

**MINUTES – SPECIAL SELECTBOARD MEETING  
TOWN OF BARNET, VERMONT  
TUESDAY, JUNE 16, 2015**

**Meeting convened at 4:30 p.m. at the business offices of Dussault Surveying, 1118 Breezy Hill Road, St. Johnsbury, Vermont**

**Board members present:** Chair Jeremy Roberts, Gary Bunnell, and Dylan Ford.

**Others present:** Andrew Dussault, William Graves, and David Warden.

**1. Consideration of land surveying activity in connection with Barnet Town Hall renovations**

- There are three or so maps generated on this Town Hall property. They, however, were done with a compass and maybe a surveyor's chain.
- The first survey was done in 1828. The deed lines appear to have changed in a small manner when it changed hands in 1828 when Johnson sold it (Barnet 1).
- In Barnet 2 (1847), the survey changed on the Benedict side. This does not really affect us.
- One thing Andrew Dussault found was the deed for the Town Hall property when it was the meeting house. Book 10 page 20 (1829) says it called for eight rods of land on the road (132 feet), however it is extremely hard to determine where to start the 132'. Unfortunately, in this book 10 page 20 it gives rod measurements. It appears there is a mistake in the measurements as there is a 40 degree line from the road. If you put that against the book measurements and the maps, the Town Hall would be located on the Benedicts' property. Mr. Dussault tried all kinds of ways to find the actual deed where the building was placed in the location it is now, but could not find it. His suspicion is that the builders decided to move the location upon building it, but did not do any paperwork on it, but this is just a hunch.
- One thing we need to make sure is that when Joe Desrosiers sold the back and below of the Town Hall to Dunbar, he went to the edge of the bank, not the rest which may still belong to Desrosiers. We need to ask him what he thinks.
- On plan Barnet -2 and referenced in Book 15, page 306 dated 8-17-1847 in a sale from Benjamin Goodridge to John H. Moore, the corner of the property, or the "tie" line, is noted as one rod & four links or 19.14' from the Northwest corner of the brick meeting house. This is not a boundary; it is called a tie in the survey world. We know that the location now is most likely in the same spot as it was in 1847.
- In book 15 page 336 also on 8-17-1847 Robert Harvey conveyed to Jonathon Whitcher. This parcel that Harvey received from Goodridge is essentially the parcel that comprises the Enthoven/Duquette property (current owner of the property behind the Town Hall). Their land is: " bounded on the south from Wilcox tavern to Peacham and the meeting house" (says to the South). If the property is really to the South, then the true line is farther to the East than just three or four feet from the building line. In this case, the Town Hall property would continue further toward the Sampsons.
- Because the line to the West between the Town Hall and the Benedicts was just an agreement, we cannot use the line on the survey map to measure 8 rods.
- The best we could do at this point is probably to have Enthoven/Duquette, the Sampsons, and the Benedicts agree to some boundaries with the town so all involved parties have a legal, clear boundary line.
- Next steps? Have Jan Enthoven and Suzanne Duquette come to a meeting in July. Maybe they will have a different survey that we have not seen. Maybe get the Sampsons and the Benedicts involved as well.

- Building itself is 40' x 75'. Maybe if we use 120' instead of 132', we are giving a little on both sides.
- Andrew handed the Selectboard a form letter to give the land abutters personally.
- Two important things we have learned are the 132' of road frontage, and the land is south of the property behind the Town Hall.

## **2. Other business**

No other business was discussed.

## **3. Adjournment**

Meeting was adjourned at 5:50 pm.

*A true copy.*

Attest: \_\_\_\_\_  
*Town Clerk*