EDEN TOWN CLERK'S OFFICE
71 Old Schoolhouse Road
Eden Mills, 05653
SELECTBOARD SPECIAL AGENDA
November 10, 2026 @ 5pm

Present at the meeting: Clayton Whittemore, Ricky Morin, Melissa Whitcomb, Leslie White, Alec Jones, Tasha Wallis, Tim Bullard (at 5:47), Emily Porter, Julie Butler, Joe Kill via conference call, Branden Martin by conference call

1. Open Meeting: Ricky opened the meeting at 5:00 pm
2. Additions and Deletions to the Agenda: None
3. Conference call with Joe Kill from VT Dept. of Forests. Parks, & Recreation regarding LERA.
   The question: Could the Town of Eden lease the Lake Eden Recreation Area to an outside entity instead of the Town hiring a manager and running the campground and day use area. The answer is YES with some specific parameters. Access needs to be available to everyone without restriction. Any charges for camping or day use would need to follow the 'market rate' in the local area. Any lease agreement would need to specify the rates after researching what other campgrounds charge and the rates at day use locations such as Elmore State Park, Waterbury Reservoir and Crystal Lake. Leslie asked if the .6 acre part of the LERA property on the north side of Route 100 could be used as a location for solar panels that would provide electricity for LERA and the answer was again YES. Could we transition the area into day use only without any camping and the answer was YES. Joe mentioned that the Town of Barnet has a recreation area, Harvey's Lake Beach and they might be a source of information. Questions were posed on the liability of leasing the property that would need to be specified in a lease agreement drafted by a lawyer.
4. LCPC: Tasha Wallis at 5:25 pm. Tasha came to the meeting to check in with the selectboard and see if there are any areas that LCPC could be of assistance. Ricky identified problems with Fidium fiberoptic installations. The town requires any ditching in the highway ROW to first have a permit and the work needs to be installed according to Town specifications. There are multiple locations in town where the new lines have been installed without any permits, installed incorrectly, too shallow, too close to the travel lane and have damaged a newly paved roadway. Tasha will relay the concerns at the Lamoille Fiber Conservation District meeting on 11/11/26. LCPC is looking for a grant to help with the Town Clerk's Office addition. Tasha also extended an invitation to have a representative attend regional LCPC meetings.
5. Lamoille County Conservation District. @ 5:56. Branden from Stone Environmental, Emily Porter from Lamoille County Conservation District and Julie Butler from US Fish & Wildlife discussed the replacement of 2 structures on Tree Farm Road. Ricky had some concerns as the project has been in the design phase since the spring but the town did not have any knowledge of the project until late October of 2026. The board wants to ensure that the replacement bridge is a minimum of 20' wide, not have a wooden deck and have guardrails installed. No hydraulic study has been done by the State. There was discussion on access for camp owners and the sugar makers that use the road during construction. Close the road depending on the amount of time needed for construction, provide a one lane temporary bridge or smaller foot bridge access were all mentioned. The board will visit the site and send measurement recommendations to Branden.
6. Citizens Input: None
7. LERA:
   a) Dana & Kathy McKnight participated in the lottery and were the last drawn. The only remaining site was #4 and Kathy requested to be able to discuss with her husband who was not present, as she had concerns that their camper would not fit in the allotted space. It was agreed that she would leave a check and contact Melissa the following morning. Dana and Kathy went and measured the lot and unfortunately, the camper will not fit. They are requesting that their reservation check be voided. Ricky motioned to invalidate the payment, Clayton seconded. Agreed.
   b) Set date and time for manager interviews. Interviews will take place at 6:00 pm on November 24th.
   c) Other. Discussion moved to the interviews for the openings at the Town Clerk's Office and the Highway department. Melissa will schedule interviews and share any potential candidates for selectboard clerk with the board. Ricky will hold the interviews at the town garage.
8. Animal Control Update: None
9. Health Officer Update: None
10. Sign Orders: 4 orders were signed
11. Minutes: Clayton motioned to approve the minutes of 10/27/26 as written. Ricky seconded. Approved.

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12. Highway Department
    a) Driveway Permits. Javanainen submitted an application for a second driveway access. With only one access per property as defined by State guidelines that the town follows, one access per lot, the resident can install another driveway access as long as the old driveway access is discontinued. Any changes in a driveway location will change their 911 address. Melissa will contact them with the board's recommendation so they can choose which location they prefer.
    Matt Grant is subdividing a lot and is applying for access to the new lot. So approved under condition of the subdivision. Ricky signed off for Scott Langlois who's driveway is complete and installed to town specs. Other driveway permits are in progress but not completed so not yet approved. There were also a few expired permits which will need a renewal since they still require work.
    The board also discussed a culvert on Andy Anderson's property that they reviewed while checking driveways. The culvert is in good condition although the inlet was blocked with dirt and debris. Ricky will clean that up.

    b) Overweight permit was submitted by Morse's Directional Drilling. Ricky motioned to approve the permit to town specs. Clayton seconded. Approved.

    c) Update & Other Info. Jubal has been doing some welding to get the plows ready for winter. Ryan did some grading last week. Ricky has been in contact with Sean Lewis regarding Fidium installed along the edge of the pavement on East Hill. Sean suggested boring under the road form a different pole as a solution. Ricky will call him again and let him know that the board does not feel it is necessary to cross the road with the line when there is a pole roughly 300-400 ft away on the same side. They don't want to risk damage to the pavement like Knowles Flat. It will be Spring before anything can be done.
    The board briefly discussed the ongoing conflict on Camp Road where a newly constructed fence remains in the town ROW and needs to be removed to prevent damage during winter plowing. This is in the court process and has not yet been decided. The board wishes to proceed through the system as there has been no resolution.
13. Ratify Additions and Deletions: None
14. Grant Update/Discussion: Bids for the Town Clerk's addition will be forwarded to Alex Jones at LCPC.
15. Other: Lawyer Update The board is looking to hire a law firm and have engaged a new firm. Melissa will contact them. Ricky motioned to sign the letter of appreciation to James Barlow for his many years of service. Tim seconded.
    Leslie suggested that the board consider options for auditing moving forward as there has not been any interest in the 2 open auditor positions.
16. FYI:
17. Tim motioned to adjourn. Clayton seconded. Meeting ended at 8:03

Unapproved minutes, Leslie White scribe

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