

TOWN OF PEACHAM
Wednesday, January 21, 2026
Selectboard Meeting
Hybrid meeting in the Peacham Library Community Room and via Zoom

Attendance

In-person: Alfred Dedam, Selectboard Chair, William Kempton, Selectboard, Christian Snow, Selectboard, Andrea Otto, Selectboard, Jeremy Withers, Road Foreman, Dave Stauffer

Via Zoom: Rebecca Washington, Town Clerk, Tim McKay, Town Moderator, Janie Carle

Minutes

1. Call to order by Alfred at 06:31pm, on Wednesday, January 21st, 2026
2. Additions to the agenda
 - a. Dave Stauffer – Worcester Cemetery
 - i. Alfred recused himself initially.
 - ii. In the past, Dave has done weed whacking and picked up sticks at the Worcester Cemetery. He is part of the cemetery committee, and has done paid work for the cemeteries in the past. He is aware of Alfred's concern about accessing the cemetery via his property. Dave proposed to take care of the cemetery a couple times a year, noting he could park at Alfred's or below and walk up. Alfred clarified that in the past, in the time of his grandfather, there must have been a handshake agreement that the town would plow all the way up to his dooryard in exchange for access to the Worcester Cemetery, and then went on to outline the progression of access since then leading up to the current situation. He reiterated his stance as a resident that he does not want the access to the cemetery to be from his property. Yet, while he is a Selectboard member, he finds it inappropriate to pursue this discussion. He stated he will allow Dave Stauffer specifically to access it. Dave suggested having the Historical Association look into it in the future.
 - b. Transfer Station – Christian Snow
 - i. Regarding the roof that was hit, the collapsing roof has been removed. All Metals will reimburse us for the work to replace it. He will wait until spring to have the work done. Willow Brook Construction is interested in doing the work. Discussion about anticipated cost, and which funding category it will fall under.
3. Highway Department Update with Jeremy Withers
 - a. We are out of salt. Despite there being no salt shortage, he's still finding it difficult to get any. He has not had any delivered in 3 weeks. He asked for caution on some of the asphalt roads that are icier than usual as a result.
 - b. Town pickup is out of service again due to wiring issue. It's at the shop waiting for a part. It effects their ability to plow parking lots and smaller areas. Hopes it's back for next week.
 - c. Regarding FEMA meetings

- i. Rake Factory Road project – hydraulic study indicates up-sized culvert we replaced is still too small. They will have to work on it next summer. Discussion about moving nearby one. Discussion of pricing based on what FEMA will cover.
 - ii. Gov Mattocks – FEMA asking if we want to do an alternative project, stating there could be funding for part of it. Discussion about removing culvert. Need more information from FEMA and Emily Finnegan. Discussion of possible mitigation vs clean water projects. We will need to file for extensions.
 - iii. Stump dump burning continuing. Going well. He has been in touch with the Fire Warden every week.
 - iv. Met with a paving contractor for 2 inch shim and overlay, starting at village and going north about a mile to just before the ski tow. Needs to put a bid out. Exact distance may depend on price.
 - v. Jeremy met with guardrail company about repairs for grant application. He's waiting for prices in order to submit the application. Grant will be awarded in April, so he'll know then if we get it.
- 4. Town Clerk/Treasurer Update with Rebecca Washington
 - a. Meeting with Auditors to put together the Town Report and Financial reporting.
 - i. Budget has always shown Tax Anticipation Note as revenue and expense, but it should be listed as a liability. It doesn't change the numbers the board has voted on, but it will reported differently.
 - ii. Regarding how we account for funds coming and going to Restricted Funds: The way we categorize them can be confusing to understand. And, while it does not impact the amounts to collected in taxes since they are shown as both a revenue and expense, it inflates the overall amounts listed in our budget. Rebecca wants to work on changing the way we track money coming in and out of restricted funds, but to do so accurately, she would like to hire an accountant at NEMRC to help us make the change, which would cost \$500-\$900. Budgeted line of service support would go over by that amount. Asked if Selectboard is OK with that expense, and they are. She and the auditors would be very pleased with the change for clarity.
- 5. Town Meeting Warning
 - a. Rebecca reiterated that she had not heard of any special articles needed. Tim McKay and Alfred agreed.
 - i. **William moved to approve the Town Meeting Warning as presented, seconded by Christian, all in favor, so moved.**
- 6. Mileage certificate
 - a. The mileage is the same until Governor Mattocks decision is made. It shows 9.95 miles of class 2 highways, 52.84 miles of class 3 highways, and 1.646 of State Highways.
 - b. Needs to be signed by Selectboard.
 - i. **Christian moved to sign the highway mileage certificate, seconded by William, all in favor, so moved.**
- 7. FEMA buyout designated signer

- a. February 5th at 2:00pm and 3:00pm for closings.
 - i. **William moved to make Christian the designated signer for the FEMA buyouts, seconded by Andrea, all in favor, so moved.**
- 8. Governor Mattocks Clean Water Project update – Emily Finnegan – Not present
- 9. Initiate reclassification of Governor Mattocks Rd
 - a. Email from attorney, Mike Terrant, to outline the process. Need a site visit and a hearing. Alfred read from the email to clarify. Discussion of surveys and title searches. Discussion of measurements.
 - i. **Andrea moved to initiate the reclassification of Governor Mattocks Road, starting 850 feet from the intersection with the Peacham Groton Road center line to the intersection with County Road, from a class 3 highway to a legal trail, seconded by Christian, all in favor, so moved.**
 - ii. Next steps:
 - 1. Set site visit date and hearing date:
 - a. **Christian moved to set a site visit for Governor Mattocks Road at 4:00pm on Wednesday, April 15th and a hearing for the reclassification of said road Wednesday, April 15th, at 6:00pm at the Town Library, seconded by William, all in favor, so moved.**
 - 2. Certified letters to land owners
 - 3. Research to confirm owners
 - 4. Confirm if any surveying work will be necessary.
- 10. Town Hall renovation update – Rusty Barber – not present
- 11. Public comment – none
- 12. Approve minutes
 - a. **William moved to approve minutes from regular meeting Wednesday, January 7, 2026 and the special meeting on January 14th, 2026, seconded by Christian, all in favor, so moved.**
- 13. Review and approve bills
 - a. **Christian moved to approve bills as presented, seconded William, all in favor, so moved.**
- 14. Review correspondence
 - a. Vermont Department of taxes 2025 equalization study results
 - b. Request from Emily Finnegan for a letter of support. Addressed during special meeting on January 14th.
 - c. Complaint filed by resident addressed to the Selectboard.
- 15. William moves to adjourn at 07:53pm, seconded by Christian, all in favor, so moved.

Documents provided to the Selectboard and discussed at this meeting are available by request to the Town Office.