

**TOWN OF HARTLAND  
WARNING FOR TOWN MEETING  
MARCH 4, 2025**

The legal voters of the Town of Hartland, Vermont, are hereby notified and warned to meet at Damon Hall at One Quechee Road, Hartland, Vermont, on Tuesday, March 4, 2025, at 9:00 AM in the forenoon to act on the following articles:

Matthew Dunne, Town Moderator, called the 263<sup>rd</sup> Hartland Town Meeting to order and gave opening remarks including a review of procedure and Robert's Rules. The Town Moderator then introduced our State Representatives and State Senators. Rep. Elizabeth Burrows and Rep. John Bartholomew both provided legislative updates. Senator Allison Clarkson and Senator Joe Major provided legislative updates.

The Town Moderator then asked the Selectboard to stand and introduce themselves.

Phillip Hobbie, Selectboard Chair, recognized Martin Dole, Finance Administrator, and John Broker-Campbell, Town Manager. Phillip Hobbie then gave his opening remarks.

Matthew Dunne introduced Rob Anderegg, Conservation Commission chair, who introduced members of the Conservation Commission. Rob announced that the Upper Valley Land Trusts purchase of the 75 acre Pohl property had closed recently. Rob recognized Tim Pohl and posthumously awarded him the Conservation Commission award. Rob gave a second Conservation Commission award to Andrea Ambros for her involvement in the purchase of the Pohl property. Andrea commented on her friendship with Tim Pohl and accepted the award on his behalf.

Matthew Dunne introduced Vicki Lawrence of Aging in Hartland. Vicky commented on the activities of Aging in Hartland and announced Marty Banak as the recipient of the Outstanding Volunteer of the Year award and why he was chosen. Marty accepted the award and thanked the community.

**ARTICLE 1:** To elect, by Australian ballot, Town officers for the ensuing year. Polls will be open at 7:00 AM and close at 7:00 PM.

Town Moderator	One 1-year Term	Library Trustee	One 3-year Term
Lister	One 3-year Term	Library Trustee	One 3-year Term
Selectboard	One 3-year Term		
Selectboard	One 2-year Term		

Matthew Dunne introduced Article 1 and the offices up for election.

**ARTICLE 2:** Shall the Town vote to appropriate \$122,000 to support the Hartland Volunteer Fire Department?

Kate Donohue moved; Andrea Ambros seconded. Matthew Dunne introduced John Sanders, volunteer Fire Chief, to present.

**There being no further comments or discussion, the article passed.**

**ARTICLE 3:** Shall the Town of Hartland appropriate the sum of Five Thousand Dollars (\$5,000) for the Hartland Cooperative Nursery School (HCNS).

Mary Grondin moved, Kate Donohue seconded. Matthew Dunne recognized Jessica Pezanowski, HCNS, to share information about this article. Jessica explained this money would largely be used to continue offering programs from VINS. The cost of VINS programming increasing is why HCNS is asking for an increase in funds and why it is not included in Article 6. Ione Minot asked how many students attend HCNS and for how many hours a day and days per week students attend. Jessica answered that there are about 31 students enrolled presently and there are 2 morning classes and 1 afternoon class, each class is 3 hours.

**There being no further comments or discussion, the article passed.**

**ARTICLE 4:** Shall the Town authorize the deposit of \$94,673 from the Highway Fund - Hydro to the Equipment Fund?

Thodore Ambros moved; Doug Linnell seconded. Matthew Dunne called on John Broker-Campbell to explain Article 4. John clarified that \$87,000 of this deposit is money from the North Hartland Dam settlement.

**There being no further comments or discussion, the article passed.**

**ARTICLE 5:** Shall the Town vote to appropriate \$3,000 to support Mt. Ascutney Prevention Partnership (MAPP)/Volunteers in Action?

