

Jackson Dam: What Have We Learned?

Monday, October 5 at 6:00 p.m.

Hardwick Memorial Building and Zoom

What did the Jackson Dam feasibility study and river modeling tell us about the dam, flooding, and the Lamoille River?

Join us for the first public conversation about Jackson Dam. We'll review what has been learned so far, what questions remain, and what comes next.

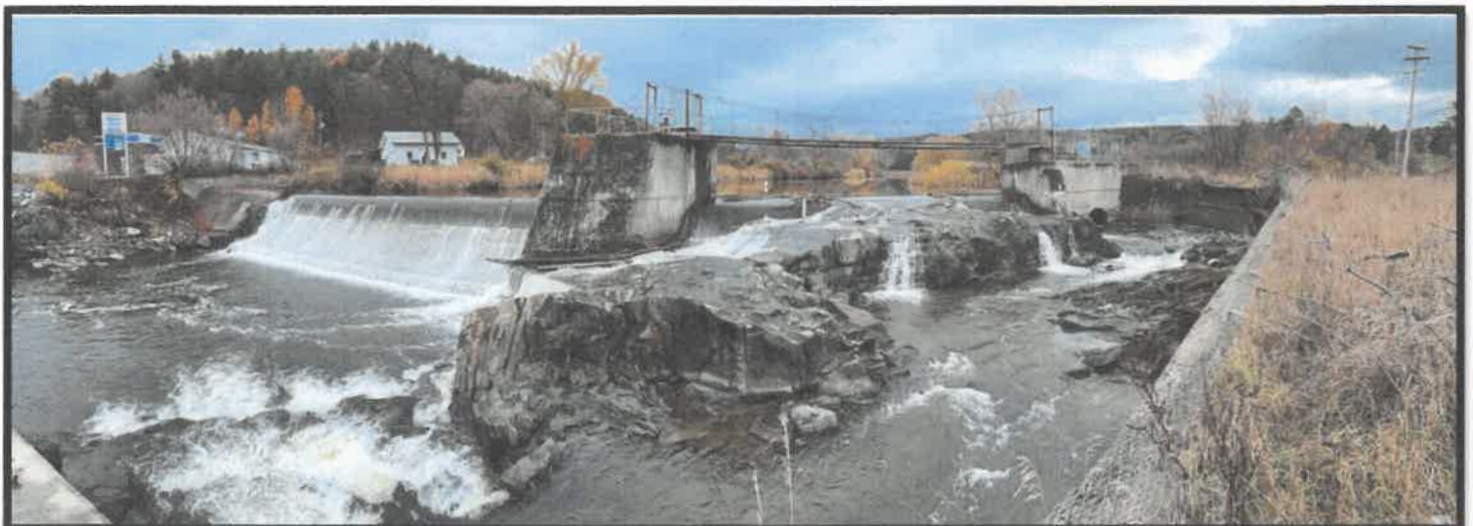


This is not a decision-making meeting. It is the first of many opportunities to learn more and ask questions.

Recording provided by Hardwick Community Television (HCTV)

Zoom: <https://us06web.zoom.us/j/4486076957?pwd=WFJzSDg4aGdpWWtZOTFCbzJLcDQ3UT09&omn=88615124215>

Meeting ID: 448 607 6957 Passcode: 1rdCRH



Buffalo Mountain Town Forest Plan

A municipal forest for the Town of Hardwick made possible with significant funding from the Vermont Housing & Conservation Board

Hardwick

Caledonia County, Vermont

Xx/xx/xxx

Submitted by: Hardwick Town Selectboard

Prepared by:

The Buffalo Mountain Forest Steering Committee

Emily Sayers, Lamoille County Forester

Jack Travelstead, Northern Rivers Land Trust *and*

Hannah Redmon, Trust for Public Land

**THIS COMMUNITY FOREST PLAN MUST BE UPDATED AND
APPROVED BY [Insert date]**

TABLE OF CONTENTS

Page

I.	Ownership and Contact Information	
II.	Project Background	
	Introduction	
	Existing Municipal Land on Buffalo Mountain	
	Buffalo Mountain Town Forest Steering Committee	
	Public Input	
	History	
	Local and Regional Significance	
	Summary of Conservation Easement	
III.	Town Objectives	
	Administration of Buffalo Mountain Forest	
	General Purposes and Goals	
IV.	Infrastructure	
	General Topographic Information	
	Scenic Values	
	Roads	
	Boundary Lines	
V.	Geology and Soils	
	Bedrock Geology	
	Soils	
VI.	Forest Management	
VII.	Wildlife	
VIII.	Rare Species and Exemplary Natural Communities	
IX.	Water Resources	
	Rivers and Streams	
	Wetlands	
	Vernal Pools	
X.	Recreation and Education	
XI.	Proposed Governance Structure	
XII.	Proposed Action Schedule	
XIII.	Signature Page	

