practice. The idea is to try to make it a slow and shared street so bikes mix with vehicles. It is a pretty low volume street so there would not be many vehicles in conflict. Adrienne asked if she is saying we would not have a bike lane, just bring the curb out and put painted bike symbols to say that bikes could drive on the street with cars. Karen said yes. Adrienne said she wants a bike lane.

Peter said he has heard that a lot of people have the idea that narrowing the road slows traffic. He assumes there has been research about the impact of road narrowing. Karen said there is safety data from research that indicates that as you narrow the street there are fewer crashes.

Peter asked if a traffic study was done on Railroad Street. Karen said she believes the annual average daily traffic count is about 1,082 vehicles. She believes that data is in the report.

Eric Nuse said sometimes when trucks come along, the road seems tight now with its current width. But VHB has said there would not be a high curb on the side by the Gihon, so trucks would be able to pull over onto the grassy section. That would somewhat mitigate the narrowing.

Adrienne asked if there is concern about the Wescom Road bridge putting bikers so far from the village center. Karen said it was recognized that that is not the most direct connection to downtown, but that connection creates an opportunity for a recreational spur. People can go to the skate park and other resources on the other side of the river and it would connect a neighborhood that is now pretty isolated from downtown. People in that neighborhood don't currently have a safe way to get downtown. In the interim, before there is a better connection for those people, they could be connected to downtown via Railroad Street.

Kim Dunkley asked who is responsible for the stormwater grates on the road. Eben said the town does not own the sidewalks or the stormwater, sewer or water infrastructure. The infrastructure is aging and is built on clay. We have talked about the village and town both applying for a Class 2 paving grant so the town could rebuild the road and the village could rebuild its infrastructure. We should keep that in mind. He can't say whether the village would say yes or no to widening the sidewalk by a foot.

Kim asked if any specific grants have been pinpointed for different items. Karen said because Railroad Street is very high priority in terms of stormwater infrastructure for the community and for the opportunity to enhance the connection for bicyclists and pedestrians, she thinks the stormwater component of the Transportation Alternatives Program, which caps at $750,000, could be a good avenue for that. The Transportation Alternatives Program has grants that are focused on alternative transportation and also grants that are focused on stormwater and environmental improvements. This project could be a good fit for the stormwater grant or for a pedestrian improvement grant.

Kim said the most hazardous thing for biking on Railroad Street is the grates. Karen said that is why VHB included inlet height adjustment and some spot pavement improvements in the phase 1 cost estimate.

Paul said the costs were pretty much the same between the two different bridge alternatives. Is that because for Alternative 3A, which has a much longer run along Route 15, only the section to the bridge was included? Karen said in the report, some improvements to Route 15 are included in the cost estimate and scope for alternatives 3A and 3B, but in the implementation plan, phase 3 only contemplates the connection between Old Mill Park and Wescom Road and not the improvements for a loop on Route 15.

Paul said he is having a hard time with narrowing Railroad Street without defining a bike lane. Karen had said the option for an advisory lane has gone away. Is that because of VTrans? Karen said it was allowed in the previous VTrans manual but it has been taken away in the latest standards, which engineers have to use to draw up plans. They are not allowed to use advisory lanes anymore. We could contemplate a striped bike lane in one direction, but then we would end up with even narrower vehicular lanes. We could be narrowing the road by 4 feet rather than 1 foot

Diana Osborn asked if we could have signage inviting bicyclists to dismount and walk on the sidewalk. We don't want e-bikes or snowmobiles on the sidewalk, but maybe we could let people know that a family with kids or a skateboarder could use the sidewalk. Kim said parents with little kids do use the sidewalk. Diana said especially if the sidewalk is going to be wider, it seems like that could be a shared zone for slower uses.

Doug Molde said he is not sure about the village's participation in this. The goal was to roll this out as quickly as possible because people are establishing patterns of usage on the rail trail. Railroad Street is probably the best alternative. He looked at the report and he likes all of it except the preferred future alternative. He thinks that is contrary to the goal of bringing people into the village. He doesn't think the purpose of this study was to bring people out to other attractions. He suggests moving ahead with the Railroad Street alternative and waiting to see if there are options in the future with the buyout properties or if a sidewalk is extended to Wescom Road.

Eben said the board is being asked to approve the scoping study, not apply for a grant. Karen said that is correct. She is asking the board to endorse the preferred alternative, which calls for working on the Railroad Street rail trail connection in the short term, working on Railroad Street north of the bridge in the medium term and working on a Wescom Road trail bridge in the long term.

Paul moved to accept the VHB report on the scoping study for connecting the rail trail to downtown as presented and to endorse the short-term goal of enhancing the connection between the Lamoille Valley Rail Trail and Railroad Street, Mike seconded and the motion was passed.

8. ***Review Final Staffing Study Report Provided by Maple Hollow Consulting***

Carrie Johnson had sent out a final report to the board. Board members discussed it and suggested some wording changes for clarity and accuracy.

Mike said when he looks at Appendix G, showing number of employees and number of miles of highway in other municipalities, he does not see a justification for hiring a fifth public works employee. Carrie said she knows Hyde Park is seriously considering hiring a sixth person. Paul brought up a sentence in the comparative analysis section that he feels does not really support adding a fifth employee. Carrie said the recommendation to hire a fifth employee is based less on miles of road and more on continuity of services if one employee is sick or injured. Paul suggested that the current wording is not accurate. Adrienne asked if it is fair to say that our vulnerability in the case of an employee being out is the same as the other towns on the chart. Carrie said yes. She said Johnson is roughly in the middle. She thinks we have a case for hiring

a fifth person soon given the requirements that towns now have to operate under. She asked employees if they are able to take vacations when they choose to. That is something every public works department struggles with. Employees need some work-life balance so they don't look for jobs elsewhere. Mike said it would have been nice to see Morrisville included in the Appendix G comparison. He thinks that would support his position that we do not need five employees. Carrie pointed out that Morrisville has more employees and a lot of miles of road. Eben said they also maintain sidewalks.

Paul asked about the recommendation to consider a part-time HR/administrative assistant to support personnel records and compliance. Is Carrie envisioning that that person would support the town administrator? Existing office staff? Carrie said a little of both. The person could be a part-time consultant who could provide support with onboarding, separation, benefits, etc. The person would support the town administrator but also anyone who has been hired and is coming on board. When she analyzed the overall structure she got concerned about who would pick up the slack if the town administrator was on vacation. Also, not everyone is an expert on personnel. It can intermittently take a decent amount of time when the town administrator has other things to do.

Eben brought up the chart that inaccurately shows the current town organizational structure. Carrie agreed to change it. Paul clarified that currently the only direct report to the town administrator is the rec coordinator.

Adrienne asked, Carrie thinks the assistant town clerk should report to the town administrator? Or should the assistant clerk report to the town clerk? Carrie said with restructuring there is a question as to whether the assistant clerk will also be an assistant to other people. Rosemary said the town clerk/treasurer is just a regular employee now. She thinks the town clerk/treasurer should be under the town administrator.

Carrie said she will make the edits that were discussed. Eben said he thinks she can just send them to the board but does not need to come back to a meeting.

Eben said he wants to point out that our tax rate is so high compared to other towns because we have a low grand list.

Eben noted that on page 9, he thinks the recreation programming and salary budgets are reversed, at least for Johnson.