Sara Bruce moved, Pierre Fournier seconded. John Sanders asked if anyone was here to represent this agency. Nikki Buck shared comment about MAPP and supports the article. Pat Mushlin delivers meals for Meals on Wheels and spoke of the support they've given to Hartland. Sara Bruce she is a volunteer for VIA and assists with medical rides. Sarah Mentioned many other programs this agency offers. Linda Genovese commented that if this article is passed it will be added to article 6 next year. Linda made a motion to table the article. The Town Moderator explained that tabling this will bring it up later in this town meeting and not remove it from being voted on. Rob Anderegg mentioned last year's town meeting and that MAPP is not in the list of appropriations because they're asking for an increase of \$1,000. Jill Lloyd shared that she is also a volunteer for VIA and gives rides to others through this program. After referring to the meeting rules, The Town Moderator clarified that tabling this article does not require a time frame and the article could be tabled for another time. Matthew Dunne asked Linda Genovese if she would still like to table until another time. Linda Genovese makes a motion to table the article. Pat Richardson seconds the motion.

Matthew Dunne announces the motion is not debatable. The floor voted and tabling the article failed. The Town Moderator opened up the floor for additional discussion. Marty Banak shared his experience working with MAPP/VIA and believes this is an important article to support. Sherry Clarke clarifies that this is a separate article because it's asking for more money. This is not a new organization. John Broker-Campbell confirms the amount increased is only \$100 but because there was an increase, this article needed to be pulled out article 6. Andrea Ambros commented that despite no one here to represent this organization, she wants to explain how important they are in coordinating services in Hartland. Jennier Waite asked that if someone is asking for money, do they need a report in the Town Report? Chet Pasho calls the question, Mike Van Buren seconds motion.

**There being no further comments or discussion, the article passed.**

**ARTICLE 6:** Shall the Town vote to appropriate \$88,582 to support social service agencies as follows:

Aging in Hartland	\$28,200
Junction Arts and Media (CATV)	\$3,000
COVER Home Repair	\$1,500
Green Mountain Economic Development	\$1,694
Green Mountain Retired Senior Volunteer Program (RSVP)	\$200
Green Up Vermont	\$200
Hartland Community Arts	\$2,000
Hartland Community Food Shelf	\$500
Hartland Farmer's Market	\$2,000
Hartland Rescue Squad	\$14,500
Headrest	\$1,710
Healthcare & Rehabilitative Services of Southeaster VT, Inc. (HCRS)	\$3,453
Ottauquechee Health Foundation	\$5,000
Public Health Council of the Upper Valley	\$345
Senior Solutions	\$1,500
Southeastern Vermont Community Action (SEVCA)	\$3,220
Special Needs Support Center of the Upper Valley	\$3,700
The Family Place	\$200
Tri Valley Transit	\$1,500
Vermont Center for Independent Living	\$160
Visiting Nurse and Hospice (VNH) for Vermont and New Hampshire	\$10,500
White River Council on Aging	\$1,000
Windsor County Mentors	\$2,000
Women's Information Services, Inc.	\$500

Pierre Fournier moved, Andrea Ambros seconded. Mike Willis asked if the Hartland Rescue Squad is managed under the Volunteer Fire Department. John Sanders explained that the agencies are separate but have some overlap. John Sanders has called the question, Chet Pasho seconded the motion.

**There being no further comments or discussion, the article passed.**

**ARTICLE 7:** Shall the voters authorize the General Fund expenditures of \$2,210,907 and the Highway Fund expenditures of \$1,635,334 of which \$3,041,276 shall be raised by taxes?

Tom Kennedy moved, Brian Stroffolino seconded. John Broker-Campbell gave a presentation to explain completed projects and future plans. Sherry Clarke asked to clarify what work needs to be done on the North Hartland covered bridges. John Broker-Campbell explained that the bridges would need to be rebuilt to covered bridge standards but will never accept all traffic. Jennifer Grant asked if the narrowing of the supplier market was a factor in the timeline to acquire new town equipment. John Broker-Campbell explained delays were primarily due to suppliers and installers of plow hardware. Ione Minot asked if the new drainage at Damon Hall and the Recreation Center building has mitigated the moisture problems. John Broker-Campbell said that the architect believes this will fix the problem. Mike Van Buren gave his appreciation for the work done on Jenneville Road and asked if maintenance is only planned for paved roads and for information on dirt road maintenance. John Broker-Campbell explained the dirt road maintenance process and how studies inform these decisions. Mike Willis asked if there was a fund for the future purchase of trucks and does that include fire trucks. John Broker-Campbell answered that there is a fund for future town trucks but this does not include fire trucks.

