



**STATE OF VERMONT**  
JOINT FISCAL OFFICE

**MEMORANDUM**

To: Joint Fiscal Committee members  
From: Sorsha Anderson, Senior Staff Associate  
Date: October 1, 2025  
Subject: Grant Request– JFO #3263

Enclosed please find one (1) item, which the Joint Fiscal Office has received from the Administration. ***The Agency of Natural Resources has requested an expedited review of JFO #3263. Please respond by Thursday, October 2, 2025, by 9AM.***

**JFO #3263:** Bargain sale of 176 acres in Addison, Vermont to expand the Dead Creek Wildlife Management area, to the Agency of Natural Resources, Department of Fish and Wildlife. The parcel is valued at \$755,000.00. Bargain sale price is \$700,000.00 (\$55,000.00 donation) as well as a \$50,000.00 grant from Ducks Unlimited, bringing the total donation/grant to \$105,000.00. A portion of the purchase price will come from a long-standing and recurring grant, previously approved, from the U.S. Environmental Protection Agency. The remainder of the funds will come from the Vermont Housing and Conservation Board and the Department of Fish and Wildlife's Duck Stamp program (breakdown included in the AA-1).

Please review the enclosed materials and notify the Joint Fiscal Office (Sorsha Anderson: sanderson@leg.state.vt.us) if you have questions or would like this item held for legislative review. If we do not have a response by **Thursday, October 2, 2025**, members will be polled.

**Department of Fish and Wildlife**  
*Agency of Natural Resources*  
1 National Life Dr., Davis Building  
Montpelier, VT 05620-3708  
[www.vtfishandwildlife.com](http://www.vtfishandwildlife.com)

[phone] 802-828-1454  
[fax] 802-828-1250

## MEMORANDUM

**To:** Jaye Pershing Johnson, Governor's Legal Counsel  
**From:** Will Duane, Land Acquisition Coordinator  
**Date:** September 29, 2025  
**RE:** Governor's approval requested for acquisition of land in Addison, Vermont

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Dear Jaye,

Enclosed is an approval request memo for Governor Scott's review authorizing the Department of Fish and Wildlife (DFW) to acquire a 176-acre parcel of land in the town of Addison to expand to the existing Dead Creek Wildlife Management Area (WMA). This project involves the acquisition, in fee, of one parcel as a subdivision from a larger farm property.

The parcel is being acquired with funds from the US EPA, the Vermont Housing and Conservation Board (VHCB), DFW's Duck Stamp program, and a one-time grant from Ducks Unlimited (DU). The acquisition features a negotiated bargain sale gift of \$55,000 as well as a new funding grant from DU for the acquisition and associated costs. DFW is seeking approval to acquire the property under 10 V.S.A. §4144 for the acquisition of the property and 10 V.S.A. § 4147 for the conveyance of the conservation easement to the VHCB.

- ☒ Maps of the property and surrounding area
- ☒ Legal authority for the transactions
- ☒ Nature of the legal property interest to be acquired
- ☒ Clear statement of purpose of the acquisition
- ☒ Description of current uses, anticipated uses and limits on use

- ☒ Description of existing motorized and/or mechanized uses, including VAST trails on the property and surrounding areas
- ☒ Source of funds for the acquisition
- ☒ Long term plan for funding of management expenses
- ☒ Evidence of local approval
- ☒ Anticipated PILOT Expenses
- ☒ Other relevant information

Please review and respond as soon as possible, DFW's purchase and sale agreement with the seller expires on Sept. 30<sup>th</sup>. If you have any questions regarding this project, please contact me directly at [Will.duane@vermont.gov](mailto:Will.duane@vermont.gov). Thank you.

Department of Fish and Wildlife

Commissioner's Office  
1 National Life Drive, Davis 2  
Montpelier VT 05620-3208  
802-828-1454

TO: Philip B. Scott, Governor, State of Vermont  
THROUGH: Julie Moore, Secretary, Agency of Natural Resources  
FROM: Andrea Shortsleeve, Commissioner, Department of Fish and Wildlife  
SUBJECT: Land acquisition of 176 acres in Addison, Vermont to be added to the Dead Creek Wildlife Management Area.

**Recommendation:** Approve DFW's acquisition of the 176-acre parcel from Suseanne Goulet on Gage Rd. in Addison to add to the Existing Dead Creek Wildlife Management Area

**Landowner:** Suseanne Goulet  
**Location:** 815 Gage Rd., Addison, Vermont  
**Acreage:** 176 Acres (+/-)  
**Type of Acquisition:** Fee Acquisition with Conservation Easement to VHCB  
**Recommended Funding:** VT Duck Stamp Funds; EPA Wetland Restoration Funds; VHCB Funds; Grant from Ducks Unlimited  
**Estimated Cost:** \$700,000 for acquisition. \$75,000 estimated (max) for associated costs

\*\*\*\*\*

**Background:**

The DFW is seeking to acquire 176 acres on Gage Road in Addison, to expand the existing Dead Creek Wildlife Management Area which is currently a nearly 3,000-acre tract in the towns of Addison, Panton, and Ferrisburgh. The subject parcel is currently owned by Suseanne Goulet, who resides in a home on the property. Suseanne and her late brother, Paul, have lived and worked on the Gage Road property since they took over the farm in the 1980s. Having recently settled her brother's estate, Ms. Goulet is now planning for the future of the property. She is conservation minded and has agreed to sell the majority of the parcel to VDFW while retaining 27 acres after a subdivision.

**Property Descriptions and Ecological Features:**

The Goulet Farm is an ideal parcel for acquisition and wetland restoration as there are not many large, state-land-abutting, un-conserved farms remaining in the Lake Champlain Basin.

