

**Town of New Haven Selectboard Meeting**  
**7:00 pm**  
**Tuesday, July 5, 2022**  
**Town Offices**

Selectboard: Vice Chair, Bruce Many, Kathy Barrett and Steve Dupoise  
Selectboard Assistant: Pam Kingman

Absent: John Roleau and Taborri Bruhl

Visitors: Tim Bouton, Cindy Hill, Don Johnston, Marcia Dupoise, Doug Tolles and Dennis Sparling

**ADJUSTMENTS TO THE AGENDA: None**

**VISITORS BUSINESS:**

- 1. Discussion about the Harpur Crewe Lot:** The Lands Committee recommended to the Selectboard to have Don Johnston do a title search and then a survey on this lot. Don was never able to locate said 4-acre parcel, due to some land records that were never recorded in the town. Don was able to do a title search on the Choquette's land back to the 1800's, and there is no mention of this parcel within Choquette's deeds. Don thinks the parcel could be on land now owned by Craig Newton. Surrounding properties, Mitchells, Newtons, and a westerly portion of Choquette's have been surveyed, as well as the North / South Highway. None of these surveys mention the Harpur Crewe lot. When Andrew Johnson donated the 4 acres to the Town of New Haven, he admitted he did not know its location. Former Surveyor Ken Weston, who surveyed all of A. Johnson lumber Companies land never found the lot either. In Don Johnstons title search he found E.C Rider owned what is now Choquette's land. Don made up a draft map showing each of E.C. Riders lots, which includes the survey pins for the surrounding lots owned by Newton and Mitchell. Also, in his title search to locate these 4 acres, it never mentions any road frontage. At some point the 4-acre lot ended up on the tax maps within the Choquette's property. Pam Kingman will try to find older tax maps to find when it first appeared and who put it there. Tim Bouton said he came into the office today to do more research and found a deed that he thought may be relevant, in

Book 28, page 126 (1957) is from Wilkinson to Bolduc, mentions land to the west along the former highway.

Doug Tolles said he found the lot using a hunting app on his phone, and it matches the Lands Committee description. However, it was pointed out that those hunting apps use town tax maps, which is why the lot showed up on the app. Doug said he was with the Lands Committee when they discovered the pins. Don Johnston asked what the pins looked like, was it rebar, or flattened level to the ground and mushroomed on top? Doug was sure it was rebar. Don referred to the Mitchell's survey completed by Tim Short. Short put \*special notes on his survey saying, "Due to some deed discrepancies and ambiguities it would be recommended for Mitchell and Choquette to formalize the property lines as shown hereon."

Short also says in his Survey Notes; Number 5. "Reference should be made to a parcel of land in New Haven. Shown on the Tax map as Parcel No. 390, owned by Harpur Crewe Family Limited Partnership (NH 53/186). The Tax Map shows this piece of property to be an abutter to the lands of Schaefer. In researching the chain of title for this property the earliest conveyance found for this property was in an Administrative Deed from the Estate of Evelyn L Warner (or Warren) to his daughter Kate Wilkinson dated December 27, 1928 and filed in Volume 23 at Page 193 of the New Haven Land Records. The other reference as to Warner's (or Warren's) ownership of this property was found in the Mitchell's chain of title in a deed from Charles E. Rider et al to Almond W. and Floyd C. Woodcock. Dated March 2, 1903 and filed in Volume 20. Page 152 of the New Haven Land Records. This deed mentions Warner (or Warren) as an easterly abutter. No mention of this parcel was made in subsequent deeds in Mitchell's chain."

Don still feels strongly that the parcel is on the Shaefer's lot, now owned by Newton. He will up a testament about it.

There was some discussion about Adverse Possession, Cindy Hill advised that you cannot seek adverse possession against a public entity.

Further discussion about suggesting the Choquette's have their property surveyed, possibly by Tim Short or Ron LaRose, both are familiar with the area. If the lot happens to be where it is depicted on the tax map, then it could be worth considerable money. Tim Bouton suggested throwing up the southern portion of the North / South Hwy at the northern line of Mitchells to where it intersects with Route 17. Doug Tolles said that wetland came in after the road was closed, it would not stop the road from being re-opened; and he would like to see the road opened back up. When asked why, he replied "to avoid the intersection by the Chalker Farm" (Route 17 / Hallock Road and Quaker Village Road). He has seen too many car crashes there, it is a very dangerous intersection. Cindy Hill agreed with Doug that the wetlands preclude the road. She added the Vermont League

of Cities and Towns recommends towns not “Throw Up” roads, she suggested turning it into a trail. Doug Tolles agreed it would make a nice trail. Tim Bouton removed his recommendation to “Throw Up” the portion of the road he mentioned earlier. Steve Dupoise said we should send a letter to the Choquette’s, recommending they survey that portion of their property. Once Pam Kingman receives the report from Don Johnston, she will include it in her letter of recommendation to the Choquette’s.

2. **Dennis Sparling – Railroad switch operator sculpture:** Dennis lives by the tracks at the quarry and would like to move some tracks he owns and a switch up to the Depot and add a sculpture of a switch operator. He does not have a sponsor for the work. Dennis asked what was going into the Depot, Steve Dupoise said half of it will go to the New Haven Historical Society and the other half will be rented. Kathy Barrett asked what the cost of the sculpture and RR track would cost. Dennis estimated \$75 - \$100k. The board thanked Dennis for coming.

#### **UPDATES ON:**

1. **Roads:** Nothing new
2. **Town Buildings and Land:**
  - **Train Depot update:** Hoping the Notice to Proceed will come in August.

#### **AUTHORIZATIONS:**

1. Steve Dupoise made a motion to approve payroll for the week ending 6/25/22, in the amount of \$4,331.88, seconded by Kathy Barrett. 3 yes / 0 no
2. Kathy Barrett made a motion to approve payroll for the week ending 7/2/22, in the amount of \$3,846.49, seconded by Steve Dupoise. 3 yes / 0 no
3. Kathy Barrett made a motion to approve the pay orders for the week ending 7/5/22, in the amount of \$73,459.55, seconded by Steve Dupoise. 3 yes / 0 no
4. Kathy Barrett made a motion to accept with regret the resignation from Susan Smiley from the DRB, saying that she has been a great asset to the DRB. Motion seconded by Steve Dupoise. 3 yes / 0 no
5. Steve Dupoise made a motion to approve the driveway access permit for Michael Farnsworth on Quarry Road. A 30’ x 18” culvert is needed. Motion seconded by Kathy Barrett. 3 yes / 0 no
6. Kathy Barrett made a motion to authorize Bruce Many to sign the VTRANS Class II Highway grant for North Street. Motion seconded by Steve Dupoise. 3 yes / 0 no
7. Steve Dupoise made a motion to approve the minutes from 6/21/22, seconded by Bruce Many. 3 yes / 0 no

Adjourn: 8:26 pm


Respectfully submitted:

Pam Kingman

Approved on 7-19-22



Vice Chair, Bruce Many



Kathy Barrett



Steve Dupoise