

**Town of Charleston  
Selectboard Meeting 2/12/2026**

MINUTES

*THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED AT THE NEXT MEETING.*

The meeting was called to order at 6:00 pm by Chair Patrick Austin (PA). Also present were Selectpersons Tim Jenness (TJ) and Terry Rollins (TR); Town Clerk & Treasurer Teri Gray (TG); and Selectboard Clerk Colleen Kellogg (CK).

TJ moved to approve the January 22, 2026 meeting minutes as written. TR seconded, and the motion was approved.

The Foreman was unable to attend, and the Road Report and discussion of highway crew applications was passed over. Any applications received will be held for later review.

NEW BUSINESS

- All board members are available to attend the Annual Financial Meeting with VTrans District 9 at 8:00 am on Tuesday March 31. CK will confirm the meeting with VTrans.
- TJ moved to approve a new state liquor license for Rte 105 Market & Deli. The motion was seconded by TR and approved.
- TJ moved to approve a new state tobacco license for Rte 105 Market & Deli. The motion was seconded by TR and approved.

OLD BUSINESS

All board members signed bank documents for refinancing of a grader loan, which was approved at an earlier meeting.

Regarding a proposal to reclassify a portion of TH26, PA provided background information. TH26 begins at Route 105 as Bly Farm Road (Class 4), transitions to Legal Trail 11, and then becomes Bennett Farm Road (Class 3) for the final 200 feet before intersecting West Echo Lake Road.

VTrans considered this configuration highly unusual and advised that reclassification would better serve the town's interests. During planning for plowing and maintenance, it was discovered that the town has been maintaining a section of private driveway rather than the legal road. Bringing the legal road up to required standards and maintaining it would require significant investment, and the road serves only one residence with minimal benefit to the town.

The board held a public hearing the previous evening to receive input from interested parties. A site inspection conducted immediately prior to the hearing was attended by the family residing on the road. PA moved to reclassify the 0.04-mile section of TH26 from Class 3 to Legal Trail. The motion was seconded by TJ and approved unanimously. CK will prepare the Order and Report for review and signature at the next meeting.

Board members agreed that discontinuing plowing mid-winter would create a hardship for the residents. The town will continue plowing for the remainder of this winter and will advise residents to arrange for private plowing services beginning next winter.

Board members reviewed a draft letter to property owners along East Echo Lake Rd informing them of road drainage improvements planned for this year from Apple Tree Ln to the inlet bridge. PA said this work would mostly involve cutting berms on lawns, but some work around driveways may be needed. His contact information is provided in the letter. As he hears feedback, he will work with board members to hold a group meeting and/or site visits as needed. The letter was approved and signed by all members.

CK reported that the LHMP draft is still in process. The Town plans to distribute it to the planning team for feedback in the next week.

Four Selectboard Orders totaling \$61,729.53 and four Road Orders totaling \$123,360.76 were approved and signed by all members.

#### ANNOUNCEMENTS

The 2026 Town and School District Annual Meeting will be held at 10:00 am on Tuesday, March 3, 2026 at Charleston Elementary. The Charleston Girl Scout troop will serve a meal following the meeting.

Seeing no other business, TJ moved to adjourn; TR seconded, and the meeting adjourned at 6:13 pm.

The next regular meeting will be held at 6:00 pm on February 26, 2026.

Approved this 26th day of February 2026:

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Selectboard, Town of Charleston