Close to 80% of the parcel is mapped as hydric soils with high wetland restoration potential. DFW is bringing multiple funding sources to this project to create a variety of habitat and restoration outcomes. This acquisition and future restoration will enhance water quality in the Lake Champlain Basin and provide vital habitat for wetland-dependent wildlife and Vermont's state-threatened grassland birds. Two different wetland restoration outcomes are envisioned for the property; funding sources will be pro-rated across the acreage for these outcomes. DFW intends to establish open wetland and grassland habitats in the property's northern area to benefit migratory waterfowl and grassland birds. DFW will work with farmers in the community to rotate hay and row crops to accomplish these outcomes. On the southern portion of the property DFW plans to plug ditches and extend the existing Clayplain Forest from west to east to create forested wetlands where the agricultural drainages current carry water an nutrients off the property into Dead Creek.

The parcel includes small headwater streams to Dead Creek, state-significant examples of Mesic Clayplain Forest, and currently supports habitat for Grasshopper Sparrow (Very Rare), Northern Harrier Hawks and Wandering Glider Dragonfly (both Uncommon). The property contains Vermont Conservation Design Highest Priority Geologic, Riparian Connectivity, and Surface Water components as well as Priority Interior Forest components.

There are currently no VAST, ATV, or biking trails on this property which would be disrupted by this acquisition. Because of the wetland restoration planned for the site DFW has no plans to create new hiking or biking trails at this time.

### **Proposed Acquisition**

The property was appraised at a fair market value of \$755,000, DFW and the seller negotiated to a purchase price of \$700,000 (essentially offering the DFW a \$55,000 gift). Additionally, DFW secured a grant from Ducks Unlimited for \$50,000 for this acquisition. Approval for this grant and gift will be submitted separately. DFW is seeking approval to acquire the property under 10 V.S.A. §4144.

DFW has also secured funding from the VHCB for \$385,000, all of which will go towards the purchase price. In consideration for the VHCB funding DFW will grant VHCB an easement for the development rights, conservation restrictions, and public access in perpetuity. DFW is seeking approval to convey this easement to the VHCB under 10 V.S.A. § 4147.

Additional funding sources include DFW's US EPA wetland restoration and acquisition grant and VDFW's Duck Stamp Fund. The former will be applied primarily to the purchase price, the latter primarily toward associated costs.

The town of Addison reviewed and discussed this proposed acquisition at its 2/4/2025 Selectboard meeting. The Selectboard voted to remain neutral and not oppose the sale to the state. PILOT payments to Addison are estimated at \$979 annually beginning in 2026. PILOT payments on DFW parcels are paid with a combination of general fund dollars and funding from the US Fish and Wildlife Service. Continued maintenance and management of the property will come from


DFW's existing US Fish and Wildlife Service Habitat Grant and its EPA Wetland Restoration Grant.


Your approval requested for the acquisition of the property pursuant to 10 V.S.A. §4144 which states in part, "The Secretary, with approval of the Governor, may acquire for the use of the Department of Fish and Wildlife by gift, purchase, or lease, any and all rights and interests in lands, ponds and streams..." Your approval is also requested for the conveyance of the conservation easement to the VHCB pursuant to 10 V.S.A. § 4147 which states in part, "...[T]he Secretary with the approval of the Governor may convey, exchange, sell or lease lands of the Department of Fish and Wildlife for... implementing the acquisition of new lands for conservation and recreation..."


9/29/25  
Date

September 29, 2025  
Date

September 29, 2025  
Date

  
Philip B. Scott  
Governor  
State of Vermont

  
Julia S. Moore  
Secretary  
Vermont Agency of Natural Resources

  
Jason M. Batchelder  
Commissioner,  
Vermont Department of Fish and Wildlife



# Goulet Farm 815 Gage Rd, Addison, VT

Vermont Agency of Natural Resources

vermont.gov



## LEGEND

- Trails (E911)
- Trails (ANR Travel Routes)
  - Hiker/Pedestrian
  - Snowshoe
  - Cross Country Ski
  - Bicycle
  - Pack and Saddle
  - Snowmobile
  - All Terrain Vehicle
  - No Managed Use Specified

## Wildlife Management Areas

- Fee ownership
- Non-fee interest

## Riparian Lands

- Fee ownership
- Non-fee interest

## Other FW Lands

- Fee ownership
- Non-fee interest

## Roads

- Interstate
- US Highway, 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- Wildland Forest Trail

## NOTES

176 acres to be added to Dead Creek WMA

3,986.0 0 1,993.00 3,986.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

1" = 6539 Ft. 1cm = 785 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



**LEGEND**

**Wildlife Management Areas**

- Fee ownership
- Non-fee interest

**Riparian Lands**

- Fee ownership
- Non-fee interest

**Other FW Lands**

- Fee ownership
- Non-fee interest

**Soils - Hydric**

**Parcels (standardized)**

**Roads**

- Interstate
- US Highway, 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

**Town Boundary**

**NOTES**

Hydric Soils

332.0 0 166.00 332.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 545 Ft. 1cm = 65 Meters

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# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



## LEGEND

- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- ☐ Town Boundary

1: 7,562  
August 20, 2024



## NOTES

Map created using ANR's Natural Resources Atlas

384.0 0 192.00 384.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

1" = 630 Ft. 1cm = 76 Meters  
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## **Town of Addison Selectboard Meeting Minutes**

**Tuesday Feb 4, 2025 @ 7:00PM**

**The Town of Addison Selectboard meeting was held on Tuesday February 4, 2025 at 7:00PM at the Addison Community Center located at 121 VT RTE 17 West, Addison.**

Attendance: Jeff Kauffman Sr, Peter Briggs, Geoffrey Grant, Carrie Kauffman, Starr Phillips, Terry Phillips, Bryan Nolan, David Sausville, Will Duane, Elizabeth Armstrong, Amy Alfieri, Marty Haitz, John Spencer, Eliza Spencer, Carole McBride, George Lawrence, Jonathan Wieman, Peter MacFarlane, Amy Kittredge, Keith Craig, Annie Craig, Alma Briggs, Chris Stackhouse, Steve Torrey, John Baker, Roger Waterman, Steve Kayhart, Patty Torrey, Chris Carella, Kay Mitchell

### **Call to Order -7pm by Jeff Kauffman Sr**

**Additions and Changes to the Agenda-** *Tri-Town Water, NEMRC Cloud, ACEDC letter, Retirement Accts Motion to add: Peter | Steve 4,0*