The board agreed that they will approve the report when they get the final version with the amendments discussed tonight.

9. ***Legion Field Grading for Ice Rink***

Howard said he is having a hard time finding someone to level Legion Field. He found someone who could do it for $500. The next lowest price he got was $2,500. But we waited too long. People he spoke to all had their machines put away for the winter. He contacted Greg Tatro to see if he would help us out and he plans to talk to him tomorrow. He doesn't have an answer tonight. He is hearing from people who have graders that with the snow and the thawing ground underneath, getting the field level might make a real mess. He doesn't see why, but he is not experienced with that equipment. And he is not too concerned because we are we doing a lot of

work on Legion Field next year anyway. He would like to be authorized to spend up to a certain amount of money for field leveling in case he is able to find someone who can do it now.

Paul said we have had an uneven field in the past. Can we live through another winter with it like that? Brian Raulinaitis said with the field the way it is now, maintaining the ice rink is too much work and it would not be feasible for him to do it. The village doesn't like him using their hydrant and it is too much work with a small hose. It would not take as much water if the field were closer to level.

Eben asked if Howard is proposing taking money out of the Legion Field grant. Howard said yes. He suggested $1,000.

Mike moved to approve spending up to $1,000 for leveling Legion Field, Paul seconded and the motion was passed.

10. ***TSSA Ordinance and Map Revision Adoption***

Mike moved to approve the Town Sewer Service Area ordinance and map as presented on December 1, 2025, Peter seconded and the motion was passed.

11. ***Discussion of the Prindle Lot Conservation Easement Process***

Eben said the town's attorney advised that for placing a conservation easement on the Prindle lot to offset the loss of deer wintering area for the industrial park, we should go through the same process as if we were selling the property. Board members agreed to proceed with that process.

12. ***RERC Steering Committee Appointments***

Carl said he had included Diana Osborn on the list of people who want to be on the RERC steering committee, but she does not wish to be a steering committee member, though she will participate as a member of the public when public forums are held. No one else has come forward from the public, but it has been suggested that Isabelle Sullivan would be a good asset on the steering committee and she is interested. Does the board want Carl to advertise to seek more letters of interest from residents, business owners/managers or even non-residents? Does the board want him to contact the Green Mountain Club, the state rail trail office, VAST, the Vermont Mountain Bike Association and Disc Golf Vermont to see what their interest would be in participating? Does the board know of other groups that should be contacted?

Adrienne asked how many more people we need on the steering committee. Carl said there is no minimum or maximum. Paul said he would be interested in seeing if the groups Carl suggested have ideas. Eben asked when the group needs to be appointed by. Carl said he has not heard from the EPA office except for an email saying they are back to work. He is guessing that at the earliest we might need the group by the end of January. Adrienne asked if we can approve some steering committee members now and approve others later. Carl said he believes so.

Adrienne moved to appoint the following people to the Johnson Recreation Economy for Rural Communities task force: Kathy Black, Charles Flaum, Morna Flaum, Doug Molde, Kate Harney, Isabelle Sullivan, Yva Rose, and Eric Nuse. Paul seconded and the motion was passed.

Carl will contact the groups he named to see if there is any interest in having someone from those groups on the steering committee.

13. Town Administrator Transition Planning

The board reviewed the projects that are in process. Paul said the only one that will really need attention between now and the end of the year is the library.

Peter asked who will coordinate taking dirt from Holmes Meadow and putting it on School Street. Eben said he is not sure. He will talk to Seth Jensen of LCPC about it. Diana Osborn asked if that is the dirt that will be used to level the field for the ice rink. Peter said no. This will be to level the spot for the library. Diana asked if it could be used for the ice rink. Mike said he thinks the only dirt needed for that leveling is what is already there. Paul said an issue is that we don't want to add dirt in the flood plain. Diana said Isabelle Sullivan commented recently that the dirt on the baseball diamond is too thin even to sink a plate into. If there is extra dirt from Holmes Meadow, perhaps it could be used there.

14. Budget Update

It was agreed to schedule a budget meeting on December 10 at 6:30.

15. Review and Award General Contractor for the Library Bids

Adrienne left the room for this discussion. Peter said the grant the library received was $1.5 million. We have $166,997 in insurance money. So far we have spent $805,547. Rosemary said that does not include payment to Dale Tatro, which is $184K. Eben said if we include the utility work by Tatro we have a balance of $677,450.

Peter said when the library committee met yesterday, they discussed that there is a gap between the money they have available and the estimated cost of the project. They are committed to raising the difference without coming to the town through a combination of a capital campaign and some grants they want to apply for. Hopefully volunteers can be used to do some of the work to trim costs. His feeling is that we have to go on faith that we can close the gap, because if we slow the project down and do not finish it by December 31, 2026, we will need to return the $805K we have spent.

Eben asked what needs to be completed in order for the project to be considered finished. Peter said his understanding is that to meet the grant requirements we need to put in space for telehealth, a computer room and 24-hour Wi-Fi. Eben said he doesn't want to count on the library raising more than $50,000 a month, which is what would be needed, and the town needing to pay if they are not able to raise the money. Is this the time to say "no addition" or make some changes? He doesn't know if he has ever seen a library fundraising campaign raise more than $50,000 a month.

Peter said on top of other plans the library can include a mortgage if necessary. Eben asked how they would take out a mortgage on property the town owns. Rosemary said it would have to be through the town. Eben said we would hold the liability.

Mike said the 3 bids would result in funding gaps of $670,750; $802,550 or $1,589,550. Is the library going to raise that kind of money in a year? Peter said the alternative is to abandon the project and return $800K.

Eben asked about the possibility of trimming back excess work instead. Peter said we can trim back the work. He talked with the architect yesterday and he said he would re-price the windows. Paul asked about cost saving measures being considered that would help close the

gap. Peter said less expensive options can be considered for things like windows and flooring. Mike said those things are a drop in the bucket.

Mike said we don't have the money. We are going on faith that we will get it and if we do not we will have to give back what we have spent. Peter said given that, he would rather gamble on the library making it work.

Eben said if the library got $100K in grants and raised $20K a month, we would still not have all the money we needed. If the building is not completed, is our only alternative then to send $1.5 million back? Running on faith could cost the taxpayers a lot more money. He is asking if the building can be completed.

Peter said he is in favor of finishing a building that meets the three grant criteria, whatever it looks like. If the floor needs to be plywood, we live with that. Eben said our insurance company won't allow certain things in a commercial building accessible to the public.

Brian Raulinaitis said he and Dale Tatro both feel there is a lot in their bids that can be trimmed. There is a lot that of fat that can be trimmed in the mechanical, electrical and plumbing areas. He and Dale are both willing to provide cheaper options. They gave prices for what the library wanted. Dale said the cupola in the design is very expensive and makes no sense for the town. Brian said some trim details could be dialed back. Dale said vinyl siding could be used rather than spruce. Brian said there is room to lower the cost – not by enough to erase the funding gap, but the library board is passionate about libraries and good about writing and finding grants. He thinks the selectboard should give them a shot.

Dale said he thinks if the town is lucky $100,000 could be cut from his price. Brian said he thinks he padded his bid a little more than that. For instance, he included an alarm system. Dale suggested letting the architect know that the town wants to save money. Brian said he thinks he could organize some volunteers to help, leading to some savings. He would be doing that as a community member, not as a business owner.

