

Beaver Ridge Condemnation Consideration Hearing

9-19-2026

Attendees: Laura Greeley, Lissa Widoff, Kory Boulter

Moderator: Laura Greeley

The meeting was called to order at 9:00 am by Laura Greeley.

Laura Greeley opened the meeting and asked that each speaker have 3 minutes to speak and that the meeting would be 1 hour.

Laura Greeley read a description of what occurred to date with regard to the Beaver Ridge Road. The town hired the surveyor for a professional opinion on the road. She described the condemnation consideration process. November 3, 2026 will be the date of the warrant vote. The summary outline was presented. Lissa Widoff reiterated that the lawsuit is still in the courts. Eminent domain is a formal process to address a defective title or discrepancy. They feel that this is a more cost-effective process than the courts. There was subsequent discussion of whether the consent decree could still be considered and unfortunately that was not possible. It is the Select Board's opinion that as long as the law suit remains this is our only reasonable option. There is a risk of the judge looking at both sides and ruling that neither side has proved their case and may send it back to the beginning.

DJ Haggard: He expressed appreciation to the Select Board for what they are doing regarding this matter. He was in favor of letting the courts decide the outcome. He stated that his family has been using this road for decades and that the use has never changed. He feels the people want what they have always had. He would prefer that they allow the courts to decide.

Elaine Higgins: She read a prepared statement regarding the discontinuance of the road by the town. She then reviewed eminent domain and how she feels it applies to Beaver Ridge Road. She feels that tax dollars should be spent on the town roads that are actively being used.

Laura Greeley reiterated that tax dollars have been spent in response to the suit that was brought to the town.

Kyle Hadyniak: He asked about the cost of the appraiser and how many lots would be appraised.

Steve Bennett:

He spoke on eminent domain and the historical survey that was completed. He stated that the people already owned the property. If the town wants to take back the road the town will need to complete a survey and then hire an appraiser. He stated that there were 17 lots. He does not feel that it would save the town money. He questioned why the town was taking the property. He reviewed what the town attorney stated at a former hearing,

Laura Greeley responded that the problem with the survey is that it left doubt. It is the surveyor's professional opinion and it is not the decision of the court. This was brought to the people so that the town could decide. This will be brought to the people on November 3rd and they can vote how to proceed.

Maryanne Bennett: Spoke on eminent domain, which she is opposed to. There would be a process of assessment. Land owners can also have private assessments and litigation could continue. ATV use is the biggest issue and the individuals not respecting land. Is it worth using eminent domain?

Laura Greeley stated that she feels eminent domain is gross. The difference in this situation is that it is a town easement. The town was sued and a lot of money has been spent in response to that suit. She stated that a petition is being circulated that would prevent the town from defending itself.

Ron Price: He is a land owner who has been up there for 45 years. He feels a lot of money is being spent and it is not necessary. He feels that the board should just call the road discontinued. He does not want more money spent and that he does not want it to be taken by eminent domain. He also did not feel that Laura Greeley should have called out Elaine in the meeting.

Laura Greeley: She appreciated Ron, Steve and Dave meeting and agreeing to foot traffic.

Heather Donahue: Responded to why we would do this. Recreation is important for community development. Eminent domain is repulsive and the only reason we are doing this is because of the law suit. She feels that we will continue to have appeals and need it to end. Eminent domain in this case gives access to the community and does not take anything away from the community.

Dave Bennett: He supports the Hadyniak family and feels that they are putting up with a lot. He spoke on the ATV's tearing up the roads. Water management and run off has been an issue due to the road being torn up. He feels the select board could save money by giving the land back to the abutters.

Lissa Widoff: stated that the surveyor's opinion was based on what he had done. It did not take into account all of the information.

Kyle Price: He owns land. He asked why the title of the road is defective. Lissa Widoff responded that the discontinuance is not clear. She responded that they were not going to get into the case itself. He responded that there were deeds that were divided and the land was described as being bound by the discontinued road. The town owned the Pottle property. He reviewed where the road was discontinued. He asked how much has been spent to date.