**There being no further comments or discussion, the article passed.**

The Town Moderator explained that he would like to ensure procedure has been followed correctly and would like to go back to article 6 and make sure the debate has been formally closed.

**There being no further comments or discussion, article 6 passed.**

**ARTICLE 8:** Shall the Town vote to exempt from taxes, for a period of five years, the property located at 241 Garvin Hill Road (Eshqua Bog) which is owned by the Nature Conservancy and the New England Wildflower Association and is used exclusively for the purpose of such organizations?

Ione Minot moved, Rob Anderegg seconded. John Broker-Campbell explained that the estimated taxes on the property are \$1100 per year. David Cooper asked why this would have to be for 5 years. Stacey Bradley explained that this is not a statutory exemption but a voted exemption. John Bartholomew commented on Eshqua Bog being a valuable town resource. Mike Van Buren calls the motion, Brian Stroffolino seconds. Debate closed.

**There being no further comments or discussion, the article passed.**

**ARTICLE 9:** Shall the voters authorize the elimination of the office of Town Lister and replace it with a professionally qualified assessor in accordance with 17 V.S.A §2651c(b)?

Colleen Spence moved, Tom Kennedy seconds. John Broker-Campbell explained that the intention is to position Hartland for the future and the challenges that the state faces with reappraisal. He pointed out that Woodstock and Reading are also voting on this and that there will be no change to the services provided to the town and cost savings are expected. Stacey Bradley commented on the pros and cons of each scenario and proposed a third option of keeping the listers and using outside assessors. Bob Quaderer commented that, as a lister, he is in favor of the article. He clarified that this is not a silver bullet but it's a step in the right direction. Phil Hobbie commented on the amount of time the Selectboard has spent considering this and recognized the tradition of local listers and the trends of moving to outside assessors. Meredith Liben asked if this would address the CLA issues. John Broker-Campbell answered that it would not directly address the CLA. Jennifer Grant commented that there is no zoning in Hartland and property improvements have not been tracked. John Broker-Campbell pointed out the Construction Permit Ordinance and that this has helped stop unknown construction. John Broker-Campbell also reminded everyone that there would still be personnel in the listers office working with the company. Sarah Bruce asked about the timeframe for this change. John Broker-Campbell explained that the CLA is a separate discussion and reappraisals would happen no matter the outcome. Chris Knippenberg mentioned Stacey Bradley's 3<sup>rd</sup> option and questioned if an outside agency would have the local knowledge to perform this task. John Broker-Campbell reminded everyone that we would still employ someone in the lister's office with local knowledge. Jim Rielly said

that Stacey's third option had not been considered heavily by the Selectboard but several options were analyzed. He mentioned that no one is running for the vacant lister seat and the region is moving this way. Sarah Taylor mentioned the shortage of assessors in Vermont. John Broker-Campbell is confident in finding personnel and has a company lined up if this article passes. Doug Linnell, former lister and assessor, is in favor of this article and commented on this being the statewide trend. Bettina Read, BCA member, asked who would attend grievance hearings if there were no board of listers? John Broker-Campbell answered that the locally employed person in the listers office and the outside assessors can fill this role. Colleen Spence asked what the cost changes will be. John Broker-Campbell said that he does not have a figure but expects savings. Neighboring towns have saved money with this change. Jennifer Waite asked for clarification on the new hire for the lister office if the office is being eliminated. John Broker-Campbell explained that the elected board of listers would be eliminated if this article passes but someone will be employed as a lister clerk but not an elected lister. Lone Minot mentioned how Woodstock is moving forward with this decision to eliminate the office of the lister. Susan Riley asked how long the assessors would be contracted for. John Broker-Campbell anticipates 1 or 2 years. Susan Rielly asked how we could revert this change and go back to elected listers. Matthew Dunne answered that there would have to be a warned article for the voters to decide on bringing locally elected listers back. Bob Bibby, if we're eliminating board of listers how will that increase the number of appraisers that are available. John Broker-Campbell answered that it would not increase the number of appraisers. Pat Richardson thought it was important that Stacey Bradley identify herself as a lister when making comments. Matthew Dunne does not believe this is a requirement. Jeff Bell moved to close debate. Marty Banak asked about how this new arrangement would be funded and how money will be saved. John Broker-Campbell clarified the expectation of reduced costs over time. Marty Banak asked about how reappraisals would be handled. John Broker-Campbell reiterated that this article is not about reappraisals and this process is not related to the article at hand. Stacey Bradley commented on the state trends regarding reassessment and reappraisals. Jeffrey Bell moved to close debate, Richard Waddell seconded. Debate closed.