- **7pm: Land Acquisition by the State Gage Rd-** *Land is currently owned by Suzanne Goulet who wishes to sell land to the state as her lot is surrounded by current other wildlife lots. Per Will Duane sale will result in a net profit to town of ~\$300.*
- **730pm: School Board Presentation-** *Amy Kittredge & Carole McBride presentation about budget and spending. \$27,653,000 25/26 budget, \$4000 increase from last year. Cited that this year ended in a surplus which they will use to offset total tax bill requirements for tax payers. Tues March 4, 2025 is vote on budget. March 3, 2025 is informational meeting at 5pm.*
- **TRI-town Water-** *Steve Kayhart at meeting to represent Tri-town. Jonathan Wieman is wanting to build home down private road and asked for water and septic to be run to his lot but Tri-town cannot find who owns land to gain permission to install. Tri-town is hoping for guidance on how to proceed. Jonathan Wieman maintained that it should be deeded utility access and therefore no permission should be required. John Spencer mentioned that the land was parceled incorrectly many years ago and therefore no record of who owns and it is not a taxpayer lot. Jeff kauffman Sr stated that as the land in question is not owned by the town, it would not be a selectboard matter to discern but he will be willing to continue to look through maps and records in an effort to help resolve the matter.*
- **ACEDC Letter-** *Motion to sign Peter | Roger 4, 0*
- **Retirement accounts for town employees-** *Town has been beneficiary to these accounts TAD has been working on how to get the money to rightful employees- has finished with Jane Grace acct and wants town approval to begin moving forward with process for 3 other such accounts. Motion to approve TAD to move forward Roger | Steve 4, 0*

### **Highway**

*Sign Certificate of Highway Mileage- Nothing has changed Motion to approve Roger | Peter 4,0*

### **Appointments**

- **TAC delegate-** *Marty Haitz Motion to appoint: Roger | Steve 4,0*

- *Will need to form a committee for this, will have Billie-jo send out request for participants*
- **2025 Local Emergency Management Plan**
  - *Met with Vermont Emergency Management/VEM*
  - *Awaiting VEM notes to proceed with new template*
  - *Document due by 6/1/25*
  - *DR 4810*
  - *Signed off on Accounting with FEMA: \$9K-\$10K net FEMA reimbursement once approved*
- **Potash Bay**
  - *Armstrong, Mitchell properties and surrounding area (bridge, beach, etc.)*
  - *Poultney Mettowee Natural Resources Conservation District to test soil for phosphorous--- could result in funding some repairs and phosphorous mitigation*

#### **DRB:**

- *Jeff Kauffman Sr suggestion for lake properties that are non-comforming lots but which are compliant for zoning regulations for set-backs etc. to have DRB conditional use fees waived (\$250). Would still have to pay for all applicable permits etc. John spencer commented that would need to offer this for all such town lots not just those by the lake. Peter wants to know what it actually costs for the DRB to meet- maybe instead of simply waiving the fee the town could adjust fee to offset just the cost of meeting since a meeting is required. Will look into this.*

#### **ZA:**

- **Fees**

#### **Facility Rental Committee:**

- *Adjusted rental schedule- divided into smaller blocks of time. Peter requests more detailed language on rental form. Motion to approve changes Roger | Steve 4,0*
- *Playground input- Preschool grant for playground equipment - can we allow FRC to handle? Motion to defer to FRC Peter | Roger 4,0*

#### **Community Center:**

- *Water Heater- not working, will call Plouffes*

#### **Miscellaneous**

#### **Selectboard Concerns**

- **Vote on Gage rd Land Acquisition-** *Motion to remain neutral Roger | Steve 3, 1 opposed*
- *Roger would like to revote on Snake Mountain in light of more detailed pilot payment data but motion died due to no second. Will stand as opposed.*

#### **Public Comment**

- *George Lawrence lives on Snake Mountain and is concerned about acquisition because he does not want to lose access.*
- *Chris Carell is concerned that acquisition means no mountain biking anymore. Also commented regarding ANWSD budget that he does not feel that the money is managed well and the curricula and extracurriculars are lacking.*

**State of Vermont**

Department of Finance & Management  
109 State Street, Pavilion Building  
Montpelier, VT 05620-0401

*Agency of Administration*

[phone] 802-828-2376

**STATE OF VERMONT  
FINANCE & MANAGEMENT GRANT REVIEW FORM**

<b>Grant Summary:</b>	This grant package would allow DFW to acquire 176 acres of property in Addison which was appraised at \$755K, is being purchased for \$700K, and has an annual PILOT payment of \$979. DFW is also seeking the approval of a \$50K grant from Ducks Unlimited which will be used towards this purchase.				
<b>Date:</b>	8/5/2025				
<b>Department:</b>	Department of Fish and Wildlife				
<b>Legal Title of Grant:</b>	Bargain Sale Real Property Acquisition and Ducks Unlimited VT-189-100				
<b>Federal Catalog #:</b>	N/A				
<b>Grant/Donor Name and Address:</b>	Suseanne Goulet 815 Gage Rd. Addison VT, 05491  Ducks Unlimited Great Lakes Atlantic Region 1035 Seventh North Street, Suite H Liverpool, NY 13088				
<b>Grant Period:</b>	<b>From:</b>		<b>To:</b>		
<b>Grant/Donation</b>					
	<b>SFY 1</b>	<b>SFY 2</b>	<b>SFY 3</b>	<b>Total</b>	<b>Comments</b>
<b>Grant Amount:</b>	\$105,000	\$	\$	\$	
<b>Position Information:</b>	<b># Positions</b>	<b>Explanation/Comments</b>			
	0				
<b>Additional Comments:</b>	The amount of new funds requiring review/approval is \$105K - which is made up of the \$50K Ducks Unlimited grant and \$55K from the bargain sale price. This is intended to explain the delta between the amounts on this sheet and the AA-1, which shows the total costs of the land acquisition - inclusive of the aforementioned grant and sale price amount.				



