

## Kathleen Ramsay

---

**From:** Leon H Smith <fareedlhs@hotmail.com>  
**Sent:** Friday, October 14, 2022 1:53 PM  
**To:** George Lawrence  
**Cc:** Kathleen Ramsay; Brian Carpenter; cindy hill  
**Subject:** Re: Addison County Bike Club

Hi George,

The problem is that posting under Vermont law is a very specific act that covers an entire parcel. One can't legally post and then allow access to the general public on a portion or for a specific activity - it renders the posting legally unenforceable. While one can always put up advisory signs, such as Hunting by Permission only, Posting is covered under VT statutes. Custom signs are questionable. I am not sure that the Parkers are aware of this. We own land in Ripton and have the same issue with hunting and mountain bikers both accessing our land.

Second, there is also a concern that the trails are accessed from a Town parcel and legal trail for which there is no agreement in place. It is unclear to me that any permission was ever granted for even building the trails across the 4 acre parcel, East of the legal trail. I met with Means Woods folks yesterday about this and related matters specific to Means Woods. What is needed is an agreement covering all organizations and stakeholders. At present there are folks replacing bridges, building trails, changing the grade and drainage, putting up signs, etc without any approval of the Town and/or trustees of various parcels. Not only is it presumptuous of organizations to do such, it also opens all sorts of liability questions and goes against the deeds for Means Woods and some other restricted parcels. It also disrupts other use that folks have been engaged in for years. I understand that in some places trails have even been placed on private property unbeknownst to the owners!

Lastly, I have no animus for the Parkers (or ACBC), while I vociferously opposed their half mile driveway - through the forest district that included crossing a small wetland area, blasting for weeks, etc, even though they had a ROW which they continue to maintain and have full access to, and off an already dangerous corner for which another owner was denied access for an even lesser project - I fully support their right to post their property and to limit access to it. And while I have hunted the parcel for over 10 years, I am fine with no hunting. However, everyone needs to play by the rules.

(By the way, the many mountain bikers and hikers on the trails are doing more to disturb the deer and wildlife that seek refuge on the cliffs and ledges and Town parcels far from the Butlers' hunting lands to the North than the 2-3 guys who used to hunt the land. I have seen this in action already. Last year a hiker on Megawatt jumped deer who ran over the ridge into another hiker coming up the other side. The deer then ran toward the former Dutton parcel and were spooked by a biker. And then they ran full circle back over the hill and right past me. All within a few hundred yards. They will eventually move on.)

Leon H Smith

PS. As these matters directly affect the Town, I have copied Kathleen, Brian and Cindy (Means Woods trustee)

---

**From:** George Lawrence <gelawrence27@gmail.com>  
**Sent:** Friday, October 14, 2022 11:27:27 AM  
**To:** fareedlhs@hotmail.com <fareedlhs@hotmail.com>  
**Subject:** Addison County Bike Club

Hi Leon,

I understand you have some questions about ACBC. I am the president of ACBC and would be happy to try to answer them.

Regarding the posting of the Parker's land, they have posted their land for hunting season. Hunting is by permission only. Recreation is still allowed but on the trails only. Attached is a picture of the Posted sign.

Regards,

George Lawrence  
802-989-8200