APPENDICES

- Appendix A:** Grant of Development Rights, Conservation Restrictions, and Public Access Easements
- Appendix B:** Baseline Documentation Report, by Northern Rivers Land Trust
- Appendix C:** Boundary Retracement Survey Plat of Lands of Kenneth, Christopher, and Margaret Davis, by Bernard and Gervais, LLC
- Appendix D:** Forest Management Plan, by Emily Sayers, Lamoille County Forester
- Appendix E:** A Rapid Ecological Assessment of the Buffalo Mountain Property, By Matt Peters, Consulting Ecologist and Botanist
- Appendix F:** Buffalo Mountain Steering Committee Governance and Planning Framework
- Appendix G:** Leave No Trace Guidelines
- Appendix H:** Phase 1 Environmental Site Assessment by LE Environmental
- Appendix I:** Community Survey Results

MAPS

- Map A:** Aerial Map
- Map B:** Map with Ecological Protection Zones
- Map C:** Topographical Map

Special Thanks to

Emily Sayers, Lamoille County Forester
Jack Travelstead, Northern Rivers Land Trust Board Chair

I. OWNERSHIP and CONTACT INFORMATION

Easement Names: Buffalo Mountain Town Forest Conservation Easement

Easement Location: Hardwick
Caledonia County, Vermont

Roads: Wright Farm Road

Landowner: Town of Hardwick

Address:

Contact:

Phone:

Email:

Easement Co-Holder: Northern Rivers Land Trust

Address: P.O. Box 112
Hardwick, VT 05843

Contact: Jack Travelstead, Chair

Phone: 802-472-3332

Email: jgtravel54@gmail.com

Easement Co-Holder: Vermont Housing and Conservation Board

Address: 58 East State Street
Montpelier, VT 05602

Contact: Isaac Bissell, Conservation Stewardship Director

Phone: 802-828-5068

Email: I.Bissell@vhcb.org

II. PROJECT BACKGROUND

Introduction

A picture of Hardwick, Vermont, taken from any vantage point north of the village, at once identifies the cluster of buildings and church spires below as Hardwick. Buffalo Mountain establishes an iconic 1,555-foot backdrop to Hardwick. The village is squeezed into space along the banks of the Lamoille River, with neighborhoods extending immediately to the northern base of Buffalo Mountain, and along its eastern flank.

The first settlement of Hardwick (ca. 1780) was actually a few miles away, along the eighteenth century Bayley-Hazen Road, which had previously been an Abenaki trail. The Abenaki frequented this countryside, but no evidence exists to suggest that they ever actually settled at this site along the Lamoille.

Our current town center was first known as South Hardwick, but the draw of the river, along which mills could be built, enabled it to become the economic and population center for the region. The U.S. Post Office changed the village's name to Hardwick in 1867, and in 1890 the Vermont General Assembly followed suit, officially incorporating the village.

In the intervening 150+ years, most of Buffalo Mountain has been privately owned, but for many townspeople the idea that it might one day become property of the town has held an appeal. In 2025 that wish came closer to becoming a reality when the Hardwick Conservation Commission, working with the Trust for Public Land (TPL) and the Northern Rivers Land Trust (NRLT), proposed a plan to the Town of Hardwick for the purchase of approximately 329 acres that includes the mountain's summit from the long-time owners Ken, Chris, and Maragaret Davis.

This Management Plan for the Buffalo Mountain Town Forest (BMTF) is submitted on behalf of the Town of Hardwick. This project was completed as part of TPL's Community Forest Program and funding was provided by the Town of Hardwick, the Vermont Housing and Conservation Board (VHCB), The Nature Conservancy's Biodiversity Protection Fund, and many foundations and private individual donors. A grant of Development Rights, Conservation Restrictions, and Public Access Easements (the "Conservation Easement") was conveyed to NRLT and VHCB to protect BMTF's conservation values and ensure public access in perpetuity.

The purpose of this Town Forest Management Plan is to assemble information about BMTF and prescribe management and conservation activities for the next ten (10) years. Completion of a Town Forest Management Plan is a requirement of the Conservation Easement. This plan will be updated at least every ten years.

Existing Municipal Land on Buffalo Mountain

This document pertains to the 329.5-acre property acquired by the town of Hardwick in 2026 that extends from Route 15 west of Hardwick to the summit of Buffalo Mountain. The Town of Hardwick already owns a 70-acre parcel of land on Buffalo Mountain that serves as Hardwick's existing Town Forest.

While plans for the 70-acre parcel have been discussed over the years, such as in the 2018 Town Recreation Plan, the property is not often visited or even widely known about. Management of the new Town Forest should be done in the context of this existing parcel, looking for ways that they can be connected.

The 70-acre town forest parcel was originally a farm and granite quarry built by H. R. Mack in the 1880s. The "Old Mack Farm" and quarry changed hands a few times over the years,

eventually coming into town possession in 1953. There is record of Hazen Union Forestry students marking and logging trees in the forest not long after it became town land, but there has been little other activity there over the years.

The limited use of this town forest is largely due to the relative difficulty of access, at the intersection of two class IV roads a mile outside of the village. The new town forest expansion does not border this 70-acre parcel, but the properties are connected by Wright Farm Rd.

Points of historical and scenic interest on this parcel include the cellar holes of the Old Mack Farm at the intersection of Wright Farm Road and Buffalo Mountain Road, and the abandoned 10-acre granite quarry lower down on Buffalo Mountain Road. The quarry offers interesting possibilities for future use, and offers a seldom-seen view above the treeline from atop some of the granite features.