STATE OF VERMONT FINANCE & MANAGEMENT GRANT REVIEW FORM		
Department of Finance & Management	Adam Greshin <small>Digitally signed by Adam Greshin Date: 2025.08.05 10:16:39 -04'00'</small>	(Initial)
Secretary of Administration	Nick Kramer <small>E710487A28FB404...</small>	(Initial)
Sent To Joint Fiscal Office	Anna Reinold	Date
	<small>REVIEWED By Anna Reinold at 10:57 am, Oct 01, 2025</small>	





**Department of Fish and Wildlife**  
*Agency of Natural Resources*  
1 National Life Dr., Davis Building  
Montpelier, VT 05620-3708  
[www.vtfishandwildlife.com](http://www.vtfishandwildlife.com)

[phone] 802-828-1454  
[fax] 802-828-1250

## MEMORANDUM

**To:** Jaye Pershing Johnson, Governor's Legal Counsel  
**From:** Will Duane, Land Acquisition Coordinator  
**Date:** July 24, 2025  
**RE:** Governor's approval requested for acquisition of land in Addison, Vermont

---

Dear Jaye,

Enclosed is an approval request memo for Governor Scott's review authorizing the Department of Fish and Wildlife (DFW) to acquire a 176-acre parcel of land in the town of Addison to expand to the existing Dead Creek Wildlife Management Area (WMA). This project involves the acquisition, in fee, of one parcel as a subdivision from a larger farm property.

The parcel is being acquired with funds from the US EPA, the Vermont Housing and Conservation Board (VHCB), DFW's Duck Stamp program, and a one-time grant from Ducks Unlimited (DU). The acquisition features a negotiated bargain sale of \$55,000 as well as a new funding grant from DU for the acquisition and associated costs. DFW is seeking approval to acquire the property under 32 V.S.A. § 5(b)(2) for the bargain sale value and the grant from DU, as well as 10 V.S.A. § 4147 for the conveyance of the conservation easement to the VHCB.

- ☒ Property description
- ☒ Maps of the property and surrounding area
- ☒ Legal authority for the transactions
- ☒ Nature of the legal property interest to be acquired
- ☒ Clear statement of purpose of the acquisition
- ☒ Description of current uses, anticipated uses and limits on use



- ☒ Description of existing motorized and/or mechanized uses, including VAST trails on the property and surrounding areas
- ☒ Source of funds for the acquisition
- ☒ Long term plan for funding of management expenses
- ☒ Evidence of local approval
- ☒ Anticipated PILOT Expenses
- ☒ Other relevant information

Please review and respond as soon as possible, DFW's purchase and sale agreement with the seller expires on Sept. 30<sup>th</sup>. This approval requires JFC review and approval as well. If you have any questions regarding this project, please contact me directly at [Will.duane@vermont.gov](mailto:Will.duane@vermont.gov). Thank you.

Department of Fish and Wildlife

Commissioner's Office  
1 National Life Drive, Davis 2  
Montpelier VT 05620-3208  
802-828-1454

TO: Philip B. Scott, Governor, State of Vermont  
THROUGH: Julie Moore, Secretary, Agency of Natural Resources  
FROM: Andrea Shortsleeve, Commissioner, Department of Fish and Wildlife  
SUBJECT: Land acquisition of 176 acres in Addison, Vermont to be added to the Dead Creek Wildlife Management Area.

**Recommendation:** Approve DFW's acquisition of the 176-acre parcel from Suseanne Goulet on Gage Rd. in Addison to add to the Existing Dead Creek Wildlife Management Area

**Landowner:** Suseanne Goulet  
**Location:** 815 Gage Rd., Addison, Vermont  
**Acreage:** 176 Acres (+/-)  
**Type of Acquisition:** Fee Acquisition with Conservation Easement to VHCB  
**Recommended Funding:** VT Duck Stamp Funds; EPA Wetland Restoration Funds; VHCB Funds; Grant from Ducks Unlimited  
**Estimated Cost:** \$700,000 for acquisition. \$75,000 estimated (max) for associated costs

\*\*\*\*\*

**Background:**

The DFW is seeking to acquire 176 acres on Gage Road in Addison, to expand the existing Dead Creek Wildlife Management Area which is currently a nearly 3,000-acre tract in the towns of Addison, Panton, and Ferrisburgh. The subject parcel is currently owned by Suseanne Goulet, who resides in a home on the property. Suseanne and her late brother, Paul, have lived and worked on the Gage Road property since they took over the farm in the 1980s. Having recently settled her brother's estate, Ms. Goulet is now planning for the future of the property. She is conservation minded and has agreed to sell the majority of the parcel to VDFW while retaining 27 acres after a subdivision.

**Property Descriptions and Ecological Features:**

The Goulet Farm is an ideal parcel for acquisition and wetland restoration as there are not many large, state-land-abutting, un-conserved farms remaining in the Lake Champlain Basin.



Close to 80% of the parcel is mapped as hydric soils with high wetland restoration potential. DFW is bringing multiple funding sources to this project to create a variety of habitat and restoration outcomes. This acquisition and future restoration will enhance water quality in the Lake Champlain Basin and provide vital habitat for wetland-dependent wildlife and Vermont's state-threatened grassland birds. Two different wetland restoration outcomes are envisioned for the property; funding sources will be pro-rated across the acreage for these outcomes. DFW intends to establish open wetland and grassland habitats in the property's northern area to benefit migratory waterfowl and grassland birds. DFW will work with farmers in the community to rotate hay and row crops to accomplish these outcomes. On the southern portion of the property DFW plans to plug ditches and extend the existing Clayplain Forest from west to east to create forested wetlands where the agricultural drainages currently carry water and nutrients off the property into Dead Creek.

The parcel includes small headwater streams to Dead Creek, state-significant examples of Mesic Clayplain Forest, and currently supports habitat for Grasshopper Sparrow (Very Rare), Northern Harrier Hawks and Wandering Glider Dragonfly (both Uncommon). The property contains Vermont Conservation Design Highest Priority Geologic, Riparian Connectivity, and Surface Water components as well as Priority Interior Forest components.