Paul asked how it would work if we awarded the contract to one of the bidders and then wanted to make changes. Dale said then items would be deducted from the contract. Brian said he thinks the board should pick a contractor and work with the contractor and trust them. He doesn't think there is time to go back and forth. There should have been a general contractor 12 months ago. Paul asked if it is possible to build the building but not finish the entire inside. Brian said he thinks not with the grant requirements.

Paul moved to award the contract to Back Forty Builders for the amount of $1,480,000, based on the email from the library trustee chair, with the understanding that the project will be value engineered for cost savings. Eben asked, he is not going with the low bid? Paul said he is going with the library chair's recommendation. **Peter seconded.** Eben said the only way he will vote yes is if the motion is amended to say that the town is not going to be on the hook for any overages. Peter said that was our agreement with the library. **Paul and Peter agreed to a friendly amendment stating that the town will not be responsible for any overages. The motion was passed with Adrienne abstaining as she is an employee of Brian**

Raulinaitis. Mike said he is voting in the affirmative under protest. He does not like to go into something when he does not know what the outcome will be. Eben said he echoes that.

16. ***Executive Session***

Adrienne moved to go into executive session under 1 V.S.A. § 313a(3) for interview evaluation, Paul seconded and the motion was passed at 8:53.

The board consented out of executive session at 9:23.

Paul moved to offer an applicant the town administrator position contingent upon background and reference checks and successful salary negotiations, Mike seconded and the motion was passed with Adrienne opposed.

17. ***Adjourn***

The meeting was adjourned at 9:26.

Minutes submitted by Donna Griffiths

UNAPPROVED

ORDINANCE

TOWN OF JOHNSON, VT

AN ORDINANCE OF THE TOWN OF JOHNSON, VT ESTABLISHING THE TOWN SEWER SERVICE AREA AND REGULATING CONNECTIONS FROM THE TOWN SEWER SERVICE AREA AND WELL HEAD PROTECTION SEWER SERVICE AREA TO THE VILLAGE OF JOHNSON SEWER SYSTEM

Article 1: Authority and Objectives

A. Authority: This ordinance is adopted in accordance with the authority of 24 VSA § 3611 to contract with the Village of Johnson for a block of 25,000 gallons per day (GPD) of sewage capacity to be allocated in a defined and mapped area, identified as the "Town Sewer Service Area" ("TSSA") and a separate block of 3,000 GPD to be allocated in a defined and mapped area identified as the 'Well Head Protection Sewer Service Area" (WHPSSA), and 24 VSA § 3625, which authorizes the allocation of said capacity, and in accordance with the terms of the "Inter-Municipal Agreement, as amended from time to time, between the Village of Johnson, Vermont and the Town of Johnson, Vermont" hereinafter the "Agreement".

B. Objectives: The Village of Johnson owns and operates a Wastewater Treatment Facility and, by "Agreement" has allocated 25,000 GPD of their reserve capacity for allocation to the "TSSA" and an additional 3,000 GPD of capacity for allocation in in the "WHPSSA". Whereas the Village of Johnson has the capacity and expertise to own, operate and maintain the facility and sewer lines and improvements, the Town of Johnson has conveyed the East Johnson sewer line and improvements to the Village and has authorized the Village to own, maintain, and upgrade these and other lines and improvements as may be required, and which may be located within the Town of Johnson. Furthermore, the Town authorized the Village to assess sewer rents and charges, and bill and collect same for properties connected to the sewer system and located within the TSSA and WHPSSA. Through this ordinance the Town of Johnson intends to meet the following additional objectives:

1) In order to minimize the negative impacts of unplanned growth sometimes associated with extensions of sewer lines, and minimize the long-term maintenance costs, the Town hereby establishes a mapped area to be known as the Town Sewer Service Area, which may accept sewer line extensions from the Village of Johnson sewer system.
2) In order to protect the public health, water quality and quantity, and significant public investment in public water supply well #3, owned by the Village of Johnson, the Town hereby establishes a mapped area to be known as the "Well Head Protection Sewer Service Area" (WHPSSA), which may accept sewer line connections to the Village of Johnson sewer system. Connections shall not be extended to lands outside the mapped area.
3) Establish a fair and equitable system of permits to administer sewage allocations within the Town Sewer Service Area and Well Head Protection Sewer Service Area.
4) Establish the respective roles and responsibilities of the Town and the Village with regard to allocation of capacity and connections to the system.
5) Establish a priority system for the allocation of capacity and for connections to the system.

Article 2: Ownership

A. **Ownership of Allocation:** As per terms of the "Agreement" the Town of Johnson has been granted 25,000 GPD of capacity in the Village Wastewater Treatment Plant for allocation in the TSSA and 3,000 GPD in the WHPSSA. The terms of the "Agreement", as currently adopted or hereinafter amended, shall govern allocations of capacity issued under this ordinance. The capacity allocated to the Town under the "Agreement" is the property of the Town of Johnson until final allocation has been approved by the Village Trustees in the manner described below. Any capacity or portion of capacity allocated and not used, for whatever reason, shall revert to the Town of Johnson to be reallocated as part of the original 25,000 GPD block and or the 3,000 GPD block.

Article 3: Town Sewer Service Area and Well Head Protection Sewer Service Area

A. **Town Sewer Service Area:** The Selectboard has established the Town Sewer Service Area, with the assistance of the Planning Commission, based on proximity to existing sewer lines, highways, topography, and other features in order to minimize long term capital and maintenance costs and maximize potential use. The area is depicted on an attached map (Attachment A), dated December 1, 2025, which is hereby designated the official "Town Sewer Service Area" and shall govern all decisions for determination of access to capacity allocation.

B. **Well Head Protection Sewer Service Area:** The Selectboard has established the Well Head Protection Sewer Service Area in consultation with the Village Trustees, staff and consultants, based on the proximity of the property to public water supply well #3 and resultant potential for detrimental effects of certain land uses on said water supply and the grant of a restrictive covenant and easement from Laraway Youth and Family Services to the Village of Johnson, which limits and restricts potential harmful land uses and provides significant protection for said water supply.

Article 4: Allocation Procedures

A. **Permits:**

1) **Application to the Selectboard**: Any person desiring allocation of capacity shall make application to the Selectboard, or their designees, on forms provided by the Town and provide any and all information required to enable the Board to review the application. The standards established in Article 5 of the "Village of Johnson Ordinance Regulating the Use of Public and Private Sanitary Sewerage Systems" shall govern applications to the Selectboard. The Board shall act to approve or deny any requests for allocation.

2) **Fees:** The Board may set a fee schedule to cover the costs of administering the permit system.

3) **Application to the Village Trustees:** If the initial allocation is approved by the Selectboard, the applicant shall thereafter submit an application to the Village Trustees, on forms provided by them, for approval of allocation and permission to connect to the sewer lines. The Village is responsible for insuring that all allocations comply with the requirements of its Discharge Permit issued by the State of Vermont. Therefore, the "Village of Johnson Ordinance Regulating the Use of Public and Private Sanitary Sewerage Systems" shall govern all aspects of review of applications, definitions, capacity allocation, use of public sewer (including required connection), building sewers and connections, sewer rents and charges (including collection of sewer rents as authorized by Village charter and state statute), permit fees, protection from damages, powers and

authority of inspectors for applications subject to this ordinance. Approval by the Selectboard shall not guarantee approval by the Trustees, who shall have the sole discretion to approve or disapprove capacity or connections under the terms of their ordinance.