Buffalo Mountain Town Forest Steering Committee

A Steering Committee of 17 Hardwick residents or landowners was formed by the Hardwick Selectboard in May 2026 to solicit public input and draft this management plan. The BMTF Steering Committee worked diligently and thoughtfully to consider the multiple aspects of the forest in order to develop this Management Plan for the consideration of the Selectboard.

The Steering Committee met approximately twice a month from June 2026 until the completion of this Management Plan. The minutes from all meetings of the Steering Committee are publicly available online and meetings met the requirements of Vermont Open Meeting Law.

The Steering Committee consulted resources such as the Management Plans for other town forests including forests in Wolcott, Huntington, and Barre, existing Hardwick town plans regarding recreation and flood resilience, information about the history of Buffalo Mountain, USGS geological reports, and the ecological assessment of BMTF completed by Matt Peters. The Committee also consulted subject matter experts in trail building and maintenance.

The public outreach completed by the Steering Committee is detailed below.

The Steering Committee members were as follows and the Committee was advised by Jack Travelstead of NRLT and Hannah Redmon of TPL.

Lucian Avery	Leif Goldberg	Margie Prevot
Brendan Buckley	Rachel Kane	Eric Remick
Tyler Buswell	James Kelley	Sue Rivard
Paul Cillo	Dylan Laflam	Julie Sullivan
Renaud Demers	Marie LaPre' Grabon	
Andrew Gilbert	Joe Nudell	

See Appendix F: Governance and Planning Framework.

Public Input

I. Community Survey

A. Survey design

The Steering Committee conducted a community survey in June, July, and August of 2026. The survey was based on work done in similar projects, such as the Wolcott Community Forest. The goal of the survey was to gauge public opinion on a variety of both broad and concrete issues pertaining to the management of Buffalo Mountain. Survey results were used to guide further conversations with the public and the development of management priorities and activities set forth in this Management Plan.

The survey asked respondents to rate suggestions for land use, development, and activities on a Likert scale, using five scale ratings. For example, respondents would rate “Snowshoeing” on the scale of “Love it,” “Like it,” “Neutral,” “Rather not,” “Oppose it.” We also solicited open-ended comments and suggestions within the survey.

The survey was conducted on a voluntary basis, open to anyone who wished to fill it out. We required respondents to indicate place of residence so that the Committee could distinguish preferences of Hardwick residents from non-residents. Respondents were also asked to indicate their age range (such as “35-44”) but were not asked for any other demographic information.

The Steering Committee promoted the survey on Front Porch Forum, in local Facebook groups, with fliers at businesses around town, at various community events, and by word of mouth. Respondents were also asked to share the survey with their friends and family.

B. Bias

Because the survey was voluntary, it does not constitute a probability sample. In particular, this means the survey is biased towards those who both knew about the survey and decided to respond. Since we could not measure the non-response rate—i.e., the number of people who had the opportunity to respond but chose not to—we do not know how well the preferences shown in the survey represent the town as a whole.

C. Survey results - who responded?

The Steering Committee received 287 survey responses, with 197 coming from Hardwick residents. This represents roughly 8% of the adult population of Hardwick, which is a reasonably strong response rate relative to other surveys and voter turnout seen in town. Of the non-resident responses, most were residents of nearby towns, while just 13 lived out of state. Most surveys were filled out completely, 11 were not.

Respondents skewed older than the town population. Younger adults were underrepresented in the survey. Less than 13% of resident respondents were in the 18-35 age range, while Census data suggests that 18-35 year olds comprise roughly 25% of the population of Hardwick.

D. Survey results - what it showed?

The survey showed the most consensus around natural resource preservation and light recreation, with a sensitivity towards budget and ongoing maintenance costs, especially as they might impact property taxes.

The most popular, and least opposed, items on the survey were reserving a portion of the forest for an old growth / sanctuary, along with developing rustic paths for hiking, snowshoeing, and vistas.

The most opposed items on the survey were trapping and unleashed dogs. Developing built infrastructure such as playgrounds and treehouses was generally unpopular. Using the forest for revenue sources from forest products such as timber management and sugaring leases were also less popular than other activities.

Most respondents gave some response to the open-ended questions, though many of these were either general statements thanking the Steering Committee for the survey, or expressing opposition to the project. We received dozens of suggestions for specific ideas not listed on the survey, including disc golf, a shooting range, green burial sites, and even nude tanning. While none of these suggested ideas have been incorporated into this initial Management Plan, future iterations of the Management Plan may take inspiration from these community suggestions should they prove popular, feasible, and consistent with the purposes of the Conservation

Easement. The largest concern raised in the open-ended discussion was around potential conflicts in use, questioning how the forest area could be safely used for recreation like hiking while also allowing hunting and trapping.

Respondents generally did not feel favorable towards charging fees to access the property, with only about 25% being open to the idea. Respondents ranked grants and private donations as their preferred sources of funding for Town Forest management, followed by revenue from the property itself (fees or sale of forest products), and felt least favorably towards using property tax revenue to fund management and activities.

Charts and tables showing our survey results are available in Appendix I.

II. Community outreach

In addition to the twice-monthly meetings that were open to the public, the Steering Committee also scheduled public events to discuss and raise awareness about the project, learn about forest management, and enjoy the property.