There are currently no VAST, ATV, or biking trails on this property which would be disrupted by this acquisition. Because of the wetland restoration planned for the site DFW has no plans to create new hiking or biking trails at this time.

### **Proposed Acquisition**

The property was appraised at a fair market value of \$755,000, DFW and the seller negotiated to a purchase price of \$700,000. Additionally, DFW secured a grant from Ducks Unlimited for \$50,000 for this acquisition. These two grant sources are identified in the attached AA-1 form which will be reviewed by the Department of Finance and Management prior to your review, and the Legislative Joint Fiscal Committee after your review. DFW is seeking approval to acquire the property at this discounted price and approval for the DU grant under 32 V.S.A. § 5(b)(2).

DFW has also secured funding from the VHCB for \$385,000, all of which will go towards the purchase price. In consideration for the VHCB funding DFW will grant VHCB an easement for the development rights, conservation restrictions, and public access in perpetuity. DFW is seeking approval to convey this easement to the VHCB under 10 V.S.A. § 4147.

Additional funding sources include DFW's US EPA wetland restoration and acquisition grant and VDFW's Duck Stamp Fund. The former will be applied primarily to the purchase price, the latter primarily toward associated costs.

The town of Addison reviewed and discussed this proposed acquisition at its 2/4/2025 Selectboard meeting. The Selectboard voted to remain neutral and not oppose the sale to the state. PILOT payments to Addison are estimated at \$979 annually beginning in 2026. PILOT payments

on DFW parcels are paid with a combination of general fund dollars and funding from the US Fish and Wildlife Service. Continued maintenance and management of the property will come from DFW's existing US Fish and Wildlife Service Habitat Grant and its EPA Wetland Restoration Grant.

Your approval requested pursuant to 32 V.S.A. § 5(b)(2), for the approved acceptance of a "grant, gift, loan, or any sum of money or thing of value" to a state Agency as well as 10 V.S.A. §4147(a)(1) to convey the conservation easement to the VHCB.

[SIGNATURES REQUESTED ON THE FOLLOWING AA-1 FORM]

**STATE OF VERMONT REQUEST FOR GRANT (\*) ACCEPTANCE (Form AA-1)****Acceptance of Real Property as a Grant, Pursuant to 10 V.S.A. §4144**

<b>BASIC GRANT INFORMATION</b>				
<b>1. Agency:</b>	Agency of Natural Resources			
<b>2. Department:</b>	Department of Fish and Wildlife			
<b>3. Program:</b>	Lands and Habitat			
<b>4. Legal Title of Grant:</b>	Bargain Sale Real Property Acquisition and Ducks Unlimited VT-189-100			
<b>5. Federal Catalog #:</b>				
<b>6. Grant/Donor Name and Address:</b>				
Suseanne Goulet 815 Gage Rd. Addison VT, 05491  and  Ducks Unlimited Great Lakes Atlantic Region 1035 Seventh North Street, Suite H Liverpool, NY 13088				
<b>7. Grant Period:</b>	<b>From:</b>		<b>To:</b>	
<b>8. Purpose of Grant:</b>				
These donations will allow the DFW to acquire 176 acres of real property in Addison, Vermont. The parcel currently abuts the existing Dead Creek Wildlife Management Area. The project features a \$55,000 bargain sale from the seller and a \$50,000 funding contribution from Ducks Unlimited.				
<b>9. Impact on existing program if grant is not Accepted:</b>				
If DFW does not acquire this land it would not be able to perform wetland restoration work and provide permanent protection for the diverse habitats and natural communities on the parcel.				
<b>10. BUDGET INFORMATION</b>				
	<b>SFY 1</b>	<b>SFY 2</b>	<b>SFY 3</b>	<b>Comments</b>
<b>Expenditures:</b>	<b>FY 26</b>	<b>FY</b>	<b>FY</b>	
Personal Services	\$	\$	\$	
Operating Expenses	\$830,000	\$	\$	
Grants	\$	\$	\$	
<b>Total</b>	<b>\$830,000</b>	<b>\$</b>	<b>\$</b>	
<b>Revenues:</b>				
State Funds:	\$450,000	\$	\$	\$65,000 from DFW Duck Stamp Fund. \$385,000 from VHCB
Cash	\$	\$	\$	
In-Kind	\$	\$	\$	
Federal Funds:	\$275,000	\$	\$	EPA Wetland Restoration funds

**STATE OF VERMONT REQUEST FOR GRANT (\*) ACCEPTANCE (Form AA-1)**

(Direct Costs)	\$	\$	\$	
(Statewide Indirect)	\$	\$	\$	
(Departmental Indirect)	\$	\$	\$	
Other Funds:	\$	\$	\$	
Grant (source Ducks Unlimited Grant; and Bargain Sale Price from Seller)	\$105,000	\$	\$	\$55,000 from Bargain Sale, and \$50,000 from Ducks Unlimited
<b>Total</b>	<b>\$830,000</b>	<b>\$</b>	<b>\$</b>	

<b>Appropriation No:</b>	6120000000	<b>Amount:</b>	\$50,000
			\$
			\$
			\$
			\$
			\$
			\$
		<b>Total</b>	\$

**PERSONAL SERVICE INFORMATION**


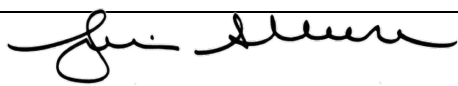
**11. Will monies from this grant be used to fund one or more Personal Service Contracts?** ☐ Yes ☐ No  
 If "Yes", appointing authority must initial here to indicate intent to follow current competitive bidding process/policy.

