



Josh Arneson <jarneson@richmondvt.gov>

I SUPPORT - Trails Committee proposal for Williams Hill Rd non-motorized trail access to Palmer Rd by Trails Committee

Peter Moore <pmoorefish@gmail.com>
To: Josh Arneson <jarneson@richmondvt.gov>

Tue, Sep 21, 2021 at 5:55 PM

I am re-sending all my previous correspondence on the Williams Hill Rd Class 4 determination, in order to be included in the sworn record, as per your guidance of Friday Sep 17 email.
I will also participate on the Sep 21 Zoom call and will reference my previous emails to you and the Selectboard on the topic.

Thank you,
Peter Moore
[1272 Williams Hill Rd](#)
Richmond, VT

Peter Moore
Fisheries Development International
pmoorefish@gmail.com
(207) 233-4353 cell

----- Forwarded message -----

From: **Peter Moore** <pmoorefish@gmail.com>
Date: Mon, Jun 7, 2021 at 9:51 AM
Subject: I SUPPORT - Trails Committee proposal for Williams Hill Rd non-motorized trail access to Palmer Rd by Trails Committee
To: <christine.werneke@richmondvt.org>, <david.sander@richmondvt.org>, <bard.hill@richmondvt.org>, <june.heston@richmondvt.org>, <cody.quattrocci@richmondvt.org>
Cc: Josh Arneson <jarneson@richmondvt.gov>, William Lee <williebikes@gmail.com>

Hello,

I may not be able to make the Selectboard ZOOM call tonight as I am assisting with my mother who is in hospice in NH. I live at [1272 Williams Hill Rd, Richmond](#), which is at the end of the Williams Hill Rd traveled roadway (we look at the end of the road from our house).

I SUPPORT the Richmond Trails Committee proposal to provide for a non-motorized path following the Town- owned Class 4 road portion of Williams Hill through to the Palmer Road (0.7 miles on the map provided by Town of Richmond). This connection would allow for uncontested and unimpeded connection on foot, bike or skis to the Sherman Hollow, McGee Hill road neighbors and to the Sleepy Hollow ski and bike trails. The proposal is responsive to the wishes of many of our neighbors and residents of Richmond.

We do not support allowing parking at the Williams Hill Class 4 trailhead due to emergency and municipal vehicle access and turnaround requirements and we do not support creation of additional parking along Williams Hill Rd in deference to the wishes of our neighbors.

Interconnected neighborhoods and Towns via trails was supported heavily by residents during the visioning process that resulted in the Richmond Town Plan (2018) and is embodied throughout the Town Plan as adopted by the Selectboard.

On a personal note, my wife and I have had two very close encounters with large trucks towing construction trailers and boat trailers while riding on Hinesburg Road and Huntington Road while biking from our home to access the Sherman Hollow, McGee Hill Roads and the Sleepy Hollow trail system off McGee Hill Rd. We have decided it is not worth the risk to ride those roads and we feel it is only reasonable for us as residents and taxpayers to be able to pass through the 0.7 miles of Town owned Class 4 road in question to safely access the Sleepy Hollow trail system.

The Town owns the land over which the trail would be marked. The deeds of the abutters to the proposed trail reference their properties as bounded by Williams Hill Rd. See attached deeds for details. If the Town needs to resurvey the boundaries of the Class 4 road portion, to provide for an unambiguous resolution of where the public way lies, then that seems like a simple solution to allow for the unimpeded access by the public on a public way. The Town also has the opportunity and authority to turn this portion of the Class 4 road into a legal trail and prohibit motorized access. This is an outcome I also support.

Thank you for your consideration.