A. August 28: Farmers' Market survey discussion

The Committee held a discussion of the community survey results with the public at a Farmers' Market. Members of the Committee were available at the pavilion at Atkins Field at the foot of Buffalo Mountain for the entire duration of the Farmers' Market. Printed handouts with the results of the community survey, a poster showing the property boundaries, a pad of paper for people to make comments about the project, and door prizes to drive more engagement were available.

Approximately twenty to thirty people engaged with Steering Committee members and offered ideas like quiet nature spaces, an outdoor pool, and hiking trails.

B. September 12: Mountain Bike Ride

The Steering Committee hosted a public mountain bike ride circumnavigating Buffalo Mountain on September 12, 2026. The route started at the Lamoille River access parking area on Route 15 and headed up the steep Wright Farm Rd, turned left onto Buffalo Mountain Road at the top of the hill, and followed the VAST connector trail back north along the base of the mountain.

Six people participated in the ride, made up of three committee members and three members of the public. The group experienced a steep, rough climb that was challenging to ride, an old pasture being reclaimed by forest, an abandoned granite quarry, and a varied boundary line which included the Lamoille River, a steep wooded town road, and a short section of VAST trail.

Participants were curious about the potential uses and future management of BMTF and expressed interest in joining future informational walks in BMTF.

C. Ongoing Community Engagement

Further walks and one public community presentation of this Management Plan were planned for the fall of 2026 but not completed by the time of drafting of this Management Plan.

History And Local Significance

BMTF incorporates much of the northern and western sections of the ridge and summit of Buffalo Mountain. At 1,555 feet, the summit is about 700 feet above the center of town. The entire hill is a prominent feature visible from nearly everywhere in the village as well as from many other locations in town.

A 1909 U.S. Geological Survey bulletin identifies a granite quarry on "Buffalo Hill." Although this was slightly to the south of BMTF, it speaks to the identity of both the mountain and Hardwick's history. The bed of the Hardwick and Woodbury railroad, used to move granite from Woodbury to present day Atkins Field, lies within and near the forest. Allen Davis in his memoir "The Lucky Generation," about life in Hardwick in the 30s and 40s, talks of diving "naked into water-filled abandoned quarries" on the mountain's flanks.

One of the common themes from a search of area land records is farming, with many references to transfers of farms as well as livestock and equipment. A walk through the area reveals old foundation walls and abandoned orchards. Photographs show pastures on the ridge of Buffalo Mountain. Hill farming in northern Vermont was never for the faint of heart. Unfortunately, these farms often ended up abandoned and foreclosed upon. The Wright Farm, namesake of Wright Farm Road, was abandoned around the 1930s. The legacy of these families is embodied in the land.

Other common uses for Buffalo Mountain abound. Allen Davis talks of berry picking, cliff exploration, and sugaring on the slopes of the mountain. Other local residents recall skiing. More recent owners have cut timber on the mountain. It remains a popular area for hunting, snowmobiling and ATV riding, hiking, and general exploring.

The name "Buffalo Mountain" has been used in Hardwick for years. It has been adopted by the local food co-op and a power sports business. Buffalo Mountain Road itself may have been the origin of the name. Legend has it that the surveyors that laid it out claimed it would be so steep that "you would need a buffalo to get up there." References to "Buffalo Hill" and "the mountain" exist in geological and land record documents. However, the actual peak was not officially named until a local effort in 2021 resulted in the designation of Buffalo Mountain by the USGS.

Conserving Buffalo Mountain is a continuation of its history. Much as the name was commonly used before formal designation, BMTF formally preserves the prominence, history, and uses of the mountain for the community and for future generations.

Summary of the Conservation Easement

BMTF is co-owned by three entities. NRLT and VHCB jointly own the development rights, perpetual conservation easement restrictions, and public access easement, referred to herein as the "Conservation Easement." The Town of Hardwick owns the land, subject to the terms of the Conservation Easement. The Town is responsible for the day-to-day management of BMTF. NRLT and VHCB are responsible for annual monitoring to ensure the terms of the Conservation Easement are upheld and the conservation values of the land are protected. There is no reason to believe that the timber rights, mineral rights, or other rights that run with the land are owned by any entity other than the Town, other than a non-exclusive right on part of BMTF for previous owners to hunt wild game on the land.

The following is a summary of the terms of the Conservation Easement. It has been edited to show, in plain language, the relationship between the Town of Hardwick, the Easement Holders and the public. Please see Appendix A for the full recorded copy of the Conservation Easement. This summary should not be relied upon to guide decision making without consulting the full Conservation Easement.

Purposes of this Easement and Management Plan

- 1) The Town of Hardwick and the Easement Holders acknowledge the objective of ensuring the availability of the land for public use and enjoyment, including, but not limited to,

educational, recreational and other appropriate community activities and, to that end, the purposes of the Conservation Easement are as follows:

- a. To conserve productive forestland, wildlife habitats, biological diversity, natural communities, riparian buffers, wetlands, soil productivity, water quality and native flora and fauna and the ecological processes that sustain these natural resource values as they exist now and as they may develop in the future;
- b. To provide for non-motorized, non-commercial recreational, educational and other appropriate community uses;
- c. To conserve open space values, and scenic resources for present and future generations; and
- d. To require that management be guided by a public management planning process.