Appointing Authority Name: \_\_\_\_\_ Agreed by: \_\_\_\_\_ (initial)



<b>12. Limited Service Position Information:</b>	<b># Positions</b>	<b>Title</b>
<b>Total Positions</b>		

**12a. Equipment and space for these positions:** ☐ Is presently available. ☐ Can be obtained with available funds.

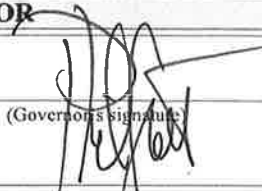

**13. AUTHORIZATION AGENCY/DEPARTMENT**

I/we certify that no funds beyond basic application preparation and filing costs have been expended or committed in anticipation of Joint Fiscal Committee approval of this grant, unless previous notification was made on Form AA-1PN (if applicable):	Signature: 	Date: 7/24/25
	Title: Commissioner, Department of Fish and Wildlife	
	Signature: 	Date: 7/24/25
	Title: Secretary, Agency of Natural Resources	

**14. SECRETARY OF ADMINISTRATION**

	Approved: _____	Signed by:  (Secretary or designee signature)	Date: 8/6/2025   9:31:40 PM
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## STATE OF VERMONT REQUEST FOR GRANT (\*) ACCEPTANCE (Form AA-1)

<b>15. ACTION BY GOVERNOR</b>			
<input checked="" type="checkbox"/>	Check One Box: Accepted	 <small>(Governor's signature)</small>	<small>Date</small> 
<input type="checkbox"/>	Rejected		
<b>16. DOCUMENTATION REQUIRED</b>			
<b>Required GRANT Documentation</b>			
<input type="checkbox"/>	Request Memo	<input type="checkbox"/>	Notice of Donation (if any)
<input type="checkbox"/>	Dept. project approval (if applicable)	<input type="checkbox"/>	Grant (Project) Timeline (if applicable)
<input type="checkbox"/>	Notice of Award	<input type="checkbox"/>	Request for Extension (if applicable)
<input type="checkbox"/>	Grant Agreement	<input type="checkbox"/>	Form AA-1PN attached (if applicable)
<input type="checkbox"/>	Grant Budget		
<b>End Form AA-1</b>			
<small>(*) The term "grant" refers to any grant, gift, loan, or any sum of money or thing of value to be accepted by any agency, department, commission, board, or other part of state government (see 32 V.S.A. §5 and 10 V.S.A. §§4144 and 4147).</small>			



**Great Lakes Atlantic Region**

1035 Seventh North Street, Suite H  
Liverpool NY 13088  
315-800-7893

July 21, 2025

RE: DU's Letter of Support for the 176-acre Goulet property in Addison, Vermont  
Attn: Vermont Agency of Natural Resources, Will Duane

Dear Mr. Will Duane,

Please accept this letter from Ducks Unlimited Inc. in support of the "Goulet property acquisition" in Addison, Vermont (VT-189-100). Ducks Unlimited is pleased to partner with the Vermont Agency of Natural Resources: Dept of Fish and Wildlife, to acquire the 176-acre property through a fee title acquisition.

The property showcases direct conservation benefit to wildlife with its mosaic of habitat types, as such by supporting this project, we are directly aligning our mission to "Conserve, restore, and manage wetlands and associated habitats for North America's waterfowl" and providing growth opportunities for our Vermont program by supporting likeminded conservation agencies that will result directly in public access, recreation opportunity, and perpetual protection.

This partnership represents continued efforts by DU to partner and protect critical habitat within the Atlantic Flyway. DU is pleased to offer our support for the Goulet property and will contribute **\$50,000** towards the transaction. DU will allow up to \$10,000 (20%) of the funding to be dedicated towards due diligence expenses, while the remaining \$40,000 is to be applied towards the acquisition of the property. The cost share payment may be requested by sending an invoice to our Syracuse office by **June 1, 2026**.

Should you have any questions or comments related to our commitment, please do not hesitate to contact Matthew Wagner, New York & Vermont Regional Biologist, at [mwagner@ducks.org](mailto:mwagner@ducks.org) or 315-800-7893.

Thank you, we look forward to continuing this relationship and protecting these critical parcels!

Sincerely,

Signed by:

 7/22/2025

88FB01B68E6E474...