Laura Greeley stated that there is \$7200 left in the legal budget. Discussion ensued regarding the amount of money that was spent. She reiterated why it is being disputed.

Kyle Price asked how they justified that eminent domain is fair. Laura Greeley stated that it is allowed by law.

Ziggy: He spoke about how someone came to his home and asked him to sign a petition to open the road and that if he had understood what the petition was really for, he would never have signed it.

Meredith Coffin suggested that everyone read a petition prior to signing it. She asked if the wording of the ballot had been completed. Lissa Widoff provided a working copy. It has not been finalized. She agrees with DJ Haggar and his sentiments. She feels it should continue in the courts.

Lissa Widoff read the draft warrant article and offered a copy to anyone interested.

Laura Greeley spoke on where the money would come from to cover future legal fees.

Tom Clay: He spoke on the deeds and the connection to discontinued roads.

Ron Littlefield: Has lived in town his entire life and feels that people cannot take our livelihood out of the town.

Meredith Coffin asked if all of the information would be on the ballot. She asked if the word eminent domain would be on the ballot.

Tyler Hadyniak: spoke and asked if the surveyors report would be released at the next board meeting. Laura Greeley let him know that it would be available Monday morning.

Patrick Terry: Spoke about the elders in the community and that they feel that they are being harassed by certain families on that road. People are worried about the lawyer mentality. He felt the town would not discontinue a Road in 1919. He feels the question is the location of Deans Corner. The residents know how lawyers operate.

Steve Bennett: He asked at a select board meeting how much money has been spent on this so far. He guesses that \$80,000 has already been spent. He referred to the damage from the ATV's and the wood that has been cut. He feels that from the beginning that the town has put the blame on Tyler.

Laura Greeley reviewed the that the town has been responding to motions and suits. It was not about ATV use only. She encouraged Steve to speak with the Hadyniaks.

Patrick Terry: The sentiment of the town is in a deed. December 20th.

Lissa Widoff: Reiterated that the ballot article is not looking to take anyone's property. It is just about hiring an appraiser. After the appraisal there would be another town meeting to determine what to do with the information and how to move forward. Everyone values public recreation. Our rural quality is defined in part by open access to woods and water. She spoke about the process of hiring the historical surveyor and that it may just keep things in a grey area based on the premise of the argument. She spoke on how the title is defective. They hold value to public access

and continue to have concern about damage done to private property. The town is asking if townspeople are amenable to hiring an assessor to compensate land owners to preserve and protect public access. It is not the taking; it is questioning how the town wants to handle the situation. The town did not file the lawsuit; it is just responding to the suit. The loss of traditional access leads to concern from everyone. She feels that this has been a divisive issue for the town. The town is committed to a positive resolution for everyone. A litigious approach does not help.

The hearing was closed at 10:06 am.

Recording information:

Shareable link: [https://us06web.zoom.us/rec/share/lb2BgH_mHOQZgG-](https://us06web.zoom.us/rec/share/lb2BgH_mHOQZgG-GnOlgZ4OXTcMgn7c6mFR18WxTaNOHYw6VyGGScTDynu7K60XZ.Wog4-eOQiBevB2w3)

[GnOlgZ4OXTcMgn7c6mFR18WxTaNOHYw6VyGGScTDynu7K60XZ.Wog4-eOQiBevB2w3](https://us06web.zoom.us/rec/share/lb2BgH_mHOQZgG-GnOlgZ4OXTcMgn7c6mFR18WxTaNOHYw6VyGGScTDynu7K60XZ.Wog4-eOQiBevB2w3)

Passcode: Ef.*%g6o

Link to draft document:

https://www.freedomme.org/_files/ugd/8d8f5c_48517ad534fd46f0b77ccbe63b43f3ca.pdf