2) Recognizing that conservation of productive forestland is included in the purpose of this Town Forest, and that both the resource values and responsible forest management standards will evolve over time, the forest management objectives are to:

- a. Manage forest stands for long rotations which maximize the opportunity for the production of maple sap and/or for harvesting, sustained over time, high quality saw logs while maintaining a healthy and biologically diverse forest. Given site limitations, biological factors and public uses may preclude the production of high-quality sawlogs. However, production of a variety of forest products can be consistent with the goal of producing high-quality sawlogs and/or maple sap.
- b. Conduct all sugaring and/or forest management and harvesting activities (including the establishment, maintenance, and reclamation of log landings and skid roads) using the best available management practices in order to prevent soil erosion and to protect water quality.

3) To ensure that the property will be owned in perpetuity by the State of Vermont, a municipality, or other qualified organization.

4) These purposes will be advanced by conserving the property because it possesses the following attributes:

- a. It includes 329 acres +/- of forest and wetland that support a wide diversity of wildlife and plants, including rare communities and threatened terrestrial and aquatic species contributing significantly to landscape-scale wildlife connectivity, ecological function, carbon sequestration, climate resilience, and water quality.
- b. It protects approximately 15 acres of wetlands, 9 acres of floodplain, and 2 miles of stream frontage, including 1.1 miles along the Lamoille River. Together, these areas enhance flood resilience, improve water quality, and support diverse, ecologically productive native communities.
- c. It is well suited as a community forest and will provide public access and can be used for numerous recreational, cultural, and educational purposes, including hunting, fishing, wildlife observation, and hiking; and
- d. Vermont Conservation Design identifies the Town Forest as located within a Highest Priority Interior Forest and Connectivity Block, and as containing Highest Priority Surface Waters and Riparian Areas. The Property forms part of the Worcester Range-Northeast Kingdom Wildlife linkage and strengthens ecological protection of nearby tracts of conserved land.

Restricted Uses of the Protected Property

1) The property shall be used for educational, forestry, non-motorized, non-commercial recreation, habitat conservation, natural area, and open space purposes only, except as otherwise

specifically permitted under this Easement. No residential, commercial, industrial or mining activities shall be permitted. Agricultural activities are only permitted on that portion of the property in an existing cleared state and as provided below. No buildings, structures, or incidental structures or improvements shall be constructed, created, erected or moved onto the property, except as specifically permitted.

- 2) No rights-of-way, easements of ingress or egress, driveways, roads, or utility lines or easements shall be constructed, developed or maintained into, on, over, under, or across the property without the prior written permission of the owners, except as specifically permitted under this Easement. Owners may grant such permission (with or without conditions) if, in their reasonable discretion, they determine that any such improvement is consistent with the Purposes of this Easement. Town of Hardwick shall not convey use restrictions or other easements on, over, under, or across the property without the prior written permission of the Easement Owners.
- 3) There shall be no signs, billboards, or outdoor advertising of any kind erected or displayed on the property; provided, however, that the Town of Hardwick may erect and maintain reasonable signs including but not limited to signs indicating the name of the property and its ownership by the Town of Hardwick, boundary markers, directional signs, memorial plaques, informational and interpretive signs, and signs limiting access or use. The Easement Owners may erect and maintain signs designating the property as and under the protection of Easement Owners, with the prior written permission of the Town of Hardwick.
- 4) The placement, collection or storage of trash, human, hazardous or toxic waste, or any other unsightly, harmful or offensive material on the Protected Property shall not be permitted except at such locations, if any, and in such a manner as shall be approved in advance in writing by Easement Owners. The temporary storage of trash generated on the property in receptacles for periodic off-site disposal shall be permitted without such prior written approval.
- 5.) There shall be no disturbance of the surface, including but not limited to filling, excavation, removal of topsoil, sand, gravel, rocks or minerals, or change of the topography of the land in any manner, except as may be reasonably necessary to carry out the uses permitted on the property. In no case shall surface mining of subsurface oil, gas, or other minerals be permitted.
- 6) The Town of Hardwick shall not give, grant, sell, convey, subdivide, partition, convey in separate parcels, transfer, mortgage, pledge, lease or otherwise encumber the Protected Property without the prior written approval of the Easement Owners, which approval may be granted, denied or conditioned - including the condition that the Protected Property be sold for only nominal consideration - in the Easement Owners' sole discretion.
- 7) There shall be no operation of motor vehicles on the property except for agriculture, wildlife and forest management, education, trail grooming, maintenance, and for safety or emergency purposes, and for certain limited recreational uses as provided in the Permitted Uses section. However, the Town of Hardwick may permit motorized personal assistive mobility devices and, at the discretion of the Easement Owners, snowmobiling.
- 8) Easement Owners, in their sole discretion, may determine whether proposed uses or proposed improvements not contemplated by or addressed in this Easement, or alterations in existing uses or structures, are consistent with the Purposes of this Easement.