B. Allocation Priorities:

The Selectboard shall consult annually with the Village of Johnson to determine how much of the original 25,000 GPD, and 3,000 GPD or such amount allocated by "Agreement" as currently adopted or amended, is available for allocation in that year. The board may limit the amount to be granted in any one year. The Selectboard may waive the limit if the amount of capacity available in a given year is not sufficient to meet a demonstrated need. Applications for capacity will be on a first come first serve basis. The following priorities shall govern allocations:

Town Sewer Service Area:

1) Connection of the Highland Heights Mobile Home Park mobile homes located in the TSSA, as defined in their approved Act 250 permit and described in a Community Development Block Grant awarded to the Town and Village of Johnson;
2) Connections to correct a failed septic system for an existing structure located within the TSSA;
3) Connections to buildings in the Johnson Industrial/Mixed Use Park;
4) Connection of an existing structure within the TSSA;
5) Connections to structures built after the effective date of this ordinance;
6) Notwithstanding the above priorities, the Selectboard may grant first priority to any municipal project and waive the first come first served provisions.

Well Head Protection Sewer Service Area:

1) Connection for any structure(s) and or land use(s) within the mapped area which are consistent with the restrictive covenant limitations and restrictions as identified in an Easement Deed conveyed by Laraway Youth and Family Services to the Village of Johnson and recorded in the Land Records of the Town of Johnson, Book124 page 78.

C. Effect of and Expiration of Approval:

1) Selectboard approval is the first step in the application process and does not represent a binding commitment of capacity for the Village Sewer System. The "Village of Johnson Ordinance Regulating the Use of Public and Private Sanitary Sewerage Systems" shall govern all aspects of preliminary and final approvals and expiration of allocations and approvals. Selectboard approval shall expire one year after date of approval if the applicant has not made application to the Village Trustees for preliminary connection approval.

Article 5: Penalties

A. Any person found to be violating any provision of this ordinance, shall be served by the Selectboard with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease the violation.

B. Any person who shall continue any violation beyond the time limit provided for above shall be guilty of a misdemeanor and on conviction thereof shall be fined in the amount not exceeding $100.00 for each violation. Each day in which any such violation shall continue

shall be deemed a separate offense.

C. Any person violating any of the provisions of this ordinance shall become liable to the Town of Johnson for any expenses, loss or damage caused by such offense.

D. Notwithstanding any of the foregoing provisions, the Town of Johnson may institute any appropriate action including injunction or other proceeding to prevent, restrain or abate violations hereof.

Article 6: Severability

If any portion of this ordinance and any amendments hereto are held unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance and any amendments hereto shall remain in full force and effect. If any statute referred to in this ordinance is amended, this ordinance shall be deemed to refer to the amended statute.

Article 7: Ordinances Repealed

1) This ordinance shall reaffirm the ordinance entitled, "Ordinance of Sewer Use" adopted by the Johnson Selectboard on April 25, 1977 is repealed, and the ordinance entitled, "An Ordinance to Establish Sewage Disposal Charges, Time of Payment Thereof, and Penalties for Non-Payment" adopted by the Johnson Selectboard on April 25, 1977 is repealed.
2) This ordinance shall repeal an ordinance entitled: "TOWN OF JOHNSON ORDINANCE REGULATING CONNECTIONS TO VILLAGE OF JOHNSON SEWER SYSTEM WITHIN THE TOWN SEWER SERVICE AREA", as adopted on May 20th, 2002.
3) This ordinance shall repeal an ordinance entitled: "TOWN OF JOHNSON ORDINANCE REGULATING CONNECTIONS TO VILLAGE OF JOHNSON SEWER SYSTEM WITHIN THE TOWN SEWER SERVICE AREA AND WELL HEAD PROTECTION SEWER SERVICE AREA", as adopted on September 21st, 2009.

Duly enacted and ordained by the Selectboard of the Town of Johnson, Lamoille County, State of Vermont, on the ____day of _____, 20__, at a duly called and duly held meeting of said Selectboard. This ordinance shall become effective sixty (60) days from the date hereof petitioned unless repealed by the voters.

Town of Johnson Selectboard:

_____ _____

_____ _____

_____ _____

Attested By: Rosemary Audibert

Johnson Sewer Service Area Extension



Adopted by Town of Johnson Selectboard on December 1, 2025

Sewer Service Area was drawn in using existing maps and input from the Johnson Selectboard. Map created in November 2025

BFB **Back Forty Builders**
JOHNSON · VERMONT

Prepared for **Town of Johnson**
Attn: **John** (Town Administrator)
Kelly (Library Trustee Chair)
Update date: **November 10, 2026**

Johnson Public Library

Addition & Renovation · Schedule Update · November 2026

General Contractor: Back Forty Builders, LLC · Contract type: Fixed price

81%	0	11 / 20	Dec. 31st
OVERALL PROGRESS	AHEAD OF SCHEDULE	TASKS COMPLETE	TARGET COMPLETION

HIGHLIGHTS SINCE THE LAST UPDATE

- Cupola set on the roof, flashed in and its windows installed; standing seam roof installed.
- Flooring complete; interior paint finishes done.
- ERV installed; all ductwork complete; fire alarm system complete.
- Soffit and fascia installed with two coats of paint; exterior louvers installed.
- Cabinets for the art room and circulation desk delivered; interior trim started.
- Propane tank delivered and placed out back.

PENDING DECISIONS AND NEXT STEPS

- Decision: Treasury has extended Capital Projects Fund grants to December 31, 2027. Set a new, realistic completion timeline with Back Forty and confirm it with the Department of Libraries at the November project meeting.
- Fire-rated corridor doors delayed again: temporary fire-rated doors at no cost to the Town; permanent doors install in January.
- Blown-in attic insulation to be installed in the next two weeks.
- Cabinet and countertop installation (countertop ordered).
- Siding installation now that the cupola is on the roof.
- Trim and brick work around the new exterior louvers.
- Fire alarm system contract.

Complete · In Progress · Not Started · Date Shift · Late · Needs Attention

1 PRE-CONSTRUCTION — 100% complete

COMPLETE

Mobilization & Site Setup

Dec 2, 2025 – Dec 19, 2025 · 14 days

COMPLETE

Selective Demo + Historic Building Interior Prep

Jan 12, 2026 – Mar 13, 2026 · 45 days

Historic-side ceiling & wall repairs complete; interior walls prepped for finish.

COMPLETE

Submittals, Shop Drawings, Coordination

Jan 19, 2026 – Mar 18, 2026 · 43 days

COMPLETE

Floor System Package (Procurement + Prep)

Jan 26, 2026 – Mar 10, 2026 · 32 days

2 STRUCTURAL WORK — 100% complete

COMPLETE

Floor System Finalization

Feb 23, 2026 – Mar 13, 2026 · 15 days

COMPLETE

Addition Framing

Mar 16, 2026 – Apr 30, 2026 · 34 days

Structural engineer met with the team and verbally confirmed no issues with the framing changes; a formal letter is expected within a week to be filed with the Fire Marshal.