James A Rader,

Director of Operations

Great Lakes/Atlantic Region

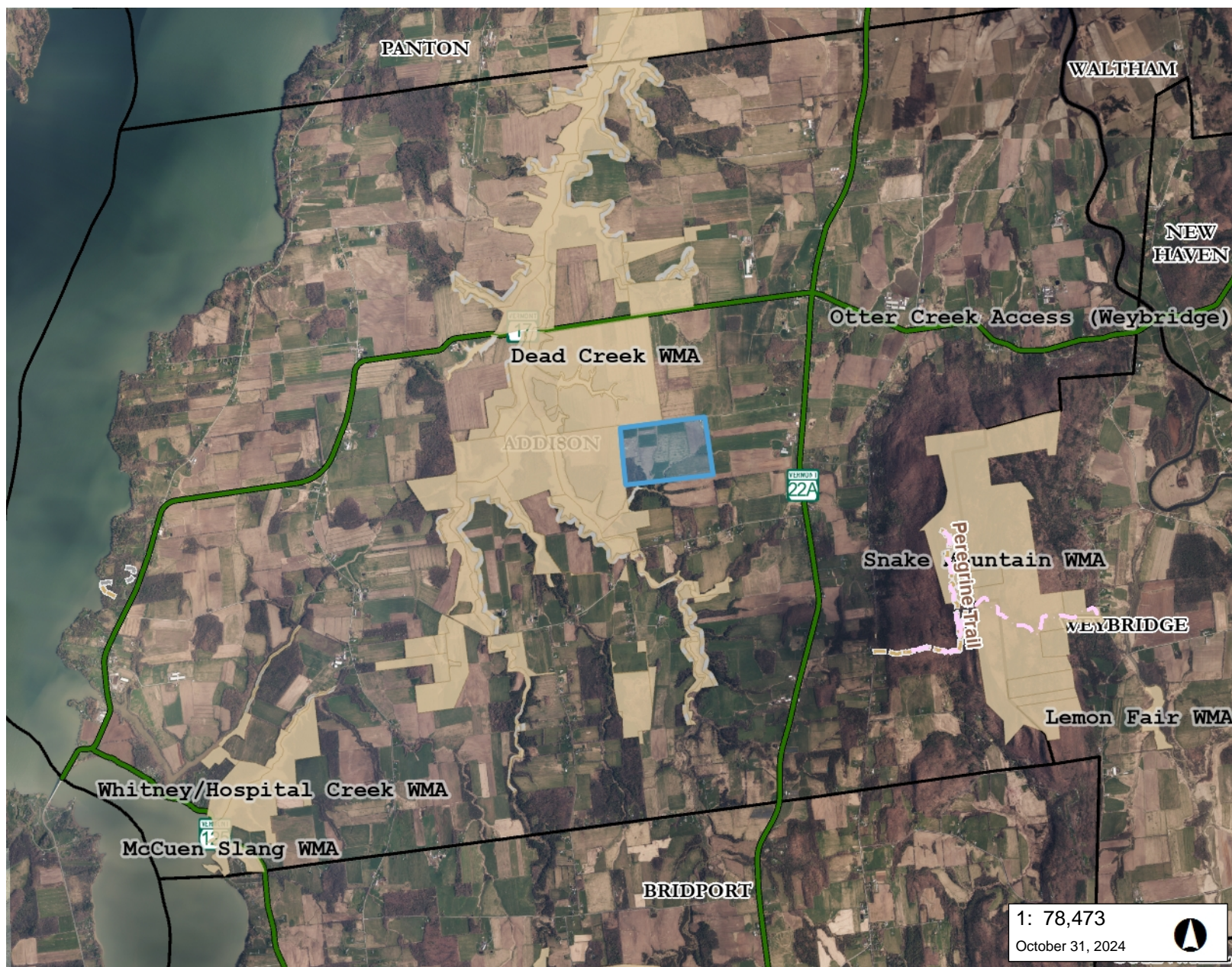




# Goulet Farm 815 Gage Rd, Addison, VT

Vermont Agency of Natural Resources

vermont.gov



## LEGEND

- Trails (E911)
- Trails (ANR Travel Routes)
  - Hiker/Pedestrian
  - Snowshoe
  - Cross Country Ski
  - Bicycle
  - Pack and Saddle
  - Snowmobile
  - All Terrain Vehicle
  - No Managed Use Specified
- Wildlife Management Areas
  - Fee ownership
  - Non-fee interest
- Riparian Lands
  - Fee ownership
  - Non-fee interest
- Other FW Lands
  - Fee ownership
  - Non-fee interest
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - Natural Forest Trail

1: 78,473

October 31, 2024



## NOTES

176 acres to be added to Dead Creek WMA

3,986.0 0 1,993.00 3,986.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© Vermont Agency of Natural Resources

1" = 6539 Ft. 1cm = 785 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.





# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



## LEGEND

### Wildlife Management Areas

- Fee ownership
- Non-fee interest

### Riparian Lands

- Fee ownership
- Non-fee interest

### Other FW Lands

- Fee ownership
- Non-fee interest

- Soils - Hydric
- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

## NOTES

Hydric Soils

332.0 0 166.00 332.0 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 545 Ft. 1cm = 65 Meters  
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# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov

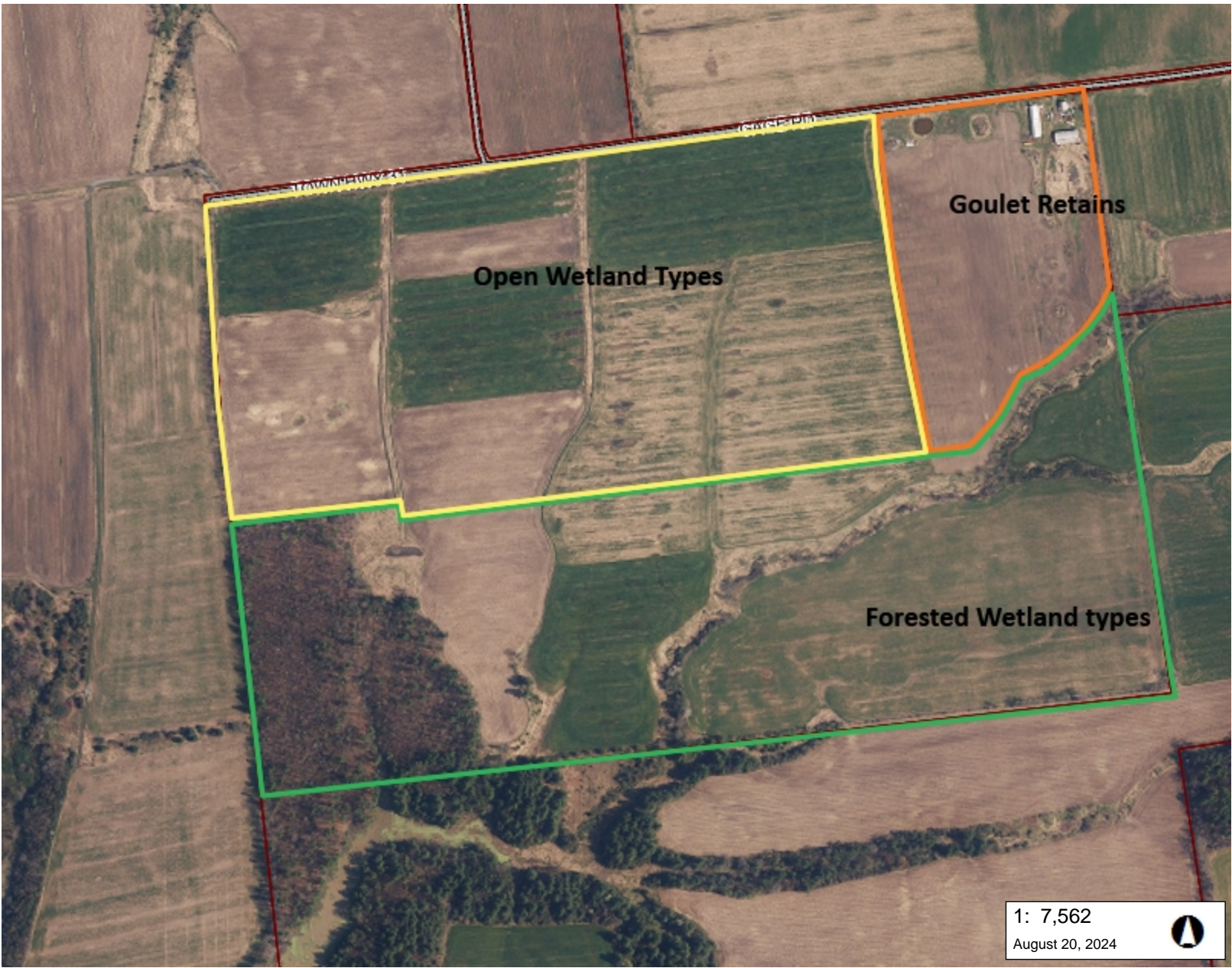


## LEGEND

- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

## NOTES

Map created using ANR's Natural Resources Atlas



1: 7,562

August 20, 2024



384.0 0 192.00 384.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© Vermont Agency of Natural Resources

1" = 630 Ft.