Permitted Uses of the Protected Property

The Town of Hardwick shall have the right to make the following uses of the Protected Property:

- 1) The right to use the Protected Property for all types of non-commercial, non-motorized recreational purposes consistent with the Purposes of this Easement and the Management Plan. Snowmobiling, ATV use (as described below), and non-motorized, mechanized recreation such as mountain biking and by animals capable of transporting humans may be permitted by the Town of Hardwick as long as they stay away from Ecological Protection Zones.
- 2) The right to establish, maintain and use fields, orchards and pastures for existing and approved agricultural uses, recreational, scenic or open space purposes and/or for the purpose of maintaining or enhancing wildlife habitat, plant habitat or scenic vistas or values on the Protected Property. Initial forest clearing activity needs prior written approval of Easement Owners.
- 3) The right to perform forest management activities, including maple sugaring, the harvest of timber, other wood products and commercial non-timber forest products, as long as they are in line with the Management Plan, under the supervision of a professional forester, and meet state management practices.
- 4) The right to construct and maintain agricultural barns, sugar houses, wood sheds or similar structures or facilities, together with necessary access drives and utilities, with prior approval in writing by the Easement Owners.
- 5) The right to use, maintain, establish, construct, and improve water sources, courses, and bodies without unnecessarily disturbing the natural course of the surface water drainage and runoff. The Town of Hardwick may disturb the natural water flow to improve drainage of agricultural soils, reduce soil erosion or improve the agricultural potential of areas used for agricultural purposes, but shall do so with minimum impact. Prior to undertaking a stream bank stabilization project or placing any structure within rivers or streams or on the banks thereof, the Town of Hardwick shall provide written notice to Easement Owners of their intent to do so. The construction of ponds or reservoirs shall be permitted only upon the prior written approval of Easement Owners. In addition, the following shall be designated as water protection areas:
 - (a.) 100 feet from the top of any stream bank
 - (b.) all 'significant wetlands' and their buffer zones.

The principal goal for management within the water protection areas is to maintain or enhance their ecological benefits, including but not limited to water quality, soil integrity, and natural hydrology; providing important terrestrial, wetland, and aquatic habitat; and providing organic matter, nutrients, shade, and large diameter coarse woody material for the benefit of wetland, riparian, and aquatic systems. Any management or use of the water protection areas shall be conducted in a manner designed to protect soil integrity and minimize erosion, and shall incorporate up-to-date ecological knowledge and management practices.

- 6) The right to maintain, repair, improve, relocate and replace existing recreational trails, together with the right to clear, construct, repair, improve, maintain and replace new trails.
- 7) The right to conduct periodic, temporary community and public entertainment events, including concerts, fairs and celebrations, together with the right to erect tents and other temporary structures for such events; provided that such events shall not result in the clearing of any forested areas.
- 8) The right to construct, maintain, repair and use one unpaved parking lot on the Protected Property, including associated access drives and utilities, together with the right to construct improvements normally associated with a parking lot. The Town of Hardwick shall first obtain the prior written approval of Easement Owners for these activities.

9) The right to maintain, repair, improve, relocate and replace existing roads, together with the right to clear, construct, repair, improve, maintain and replace new forest management and public access roads, culverts, bridges and water crossing structures, including the right to install and maintain wildlife crossing structures for terrestrial and riparian wildlife.

10) The right to charge members of the public reasonable fees for admission to and use of the Protected Property, for community and public recreation, education or entertainment events or to support the management of the Protected Property. The right to charge organizations reasonable fees for recreational use of a portion of the Protected Property provided that such use does not unreasonably interfere with the access of the general public. Fees shall not be based on place of residency. Members of the public may not be charged a fee to walk on the Protected Property.

11) The right to conduct and authorize temporary commercial and non-commercial uses as long as they do not unreasonably interfere with the access of the general public and do not materially detract from the Purposes of this Easement, and are detailed in an approved Management Plan.

12) The right to construct, maintain, repair and replace permanent or temporary structures, drives and utilities reasonably necessary to support the uses permitted by this Easement (including modest structures to support public outdoor recreation and/or public outdoor education).

13) The Town of Hardwick may allow recreational all-terrain vehicle ("ATV") use and maintenance and repair of an ATV trail across the Protected Property that connects to an existing, legal network of ATV trails, provided that the ATV connecting trail and network have no significant negative impact on the conservation or public recreation values and the Town of Hardwick has received the prior written approval of the Easement Owners for such use.

Ecological Protection Zone

The Ecological Protection Zone is approximately 7.3 acres of state-significant Northern Hardwood Talus Woodland and the surrounding area that support this community. Protection of this zone will be the highest priority in approving and conducting all activities.

Enforcement of the Restrictions

The Easement Owners shall make reasonable efforts from time to time to assure compliance by the Town of Hardwick with all of the covenants and restrictions herein. The Easement Owners have the right of reasonable access to make periodic inspection of the Protected Property for inspection and enforcement purposes.

III. TOWN OBJECTIVES

The creation of BMTF is an effort by the Town of Hardwick to preserve public access to the Buffalo Mountain acreage forever. The forest will be managed to ensure the health of its various ecosystems so as to preserve the variety of plant and wildlife that is found there today.

Recreational activities included within the scope of Town Forest uses are hiking, biking, skiing, snowshoeing, hunting, fishing, trapping, and Lamoille River access. Possible commercial activities include logging and sugaring. Snowmobiles and ATV's will continue to use existing VAST and VASA trails.

The Town of Hardwick seeks to acquire the land, with assistance from TPL, NRLT, and various other entities, putting it into open public ownership, protecting it from development, and managing it for forest resources, wildlife habitat, aquatic resources, public recreation and education. The Town of Hardwick values the complex suite of both monetary and non-monetary

benefits that forests provide including timber revenues, non-timber forest product revenues, tourism and recreation, water supply and water quality protection, carbon sequestration, open space protection, education, wildlife habitat protection, and a sense of community and increased civic pride.