2 STRUCTURAL WORK · CONTINUED

100% complete

COMPLETE

Roof and Sheathing

Apr 6, 2026 – May 1, 2026 · 20 days

Roof installed the week of July 6; standing seam roof over the cupola installed; cupola set by crane, flashed in and windows installed (week of Nov 2).

3 MEP — 80% complete

COMPLETE

Rough-In (Plumbing, Electrical, Mechanical)

May 4, 2026 – Aug 7, 2026 · 70 days

All rough-in inspections (electrical, plumbing, mechanical) passed. Floor joists in the mechanical space identified as needing reframing; structural engineer developing a plan and cost estimate.

IN PROGRESS DATE SHIFT

Final Hookups + Testing + Commissioning

Aug 31, 2026 – Nov 25, 2026 · 63 days

Furnaces and ERV installed; all ductwork complete; fire alarm system complete; electrical contractor back for finishes.

4 BUILDING ENVELOPE — 77% complete

IN PROGRESS DATE SHIFT

Masonry Repointing + Exterior Weatherproofing

May 13, 2026 – Dec 1, 2026 · 145 days

Exterior louvers installed; trim and brick work in progress around them.

Complete · In Progress · Not Started · Date Shift · Late · Needs Attention

Back Forty Builders, Johnson, VT
brian@backforty.builders

4 BUILDING ENVELOPE · CONTINUED

77% complete

IN PROGRESS DATE SHIFT

Windows, Doors

Jun 22, 2026 – Jul 3, 2026 · 10 days

Windows installed. Fire-rated corridor doors delayed again: temporary fire-rated doors provided at no cost to the Town for opening; permanent doors install in January.

IN PROGRESS DATE SHIFT

Exterior Trim and Siding

Aug 31, 2026 – Oct 27, 2026 · 42 days

Soffit and fascia installed with two coats of exterior paint; siding goes on now that the cupola is on the roof.

5 SITE WORK

93% complete

COMPLETE

Grading & Drainage Prep

Aug 4, 2026 – Aug 26, 2026 · 17 days

Grading complete; swale and culvert at final grade and seeded; backfill topsoiled, seeded, and mulched; driveway and ramp roughed in with gravel and compacted.

IN PROGRESS DATE SHIFT

Sidewalks, Parking, Exterior Stairs, Railings

Jul 15, 2026 – Dec 31, 2026 · 122 days

Sidewalks, parking and stairs done; topsoil seeded and mulched. Granite still to be installed on the side steps.

COMPLETE

Parking Lot Paving

Sep 15, 2026 – Sep 20, 2026 · 4 days

Paving is complete.

6 INTERIOR FINISHES

83% complete

IN PROGRESS DATE SHIFT

Insulation & Drywall (New + Historic)

Aug 3, 2026 – Sep 2, 2026 · 23 days

Sheetrock finished and sanded in the addition; Corridor B ceiling finished; blown-in attic insulation still to come.

COMPLETE

Painting + Flooring

Oct 22, 2026 – Oct 30, 2026 · 7 days

Interior paint finishes done; flooring installed Oct 22 to Oct 30.

IN PROGRESS

Trim, Cabinets, Built-Ins

Sep 15, 2026 – Nov 20, 2026 · 49 days

Cabinets for the art room and circulation desk delivered; countertop ordered; interior trim started; art room hatchway door built.

7 CLOSEOUT

0% complete

NOT STARTED DATE SHIFT

Punch List (Interior + Exterior)

Sep 28, 2026 – Nov 25, 2026 · 43 days

NOT STARTED

Final Cleaning + Documentation

Oct 1, 2026 – Dec 1, 2026 · 44 days

Complete · In Progress · Not Started · Date Shift · Late · Needs Attention

Back Forty Builders, Johnson, VT
brian@backforty.builders

Future of the Old Town Hall: Six Questions

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

Which uses would you most like to see in the Old Town Hall? *

Please select at most 3 options.

- [ ] Community events (dinners, meetings)
- [ ] Arts and performance (concerts, classes)
- [ ] Youth and teen space
- [ ] Programs for older adults
- [ ] Town offices or public services
- [ ] Rental space that brings in revenue
- [ ] Local history museum or archive
- [ ] Recreation and fitness (dance, yoga, open gym)
- [ ] Other

What does Johnson need that it does not have now?

Any idea is welcome.

Enter your answer

Who would you most like the building to serve? *

Please select at most 2 options.

- [ ] Kids and teens
- [ ] Families
- [ ] Older adults
- [ ] Artists and performers
- [ ] Local businesses and workers
- [ ] Community groups and nonprofits
- [ ] Visitors
- [ ] Everyone equally
- [ ] Other

What is your connection to Johnson? *

Choose all that apply.

- [ ] I live in Johnson
- [ ] I work or own a business in Johnson
- [ ] I am a student at Vermont State University Johnson

- [ ] I visit or live nearby

Would you help make it happen? *

Choose all that apply.

- [ ] Volunteer my time
- [ ] Join a committee or working group
- [ ] Donate
- [ ] Rent or use the space
- [ ] Not right now

Name

*Optional - Leave your name and email so the town can follow up and send you the results.

Enter your answer

Email

*Optional

Enter your answer

Any other ideas or comments?

*Optional

Enter your answer

Never give out your password. Report abuse

Microsoft 365

This content is created by the owner of the form. The data you submit will be sent to the form owner. Microsoft is not responsible for the privacy or security practices of its customers, including those of this form owner. Never give out your password.

Microsoft Forms | AI-Powered surveys, quizzes and polls Create my own form

The owner of this form has not provided a privacy statement as to how they will use your response data. Do not provide personal or sensitive information. | Consumer Health Privacy | Terms of use

TOJ Administrator

From: Kyle Nuse <kyle.yoga@gmail.com>
Sent: Tuesday, November 10, 2026 11:49 AM
To: TOJ Administrator; Paul Warden; Adrienne Stevson
Subject: Jubilee Updates and Request
Attachments: Sponsoship Form (1).pdf

Good Afternoon!

JES has graciously offered to host the Jubilee on their campus (inside and out) and the PTO will help me organize it on **Saturday, December 19th from 1-3pm.** It will be free and open to the public. The idea will be the same as it has been the last 20 years- to celebrate the magic of the season with friends and neighbors. We will have food, sweet treats, craft tables, outdoor activities, music, bonfires and hayrides! No parade, however.

I am reaching out to the Select Board for a fiscal sponsorship. As you know, I did not apply for the Green Mountain Fund grant like I usually do because I didn't think the Jubilee was going to happen this year, so we are turning to community partners for funding.

Attached is a sponsorship form. All funds will go towards the expenses of putting on this event. Anything not spent will be reserved for the following year.

We also welcome board members to also volunteer their time. We still need a Santa with a suit, for example! ;-)

Please add this topic to your next agenda if possible. I am happy to come to the meeting, but I think it is pretty self explanatory. Reach out with any questions.

Thank you for your consideration and support!

Kyle Nuse

JOHNSON HOLIDAY JUBILEE

Business Sponsorship Form

Help keep the holiday spirit alive in Johnson!

The Johnson Holiday Jubilee brings our community together each December for a joyful celebration of the season, welcoming people of all ages and backgrounds. From Christmas and Hanukkah to Kwanzaa, Winter Solstice, and traditions from around the world, the Jubilee celebrates the many ways we come together during this special time of year.