1cm = 76 Meters

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## ***Town of Addison Selectboard Meeting Minutes***

***Tuesday Feb 4, 2025 @ 7:00PM***

***The Town of Addison Selectboard meeting was held on Tuesday February 4, 2025 at 7:00PM at the Addison Community Center located at 121 VT RTE 17 West, Addison.***

Attendance: Jeff Kauffman Sr, Peter Briggs, Geoffrey Grant, Carrie Kauffman, Starr Phillips, Terry Phillips, Bryan Nolan, David Sausville, Will Duane, Elizabeth Armstrong, Amy Alfieri, Marty Haitz, John Spencer, Eliza Spencer, Carole McBride, George Lawrence, Jonathan Wieman, Peter MacFarlane, Amy Kittredge, Keith Craig, Annie Craig, Alma Briggs, Chris Stackhouse, Steve Torrey, John Baker, Roger Waterman, Steve Kayhart, Patty Torrey, Chris Carella, Kay Mitchell

### ***Call to Order -7pm by Jeff Kauffman Sr***

***Additions and Changes to the Agenda- Tri-Town Water, NEMRC Cloud, ACEDC letter, Retirement Accts Motion to add: Peter | Steve 4,0***

- ***7pm: Land Acquisition by the State Gage Rd- Land is currently owned by Suzanne Goulet who wishes to sell land to the state as her lot is surrounded by current other wildlife lots. Per Will Duane sale will result in a net profit to town of ~\$300.***
- ***730pm: School Board Presentation- Amy Kittredge & Carole McBride presentation about budget and spending. \$27,653,000 25/26 budget, \$4000 increase from last year. Cited that this year ended in a surplus which they will use to offset total tax bill requirements for tax payers. Tues March 4, 2025 is vote on budget. March 3, 2025 is informational meeting at 5pm.***
- ***TRI-town Water- Steve Kayhart at meeting to represent Tri-town. Jonathan Wieman is wanting to build home down private road and asked for water and septic to be run to his lot but Tri-town cannot find who owns land to gain permission to install. Tri-town is hoping for guidance on how to proceed. Jonathan Wieman maintained that it should be deeded utility access and therefore no permission should be required. John Spencer mentioned that the land was parceled incorrectly many years ago and therefore no record of who owns and it is not a taxpayer lot. Jeff kauffman Sr stated that as the land in question is not owned by the town, it would not be a selectboard matter to discern but- he will be willing to continue to look through maps and records in an effort to help resolve the matter.***
- ***ACEDC Letter- Motion to sign Peter | Roger 4, 0***
- ***Retirement accounts for town employees- Town has been beneficiary to these accounts TAD has been working on how to get the money to rightful employees- has finished with Jane Grace acct and wants town approval to begin moving forward with process for 3 other such accounts. Motion to approve TAD to move forward Roger | Steve 4, 0***

### ***Highway***

Sign Certificate of Highway Mileage- *Nothing has changed* Motion to approve Roger | Peter 4,0

### ***Appointments***

- ***TAC delegate- Marty Haitz Motion to appoint: Roger | Steve 4,0***

- *Will need to form a committee for this, will have Billie-jo send out request for participants*
- **2025 Local Emergency Management Plan**
  - *Met with Vermont Emergency Management/VEM*
  - *Awaiting VEM notes to proceed with new template*
  - *Document due by 6/1/25*
  - *DR 4810*
  - *Signed off on Accounting with FEMA: \$9K-\$10K net FEMA reimbursement once approved*
- **Potash Bay**
  - *Armstrong, Mitchell properties and surrounding area (bridge, beach, etc.)*
  - *Poultney Mettowee Natural Resources Conservation District to test soil for phosphorous--- could result in funding some repairs and phosphorous mitigation*

#### **DRB:**

- *Jeff Kauffman Sr suggestion for lake properties that are non-comforming lots but which are compliant for zoning regulations for set-backs etc. to have DRB conditional use fees waived (\$250). Would still have to pay for all applicable permits etc. John spencer commented that would need to offer this for all such town lots not just those by the lake. Peter wants to know what it actually costs for the DRB to meet- maybe instead of simply waiving the fee the town could adjust fee to offset just the cost of meeting since a meeting is required. Will look into this.*

#### **ZA:**

- **Fees**

#### **Facility Rental Committee:**

- *Adjusted rental schedule- divided into smaller blocks of time. Peter requests more detailed language on rental form. Motion to approve changes Roger| Steve 4,0*
- *Playground input- Preschool grant for playground equipment - can we allow FRC to handle? Motion to defer to FRC Peter | Roger 4,0*

#### **Community Center:**

- *Water Heater- not working, will call Plouffes*

#### **Miscellaneous**

#### **Selectboard Concerns**

- **Vote on Gage rd Land Acquisition-** Motion to remain neutral Roger | Steve 3, 1 opposed
- *Roger would like to revote on Snake Mountain in light of more detailed pilot payment data but motion died due to no second. Will stand as opposed.*

#### **Public Comment**

- *George Lawrence lives on Snake Mountain and is concerned about acquisition because he does not want to lose access.*
- *Chris Carell is concerned that acquisition means no mountain biking anymore. Also commented regarding ANWSD budget that he does not feel that the money is managed well and the curricula and extracurriculars are lacking.*