Administration of the Buffalo Mountain Town Forest

The Buffalo Mountain Community Forest Stewardship Committee will take the lead role in managing BMTF and the implementation of the goals established by this Management Plan. The Hardwick Selectboard will have ultimate decision-making authority over BMTF after receiving recommendations from the Stewardship Committee. Further details are discussed below in section XI (Proposed Governance Structure).

The Lamoille County Forester will provide assistance and advice pertaining to forest treatments. The Lamoille County Forester oversees Hardwick in addition to Lamoille County municipalities. Overall management will be done in accordance with the Conservation Easement and this Management Plan, as approved by NRLT and VHCB.

General Purposes and Goals

- To preserve and conserve the 329.5-acre property on Buffalo Mountain so that residents and visitors have access to explore and recreate within a healthy northern New England ecosystem.
- Where possible, to expand public use, educational programming, and enhanced recreational opportunities, while preserving the health and natural diversity of the land.

Wildlife Habitat and Natural Resource Goals:

- Maintain and protect the existing biodiversity and ecological integrity.
- Contribute to environmental resilience, particularly by providing terrain for wildlife mobility.
- Protect and conserve rare species and habitats.
- Maintain healthy surface and groundwater sources and availability.
- Protect forested and non-forested wetlands, vernal pools and other aquatic habitats.
- Maintain and protect the diversity of habitats and the plant and wildlife that flourish therein.
- Prevent, or at best limit, the introduction and spread of invasive species.
- Adhere to current best practice guidelines in our approach to management of the land, the forest and the wildlife.

Educational Goals

- Partner with local educational institutions, conservation organizations, and people of all ages to use the forest as a classroom.
- Install low-impact signage and offer guided programming highlighting natural communities, biodiversity, and good stewardship practices.
- Educate visitors on Leave No Trace principles, protect sensitive features, and promote safe co-existence across recreational uses through seasonal hunting notices and trail etiquette.

Recreational and Cultural Goals:

- Preserve existing forest recreational uses.
- Support and encourage a diverse array of compatible recreational uses.
- Improve upon existing access points with clear signage and trail maps. Consider developing new access points if they would improve users' experience.
- Encourage community engagement with the property, and in so doing, enhance awareness of and pride in a special town resource.
- Increase accessibility on BMTF wherever possible, considering different abilities.

Forest Stewardship Goals

- Maintain the health and biodiversity of the property.
- *See also forest management plan goals.*

IV. INFRASTRUCTURE

(see also Baseline Documentation Report)

General Topographic Description

BMTF encompasses the summit and most of the northern extent of Buffalo Mountain. This is most of the mountain that can be seen from the village of Hardwick. The lowest elevation is around 780' by the Lamoille River on the northern edge of the property, while the highest elevation is the summit at 1,555' near the southern boundary. The terrain ranges from flat floodplains in the north along the river to sheer cliffs along the east and northeast sides. The north and west sides of the property are gently to moderately sloped, and encompass land that still shows evidence of historical agricultural use. In contrast, the eastern side is rugged, with cliff bands, steep talus slopes, and channels that rise and fall sharply down the mountain. This eastern escarpment is part of the Richardson Memorial Contact, a large-scale geologic discontinuity (i.e., the meeting of two differently aged bedrock formations; see V. Bedrock Geology for more information) that delineates the Northern Green Mountains and the Northern Vermont Piedmont biophysical regions. The southern end of the property is just south of the summit, which is rounded and very gently sloped. The grade becomes steep again south of this point, on property that is not part of the Town Forest. Several small, unnamed streams which form cascades in several locations drain the mountain into Cooper Brook and the Lamoille River.

Scenic Values

The village of Hardwick is nestled along the east side of Buffalo Mountain, which rises steeply from the banks of Cooper Brook. Because of this proximity to the village, Buffalo Mountain occupies an outsize place in the local viewscape, despite not being the largest mountain in the area, nor even the highest point in town.

The mountain is visible from practically every vantage in the village of Hardwick. Many residents of the village and most, if not all, of our public buildings feature views of Buffalo Mountain directly out of their windows. All roads into town feature their own unique views of the mountain.

Perhaps the best views of the mountain are from the surrounding hills in town. Hazen Union High School on Bridgman Hill has a particularly picturesque vista over the athletic fields, where people can often catch dramatic sunsets over Buffalo Mountain. Similarly, Slapp Hill, Holton Hill, and Hopkins Hill all offer astonishing views of the mountain rising over the village.

Apart from being a central feature of our town's landscape, there are a number of points of scenic interest on Buffalo Mountain itself.