**The floor vote was too close to call. A request for division was made from the floor and seconded. Justices of the Peace counted the yes and no votes. 66 approved of the article and 32 opposed. Article 9 passed.**

**ARTICLE 10:** Shall the voters authorize the Selectboard to sell the North Hartland School building along with sufficient land for a building lot?

Chet Pasho moved, Brian Stroffolino seconded. John Broker-Campbell presented information about the current state of the building and noted the numerous deficiencies with this structure. Gary Trachier asked for clarifications about the property line. Rob Anderegg asked how large the parcel is. John Broker-Campbell believes it is just over 1 acre. Sherry Clarke asked where park goers would park if the building was sold. She suggests the building is taken down but the property kept. John Broker-Campbell mentioned the road parking in front of the playground lot. Phillip Hobbie said that the Selectboard has reviewed the report from the North Hartland School Commission. A pavilion was considered but the Commission decided this was the best option. Jim Rielly mentioned the expense to the town if we decide to demolish it, especially if there are hazardous materials present. Dan Gotsegen asked if the building has historical significance. Clyde Jenne answered that the building was built in 1955 as an overflow building and has no historical significance. John Bartholomew asked how much the property was worth. John Broker-Campbell said a value was unknown. Gary Trachier would like to see the building taken down and the lot repurposed. Gordon Richardson would like the town keep the land and take the building down. Peter Carini asked if there was an estimate to take the building down. Tom Kennedy did not have a figure but it would be considerable if lead or asbestos were present. Jennifer Grant asked that since hazardous materials are likely present, is this a liability to the town. John Broker-Campbell explained that tests for hazardous materials has not been done but based on the construction date, it is highly likely. If the building were to fall apart, the town would need to pay for remediation. He also mentioned that the school is an ongoing cost to the town to heat and fix vandalism. Lone Minot pointed out that we don't know how a future buyer would feel about people using the neighboring park and thinks the town should repurpose the lot. Ellen Sauer commented that if lead and asbestos are present in the structure, that could also contaminate the ground. Charles Poltensen asked that if these materials are present in the ground, would that limit use of the lot. John Broker-Campbell answered that it would not limit use of the parcel. Andrea Ambros commented that once the property is gone, it's gone. She shared her experience cleaning up 9 Merritt Road. Trace Tancreti made a motion to end debate. Seconded by Brian Stroffolino. Debate was closed.

**The floor vote was close. A call for division was made from the floor and seconded. Justices of the Peace counted the yes and no votes. 38 approved of the article and 68 opposed. Article 10 Fails.**

**ARTICLE 11:** Transact any other business necessary and proper under this warning.

Toni Vendetti shared the new Hartland newsletter. Jeffrey Bell, read the Hartland Declaration of Inclusion that the Selectboard passed in 2022. Mary Van Buren moves to adjourn, Debra Luquer seconded.

**There being no further comments or discussion, the meeting was adjourned.**

**Attendance at Meeting – 126**  
**Number on voter checklist – 3080**

**Submitted by John Paulette – Hartland Town Clerk**