NEW: This year's Jubilee will be held at Johnson Elementary School (inside and out) on December 19th from 1-3:00pm.

Your business sponsorship will help make the Jubilee accessible to everyone by supporting **free community activities for children and families**. Your generosity helps ensure that every community member can participate, create, and take home a little holiday magic.

Choose Your Sponsorship Level: DUE 11/30/26

- **$50 – Community Friend**
- **$100 – Community Supporter**
- **$250 – Community Champion**

Every contribution makes a difference and helps keep this special Johnson tradition alive!

Sponsor Recognition

All business/organization sponsors will be recognized on the Johnson Jubilee our social media and FPF thank-you posts. Thank you for helping make this celebration possible!

Business Information

Business Name: _____

Contact Person: _____

Email: _____

Phone: _____

Sponsorship Selection

☐ $50 – Community Friend

☐ $100 – Community Supporter

☐ $250 – Community Champion

☐ Other Amount: $_____

☐ Volunteer at the Jubilee? If so, who and for what? We could use help with set up, clean up, and running craft tables, tending the fire pits, being Santa Claus, etc_____

Payment Method:

☐ Check (payable to: Kyle Nuse)

☐ Cash

☐ VENMO to Kyle-Nuse (orange tulip icon)

Thank You!

Your support helps ensure the Johnson Holiday Jubilee remains a welcoming, joyful, and accessible tradition for generations to come. Thank you for investing in our community and helping make the season brighter for the Johnson community!

Questions or sponsorship inquiries:

Kyle Nuse, Event Organizer & JES PTO Member

Email: kyle.yoga@gmail.com
Phone: 646-519-1781

Thank you for supporting the Johnson Holiday Jubilee!

ALLEGIANCE TRUCKS®

ALLEGIANCE TRUCKS JERICHO AT LAKE CHAMPLAIN, LLC
6 ORR ROAD
JERICHO VT 05465
(802) 899-3753

INVOICE

DATE: 11/10/2026
INVOICE #: 11279
SALESPERSON: Randy Clark

Bill To:

JOHNSON,TOWN OF
663 RAILROAD
JOHNSON VT 05656
P:(802) 635-2611

Ship To:

JOHNSON,TOWN OF
663 RAILROAD
JOHNSON, VT 05656

Customer Number: 135927

QTY	PURCHASING	UNIT PRICE	TOTAL
1	**New 2026 INTERNATIONAL HX 620 6X4 [STK#:353737 - VIN:3HTPCAPT8TN649488]**	**$188,713.00**	**$188,713.00**
	Complete Viking Body Package		$112,500.00
	Extended Cummins Engine and Aftertreatment warranty - 84 months / 150,000 miles		$6,323.00
	Extended Towing Warranty - 7 yrs / Unlimited miles ,$1,100 per occurrence		$3,075.00
	Vt Safety Inspection, Flare Kit, Fire Extinguisher		$0.00
		TOTAL $310,611.00	**$310,611.00**

QTY	TRADES	ALLOWANCE
1	**2019 INTERNATIONAL HX [VIN:3HTDTAPT9KN172944]**	**($100,000.00)**

TOTAL TRADES	**($100,000.00)**
Registration Fee	**$42.00**
Title Fee	**$15.00**
Total	**$210,668.00**

SELLER SIGNATURE

PURCHASER SIGNATURE

JOHNSON SELECTBOARD MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, NOVEMBER 4, 2026

Present: Selectboard members: Mike Dunham, Adrienne Parker, Eben Patch, Paul Warden
Others: John Sutherland, Lydia Putvain, Seth Jensen, Mike Patch, James Depatie, Morna Flaum
Absent: Peter Hammond

Note: All votes taken are unanimous unless otherwise noted.

1. ***Call to Order***
   Paul called the meeting to order at 6:30.
2. ***Consider Additions or Adjustments to Agenda***
   Paul added consideration of the selectboard endorsing Discover Johnson's application for a VOREC grant.
3. ***Public Comment and Public Announcements***
   No members of the public wished to comment.
4. ***Selectboard Updates and/or Concerns***
   Mike said he would like to talk about how the assessor gets paid. The village is not contributing, are they? Eben said the village is not part of the intermunicipal agreement for his services. Mike said they receive benefit from his services, so shouldn't they contribute? Eben said the town needs to have that work done whether or not the village benefits. Mike said he would like to have this on the agenda for a future meeting and Paul agreed to that.
5. ***Consent Agenda***
   The consent agenda consisted of the minutes of October 19 and 20, 2026. **Adrienne moved to approve the consent agenda, Mike seconded and the motion was passed.**
6. ***Clerk and Treasurer's Report: Warrants, Licenses and Any Action Items***
   Lydia passed on comments from Susan Tinker about the general election yesterday. It went very well. There was strong voter turnout with 1,241 out of 2,252 registered voters casting ballots, a turnout of 55.1%. That was about the same turnout as in 2022. The number of absentee ballots processed was 856. Susan thanked everyone who contributed time and effort to make the election a success. Paul said Susan did a great job organizing the election and others agreed.

   Lydia said today she went to the Vermont Government Finance Officers Association fall workshop. The first panel discussion was about AI. We may want to consider creating a policy about using AI. We need to be careful about what we upload into AI. The state of Vermont's AI policy has been a model that has been adopted by 20 or so other states. Anything that comes out of our town office that uses AI probably should have a disclosure. Our auditors will not accept AI documents.

   Adrienne suggested that staff may want to use Claude rather than ChatGPT because she thinks it is more secure. Lydia said she and Susan are open to using anything. Employees do not put any data into AI now. They mostly just use it for help creating informational notices. Adrienne said the design system she created can be plugged into Claude more easily than into ChatGPT.

   Lydia said the other discussions were about grant compliance and reporting and internal controls with a small staff.

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7. ***Review Health Insurance Information***

Lydia said the Blue Cross Blue Shield cost went up 1.2%. For the employees that will be affected by the board's decision, the increase will be less than 1%.

Eben moved to set the employer payment for non-union town employee health insurance premiums at 90% of the Blue Cross Blue Shield Gold plan, the same as last year, Adrienne seconded and the motion was passed.

8. ***Health Center Buyout Property Update***

Seth Jensen, deputy director of the Lamoille County Planning Commission, said the health center property is going through the FEMA buyout process. Because of the past use of that property, there was a recommendation that there be an environmental assessment before the town acquires it. The Phase 1 assessment was a paperwork assessment and based on the findings of that, a Phase 2 assessment involving on-site testing was completed in late September. The main concern was background contamination due to the location in a densely developed area – non-point source pollution from exhaust, furnaces, etc. There was also past use as an auto repair facility. Due to proximity to the fire station, there was a recommendation to evaluate soils and groundwater for PFAS, which is in firefighting foams. That was not found to be an issue. Investigations of the subsurface soil show evidence of past leaks. There are records of leaks that were remediated to the standards of the time. They are deep enough that current use is not a major concern. If the property is excavated in the future for flood mitigation, there is potential for the contaminated areas to be exposed, so there is a recommendation for further work to delineate the extent of the contamination. In the immediate area around the building and also on the opposite riverbank (the Gihon bisects the property), there was a finding of PAHs in excess of reporting limits. The recommendation is to do supplemental testing to fully delineate those PAH areas. LCPC's brownfields program has funding for supplemental testing to delineate those areas in order to determine what level of cleanup is needed for the site and when it is needed. There is an opportunity to use this property for flood mitigation to reduce flood levels elsewhere. Some materials from the site, if contaminated, would need to go to the Coventry landfill or to a categorical disposal site.