Sincerely,
Peter Moore

Peter Moore
1272 Williams Hill Rd
Richmond VT 05477
pmoorefish@gmail.com
(207) 233-4353 cell

3 attachments

 **FILKHORN DEED.pdf**
2127K

 **PARK DEED P 1.pdf**
2881K

 **PARK DEED P2.pdf**
2964K

Page 300

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that H. KEITH JOHNSON, husband and wife, of Nashville, County of Davidson and State of Tennessee and JAMES E. PRESTON and SUSAN J. PRESTON, husband and wife, of Richmond, County of Chittenden and State of Vermont, Grantors, in the consideration of TEN AND MORE DOLLARS paid to our full satisfaction by ERIK FILKORN and ELIZABETH FILKORN, husband and wife, of Burlington, County of Chittenden and State of Vermont, Grantees, by these presents do freely GRANT, SELL, CONVEY AND CONFIRM, unto said Grantees, ERIK FILKORN and ELIZABETH FILKORN, husband and wife, as tenants by the entirety and their heirs and assigns forever, a certain parcel of improved land located in the Town of Richmond, County of Chittenden and State of Vermont, described as follows, viz:

A parcel of land containing 10.4 acres, more or less, situated on the southerly side of Town Highway Number 20, erroneously designated in prior deeds as Town Highway Number 21, commonly known as the Williams Hill Road, and being more particularly described as follows:

Commencing at an iron pipe set in the southerly sideline of said Williams Hill Road, which iron pipe marks the northeasterly corner of the parcel of land herein described and the northwesterly corner of lands now or formerly owned by Richard A. and Donna L. Peabody; thence proceeding S14°E along the westerly boundary of said Peabody property a distance of 945 feet, more or less, to an iron pipe set in the ground, which iron pipe marks the southeasterly corner of the land herein described and the southwesterly corner of said Peabody property; thence deflecting to the right and proceeding N79°W a distance of 550 feet, more or less, to an iron pipe set in the ground, which iron pipe marks the southwesterly corner of the parcel of land herein described; thence proceeding N12°E a distance of 495 feet, more or less, to an iron pipe set in the southerly sideline of said Williams Hill Road; thence deflecting to the right and proceeding in a general easterly direction in and along the southerly boundary line of said Williams Hill Road a distance of 760 feet, more or less, to the point or place of beginning. All headings and distances are approximate.

For Grantors' title reference is made to that:

- (a) Warranty Deed of George L. Boccia and Kathleen Swan-Boccia to H. Keith Johnson, Nancy N. Johnson, James E. Preston and Susan J. Preston dated December 3, 1991 and of record in Volume 76, Pages 299-301 of the Town of Richmond Land Records;
- (b) Quit Claim Deed of H. Keith Johnson and Nancy N. Johnson to James E. Preston and Susan J. Preston dated October 11, 1996 and of record in Volume 99, Pages 481-482 of the Town of Richmond Land Records;
- (c) Quit Claim Deed of H. Keith Johnson and Nancy N. Johnson to James E. Preston and Susan J. Preston dated October 27, 1997 and of record in Volume 104, Pages 32-33 of the Town of Richmond Land Records;
- (d) Quit Claim Deed of H. Keith Johnson and Nancy N. Johnson to James E. Preston and Susan J. Preston dated October 9, 1998 and of record in Volume 109, Pages 601-602 of the Town of Richmond Land Records;

PERSON WADHAMS
QUINN & YATES
LAW OFFICES
283 SOUTH UNION STREET
BURLINGTON, VERMONT
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WARRANTY DEED

Anderson Frederick N. Jr. & Gilligan Cornelius P. To Parke E. Lauck & Elizabeth

KNOW ALL MEN BY THESE PRESENTS That we, FREDERICK N. ANDERSON, JR. of Charlotte, County of Chittenden and State of Vermont, and CORNELIUS P. GILLIGAN of Sante Fe in the County of Sante Fe and State of New Mexico Grantors, in the consideration of TEN AND MORE Dollars paid to our full satisfaction by E. LAUCK PARKE and ELIZABETH H. PARKE of Winooski in the County of Chittenden and State of Vermont Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees E. LAUCK PARKE and ELIZABETH H. PARKE, husband and wife, as tenants by the entirety and their heirs and assigns forever, a certain piece of land in Richmond in the County of Chittenden and State of Vermont, described as follows, viz: Two parcels of land containing a total of 11.8 acres, more or less, situated on the westerly and easterly sides of the Williams Hill Road in the Town of Richmond, and being a portion of the same lands conveyed to the within Grantors by Warranty Deed of Polke Harold Gyllensward and Emily T. Gyllensward dated September 20, 1968, of record in Volume 27, Page 69 of the Land Records of the Town of Richmond, described more particularly as follows:

Parcel No. 1: Beginning at an iron stake set in the northerly boundary of the Williams Hill Road at the southerly most corner of lands now or formerly owned by Donafrio; thence proceeding in a general southwesterly direction in and along the boundary of said road a distance of approximately 959 feet to an iron stake set in the westerly sideline of Williams Hill Road; thence deflecting to the right and proceeding in a general westerly direction in and along the present boundary of the within Grantor's lands approximately 338 feet to an iron stake set in the present westerly boundary of lands of the within Grantors; thence deflecting to the right and proceeding in a general northeasterly direction along a wire fence marking the present westerly boundary of the lands of the within Grantors a distance of approximately 995 feet to an iron stake, which iron stake marks the southwesterly corner of said lands now or formerly of Donafrio; thence deflecting to the right and proceeding in a general easterly direction along a stone wall which marks the common boundary of the land herein conveyed and said lands nor or formerly of Donafrio, approximately 500 feet to the point or place of beginning.

Parcel No. 2: Commencing at an iron stake set in the easterly boundary of the Williams Hill Road, which point is located in the easterly extension of the southerly most boundary of Parcel No. 1; thence proceeding in a general northeasterly direction in and along the easterly sideline of said road a distance of approximately 538 feet to a point marking the northwesterly corner of lands now or formerly of Lyons; thence deflecting to the right and proceeding in and along the common boundary of the lot herein conveyed and lands now or formerly of Lyons approximately 520 feet and continuing in the same direction in and along the common boundary of the lot of land herein conveyed and lands retained by the within Grantors approximately 295 feet to a point situated in the southerly sideline of lands presently owned by the within Grantors; thence deflecting to the right and proceeding in a general northwesterly direction in and along a wire fence approximately 433 feet to a point; thence deflecting to the right and forming an interior angle of 90° and proceeding approximately 227 feet to the point or place of beginning.

This property shall be subject to the following covenants and restrictions which shall binding upon the within Grantees, their heirs, executors, administrators and assigns, said covenants and restrictions to run with the land:

1. The above-described parcels shall be considered one lot and shall not be subdivided for sale or for any other purpose, and shall not be conveyed separately. The land herein conveyed is described in this deed as two parcels of land for purposes only of satisfying the requirements of the State of Vermont health regulations. In order to comply with these regulations on the subdivision of lands and disposal of waste including sewage, the within Grantees shall not construct or erect a structure of building on Parcel No. 2 as described in this deed, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities, without first complying with said State regulations;
2. All sewage and refuse is to be disposed of in accordance with methods approved by the State of Vermont and its agencies, and in such manner as not to contaminate the lands or waters or create a nuisance. Refuse is to be disposed of in such a manner that it will not be visible or create a nuisance;
3. All structures of any kind are to be erected at least 50 feet from any property line;
4. Said property shall be used solely for a single-family residence and/or for agricultural purposes;
5. There shall be no trailers or mobile homes;
6. The Grantees shall include the provisions of these covenants and restrictions in any deeds reconveying said property.

~~the within Grantors reserve a right of way for all utility lines for the purposes of serving either property of the within Grantors or parcels of conveyed by them.~~ Included in this conveyance is a right of way in common with others for utility purposes, which right of way is specifically set forth and reserved in the Warranty Deeds of the within Grantors to Thomas Wuenschel and Thomas A. Lyons. Reference is hereby made to the above-mentioned deed and the records thereof, and the references therein made and their respective records in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof to the said Grantees E. LAUCK PARKE and ELIZABETH H. PARKE, husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; And we the said Grantors FREDERICK N. ANDERSON, JR. and CORNELIUS P. GILLIGAN Grantors E. LAUCK PARKE and ELIZABETH H. PARKE, their heirs and assigns, that until the encasing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, and have every encumbrance; except as above-stated and we hereby engage to Warrant and Defend the same against all lawful claims whatever, In Witness Whereof, we hereunto set our hands and seals this 18th day of January A.D. 1979.

In Presence of
Joseph F. Obuchowski
Carolyn C. Esau
Frederick N. Anderson, Jr.

FRONT

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Chittenden County
Frederick N. Anderson
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