Mike said he sees a ballpark estimate of $815K of taxpayer money to clean up somebody else's mess so they can get a check. Seth said he thinks Mike is referring to the cost if there is two feet of excavation, which would be more tied to long-term flood mitigation than to immediate brownfields cleanup.. If there is a categorical disposal facility in Johnson, the cost is actually $65,000. Full excavation is probably not needed either for brownfields remediation or flood mitigation. There would be significant disposal costs if the only option was Coventry. Mike said he resents the fact that taxpayers have to pay for someone else's mess so they can get a big check. Seth said he thinks in this case the PAH contamination is background contamination, so it is something we have all contributed to by driving our cars and using our furnaces. It is not due to a specific spill.

Seth said LCPC would like approval for the next testing step.

Mike Patch suggested that soil removed from this site could be put over the top of the capped landfill. Seth said we could evaluate whether the landfill could be used for this kind of soil. Paul said the old sand pit is the other area we have considered for relocating these soils.

Adrienne asked, for areas that we don't want to lower for flood mitigation, are there any other methods like plantings that can fix the soil? Seth said there is phytoremediation. Once Phase 2

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testing is done, there is an evaluation of corrective action alternatives that looks at the options. If there is interest in exploring phytoremediation, we would ask if that is a viable option.

The majority of board members agreed that LCPC can proceed with more testing.

Seth said the board recently approved Phase 2 testing at Sterling Market as well as reuse planning. LCPC is starting the coordination on that process. It would be valuable to have a selectboard member as a liaison as LCPC is working with different people from the state. Mike said he would do it if he could throw a wrench in the works. Paul offered to do it.

Seth said the property can be enrolled in BRELLA, which provides liability protection if something is discovered that predates town ownership. The cost of enrolling in that is included in the process that is unfolding. There is a one-time $500 application fee.

Adrienne asked if LCPC got a request for testing on the 180 acre town/village property. Seth said there have been some initial discussions about that. His understanding is that it would be eligible for Phase 1 testing. LCPC's program requires landowner consent. He would be happy to have joint discussions with the selectboard and trustees. Paul said he thinks the village will be interested.

Mike Patch said when that land was bought, all the testing on that soil was done and the site was capped. He suggested looking at what has already been done. He said the information is in the land records.

9. AI Security and Email Update

Adrienne said this item is about changing to a .gov email address. Paul said it sounds like it is an easy process to change to .gov email addresses, but if we keep the existing emails as aliases we have to pay for both. Lydia said yes, and the cost is minimal. The conversion to a .gov site is included in our maintenance contract so there is no additional cost other than keeping the alias emails. Paul said if we switch, the Tech Group recommends keeping our old emails active for a year. Lydia said she can check on the price for that. Adrienne said we can keep the townofjohnson.com address and have it redirected to townofjohnson.gov We can keep the.com address as long as we want to keep paying for it.

The board agreed to switch to a .gov domain for security. Adrienne will reach out to Town Web about the process and costs.

10. Mine Road Follow Up

John said there was an issue with syrup lines going into Mine Road. We sent a cease and desist letter by certified mail to James Depatie, who told John that as of today he had not received it. Where there were aerial sap lines along Mine Road, James was trying to install lines within the right of way. Paul Warden sent out an email saying he found electrical lines being buried as well. There is also a shed and a sap tank in the right of way. John reached out to John Wilton of the Agency of Transportation to see if he could get right of way plans for Mine Road. The person who responded said he had no project plans for Mine Road. He said that on a state road, a shed and sap tank would not be allowed right next to the road without a permit. John talked to James today and James apologized.

James Depatie introduced himself. He said he purchased the sugaring operation from Tom Wood 6 years ago. At that time the pump house by the right of way and the lines crossing the road already existed. He was just taking them out of everyone's way and putting them in the ground. It doesn't

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benefit him as far as making more money. He leases property from Dan Lenel and from BASF. He has had comments that it would be nice if the lines were not there. He has had people shooting and cutting the lines and trying to drive through them. The property owners need access for forest management and the lines as they existed interfered with that. He assumed Tom Wood had gotten the necessary permits. The snowmobile club asked him to move the lines up higher but that was not really possible. He got a letter a little over 2 years ago about the Class 4 road downgrading to a trail. He didn't have a chance to go to the meeting about it. He heard from Dan Lenel that it was no longer a road but had become a trail. There used to be maintenance on the road but that hasn't happened since it became a trail. Dan Lenel told him the town was not going to maintain it, so he took it upon himself to fix it. He was unaware that it was a right of way. The only place to bury his lines is in the road. He doesn't own the property and he would need to ask the forest manager about digging outside the right of way. He was unaware he had to have permission from the town. He didn't realize it was still a town right of way. John told him he had to pull out the lines he buried but he just spent $20-30K burying them.

Paul said unfortunately it seems that James was misinformed. The whole point of a legal trail is that the town maintains the right of way.

James asked, if it is a trail, does the town maintain it? Paul said it used to be a Class 4 Road. We have no obligation to maintain Class 4 roads either and maintenance was not being done on that road recently. The issue of converting it to a legal trail came up when the state started saying that towns needed to do ditching and other work on hydrologically connected sections of Class 4 roads. To try to alleviate costs, the town converted the road to a legal trail because the same requirements don't apply to legal trails.

Mike Patch said there is past history of people building garages or digging in the town right of way.

Paul said the selectboard doesn't want to set a precedent that it is better to ask forgiveness than permission. Board members previously agreed that had they been asked ahead of time they probably would have said no, because of liability issues, particularly with electric lines being buried. That is not something we want our employees to have to deal with if we decide to do something on that road in the future.

Mike Patch said electric lines were already there, overhead or beside the road. A snow groomer pulled out an electric line lying by the side of the road. Power lines and sap lines are safer buried. He talked about the history of where the road used to be. The old road caved in. He is not sure the town has a right of way where the road is now. He said James is in agriculture. He is trying to make a living. He is paying taxes here and he doesn't even live here. He has improved the road.

Paul asked James what he is suggesting. James said whatever it takes so that the lines can stay buried. He doesn't have the money to buy new lines.

Paul asked if James has done all the excavation he planned and has buried everything he planned to bury. James said there is one more part near the pond where he wants to bury lines. Because that road is larger, the lines can be off to the side. Paul asked how far he is proposing to go past the sap tank. James said down to the pond.

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John suggested that one option would be to consider a lease for James that would require maintenance. The lease could be for a certain period of time and the board could choose to extend it if he is doing a good job.

Mike Dunham said it is hard to believe that James would go ahead and dig up a right of way. It is obvious that someone owns the trail. He thinks we can look into a lease. He suggested having James cease work until the lease issue is settled. Eben said that will probably not work because developing the lease will be slow and cold weather is coming. Mike said if James pays for the lease he doesn't see any problem. He doesn't think the town should have any expense. Paul said we would probably have to have our attorney draw it up. Eben suggested getting our insurer, PACIF, to weigh in. Eben said if a hole is left open on the road and someone riding an ATV falls into it and breaks their neck, the person's family will probably go after James first but then because it is a town right of way they could come after the town.

The board agreed to work on developing a lease for James. Paul told James that he needs to get a highway access permit from John. He should detail any additional work he wants to do. Paul said his concern is that if the town's attorney does not think a lease is a good idea, James is back to square one. That is a risk for James.. Paul said it is a concern for him that the board not set the precedent that it is better to ask forgiveness than permission. In this situation, w may be willing to make an exception, but that is a bad practice.

Mike Patch asked how the industrial park is coming. John said Carl Rogers is working on the bid packet and he thinks he is hoping to have it ready by December. Mike said he thinks contractors are going to be looking for work for winter work and if they get that job they will want to do it in winter when the clay soil is frozen.

Paul asked Mike Patch what his availability is to be clerk of the works once the industrial park project starts. Mike said he would love to do it, but he doesn't think the contractor will like him. He thinks more than the town, the village should be there because they will need a place to sell water, sewer and power because we are losing a lot of buildings.

John said Pat Ripley of the Lamoille Economic Development Corporation is going to look into a grant that could provide additional funding for the industrial park project

11. Review Potential Old Town Hall Survey

The board reviewed the survey Adrienne drafted to get input on how people would like to see the old town hall used. Board members agreed on some changes.

Adrienne said she has talked to Diana Osborn about doing an open house at the old town hall. She would like to put the survey out this week and give people until the end of the month to return it, then have a public forum on December 2. She can leave copies at the municipal building and the library and post on Front Porch Forum with the locations where people can pick up paper copies and a link for people to complete the survey online. The board reviewed Adrienne's suggested agenda for a public forum about the old town hall and agreed that it looked good.

12. Building and Grounds Reports

John said he was finding it difficult to fill out the form so he thought it would be easier for him to just take photos and let the board know what he found. Board members reviewed his reports.

John said things are in good condition at Beard Park.

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He talked to Dick Simays about Holcomb House and suggested picking something we can get done from the recommendations that have been made for work there. John suggested to Dick that the Historical Society pull back the rug and the backing upstairs to see if it is the floor itself that is soft. Mike said he would only call the Holcomb House foundation structure fair. In the cellar, there is one wall that leaks all the time. John and the board discussed places where there is deterioration at Holcomb House.

John said there are electric outlets at Legion Field but no covers over them.

Mike brought up the leaking toilet at the town garage. John said the seal is leaking and it is affecting the floor.

Adrienne asked if John identified anything pressing. John said he thinks covering the electrical outlets at Legion Field is important.

John said the old mill house will take some work. Eben said he thinks a good project would be getting a single owner of that building. Mike said he thinks it would be good for a community trust to take the building over. Paul said the food shelf doesn't want to have to find another location. All the money they get is now able to go toward food rather than paying for a building. John said there are issues with the chimney at the old mill house. Some of the wood that has been unpainted for some time is starting to buckle. We might want to look into getting a grant for the work that is needed there.

Adrienne said she thinks we should have a special meeting to review the work that is needed for town buildings and grounds and decide whether to budget for it.

John mentioned some small issues with the municipal building. Adrienne suggested it might make sense to have a designated employee to deal with small maintenance issues, rather than getting quotes from outside contractors.

John said at the old town hall, the ceiling upstairs will need work. The railing on the steps has some issues and the foundation is pushing inward in some places.

Eben suggested next year including a report on the arboretum.

John said he talked to Isabelle about Old Mill Park. The only issue she identified was some dead trees. They are going to see if the public works crew can take care of them. Isabelle also mentioned spots where the grass doesn't grow.

Adrienne said the toilet issue seems like a big concern to her. John said he talked to Shawn and advised him to get a new seal or to replace the toilet if necessary.

John said a shed at the skatepark needs a little paint. Some trash receptacles could probably be replaced.

At the Ted Alexander Welcome Center, the fountain could be updated. John was told the spigot was shut off because it was leaking but it was turned back on and it wasn't leaking. It has been shut

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off for winter now. Some doors in front of the trash receptacles got broken. There are no light bulbs in the overhead lights at the end of the building.

The board decided that some minor items should be addressed immediately: hot water for the municipal building, all the minor electrical issues, the wiring in the municipal building meeting room, and replacing light bulbs.

Paul said he thinks board members should all take a look at the list of needed repairs and consider what we want to put into the budget for next year.

13. ***Extend Julian Scott House FEMA Deadline***

Eben moved to approve sending the letter to Stephanie Smith of Vermont Emergency Management requesting a further extension of the demolition deadline for the Julian Scott House as written, with all board members signing it, Mike seconded and the motion was passed.

14. ***Public Works Undercoating***

John said we got three quotes for undercoating for public works vehicles. Tyler's Trucking & Service Center quoted $4200, Ground Up Solutions quoted $3220, and Carrier's Auto Body quoted $3600. Mike said Carrier's Auto Body put undercoating on his wife's car and did an excellent job. The price is a little more but the business is a known entity. **Mike moved to use Carrier's Auto Body for undercoating of public works vehicles and the motion was seconded by Eben.**

Eben asked, didn't our employees use to do this? John said yes, but he talked to Shawn about it and we don't have the ventilation or respirators for it.

The motion was passed.

Eben asked if John could follow up to see if the 5500 has had a Town of Johnson highway department decal put on it. Mike said we don't need to spend a lot of money to get custom decals. We can buy inexpensive decals. Adrienne offered to look into what is needed and possibly provide a design.

15. ***Consider Endorsing Discover Johnson's Application for a VOREC Grant***

Morna Flaum said there is a community grant from VOREC that requires no match. They prioritize new grantees. The Town of Johnson has already had one of these grants for the VHB study. Discover Johnson would be happy to apply for the grant. We could get between $7,500 and $50,000. They haven't figured out yet the amount they would ask for. The grant would be for marketing and wayfinding. Discover Johnson is dedicated to bringing in recreational, agricultural and wellness tourism to the Town of Johnson. They want to support marketing and wayfinding to help tourists understand what they are looking at, how to get from here to there and where they can find things they want to buy or places to eat, etc. The grant would fund a plan combined with physical restructuring of wayfinding. They hope to work closely with the town.

Paul said Holly Fowler, who coordinated the RERC work, suggested a staged approach. Morna said Discover Johnson is hoping to find more money elsewhere. They will start with doing a concrete amount of the work with whatever can be obtained from the VOREC grant. Paul said he originally suggested that the town apply for this grant, but then we found out that new grantees were prioritized. He, Morna and Charles Flaum and Doug Molde met and discussed having an MOU that would say, for instance, that if Discover Johnson gets a grant for signs, the town would install and maintain them, showing that the town supports this work. Carl Rogers is willing to help

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work on the grant. Morna said the pre-application is due December 15 and if it is approved, our final application is due in February. The work described in the application will include improvements to the discoverjohnson.com website.

Paul moved and Adrienne seconded that the selectboard support Discover Johnson's application for a VOREC grant.

Adrienne offered to send the rebranding design she came up with that could be used for the wayfinding. Morna said Seth Jensen also apparently knows of several different wayfinding companies. Discover Johnson wants to see what kinds of wayfinding systems are used elsewhere.

The motion was passed with Eben abstaining.

16. Adjourn

The meeting was adjourned at 8:50.

Minutes submitted by Donna Griffiths

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