- **River Floodplain:** The Town Forest includes 9.3 acres of floodplain along the Lamoille River as it bends along Route 15 and the Lamoille Valley Rail Trail (LVRT) west of the village. This area today is mostly open meadow with a mature stand of shady Silver Maples and sandy banks along the river which could all serve as easily accessible picnic spots. This area also features several uncommon and rare plant species.
- **Orchard:** On the east side of Wright Farm Road near its highest elevation an old apple orchard still produces and old pastureland is being reclaimed by forest. Some views towards West Hill are currently visible even in summer from this area. There is also an old cellar hole and other remnants of the historical use as farmland.
- **Summit:** There are limited views from the summit of the mountain, which is currently forested, though some views open to the north (especially in winter) on a logging road that winds down from the summit.
- **Waterfalls:** A few streams flow down the mountain, forming cascades in several areas. A trail leading up from Union Street in the West End follows an especially scenic brook with one such cascade.
- **Cliffs:** There are several impressive cliff brows along the eastern side of the mountain. The cliffs and the talus woodland they rise above are beautiful in their own right, and some of them also offer unique views of the village of Hardwick. Presumably due to the difficulty of logging this area, some of the oldest trees in the area are found here, including large yellow birch and red spruce upwards of 200 years old.
- **Granite Industry:** Traces of the old granite industry are apparent near Atkins Field. Part of the access from this area was developed for the railroad to the quarries. Grout from granite operations is scattered in some locations. The remnants of the concrete footings for the traveling crane that served the granite works at Atkins Field are also still visible on this property.

The seasonal changes on Buffalo Mountain are typical for the area. In summer, much of the woods is mature enough to keep undergrowth low. The forest is dominated by mixed hardwoods, which turn a luxurious palette of reds, yellows, and oranges in the fall. Views open up around the mountain when leaves are down in the winter, and the cascading streams rush energetically down in the spring, meandering through a carpet of ramps and wildflowers.

Access Points and Roads

BMTF is primarily accessed by the public from Wright Farm Road or from Atkins Field. The property is also crossed by both the Lamoille Valley Rail Trail (LVRT) and a roadbed used as a VAST and VASA trail, and benefited by a right-of-way for management purposes through an adjacent log yard.

Wright Farm Road

ATV and snowmobile users, as well as pedestrians, cyclists, and equestrians, can access BMTF from the Class Four road that borders the western boundary of BMTF. Wright Farm Road provides the only public road access to BMTF. Wright Farm Road provides legal and physical access to the property for management and recreation. Wright Farm Road is not affected by the creation of BMTF, in that public access is currently allowed at the discretion of the Town of Hardwick, but the road is an essential point of access to the land. Wright Farm Road is currently

used and maintained as a VAST and VASA trail. Wright Farm Road enters and exits BMTF to the north and the south, providing connectivity to the LVRT and Route 15 to the north and Buffalo Mountain Road to the south.

Currently, there is a parking lot on Town land adjacent to BMTF that is used by recreationalists accessing Wright Farm Road.

Atkins Field

BMTF is bordered by a 15-acre community green space located off of Granite Street. Atkins Field, owned by the Center for an Agricultural Economy and conserved with a conservation easement held by VHCB and Vermont Land Trust, is home to a community pavilion and the Hardwick Farmer's market. The trail behind the field offers recreational access to BMTF and is an established VAST and VASA trail that connects to Buffalo Mountain Road and Route 15. While there is no legal right to cross Atkins Field to access BMTF, Atkins Field is publicly accessible, meaning pedestrian traffic from the Atkins Field parking lot can cross into BMTF.

If additional access through Atkins Field is desired, the Town of Hardwick should coordinate directly with CAE to negotiate access.

Connector Trail

A VAST and VASA trail enters BMTF from Atkins Field to the north and Ken Davis's log yard to the south, providing pedestrian, cyclist, equestrian, snowmobile, and ATV access through the property.

Lamoille Valley Rail Trail (LVRT)

Pedestrians, cyclists, cross-country skiers, and snowmobile users travel through BMTF for 0.6 miles along the LVRT, a 93-mile-long rail trail stretching from St. Johnsbury to Swanton, VT. The LVRT intersects with Wright Farm Road and crosses east-west across the northern section of BMTF by the Lamoille River.

Ken Davis's Logyard

A legal right-of-way for vehicular and pedestrian access to BMTF for management purposes crosses into the southeastern side of BMTF through the sawmill property currently owned by Ken Davis. This right-of-way does not provide for public or recreational access.

Route 15

The northern boundary of BMTF borders Route 15.

Boundary Lines

Eastern Boundary

Starting at the intersection of Wright Farm Road and the Lamoille Valley Rail Trail, the boundary follows the high voltage power line to the southeast, with a few inholdings of private property marked by corner posts. This section is mostly steep sidehill. It joins and follows the Hardwick-Woodbury rail bed briefly along Cooper Brook before reaching the edge of the old log yard at the end of Brook Street, where the boundary turns southwest and climbs the cliffs that overlook the village.

Southern Boundary

The boundary turns northwest, climbing to pass near the summit of Buffalo Mountain. Then it zigzags through open, rolling hardwoods down to Wright Farm Road where a corner pipe is clearly visible.

Western Boundary

The boundary then follows Wright Farm Road downhill most of the way to the Lamoille River before turning west at a corner post and zigzagging through the woods to the rail trail.

Northern Boundary

From here, the boundary follows the rail trail west before taking a hard turn northeast to the river, through the first field. The boundary follows the river back to Wright Farm Road, with the addition of a couple small sections on the north side of the river out to Route 15. These sections are just west of Jackson Bridge. The boundary then cuts south through the woods to the rail trail, then back to the start at the intersection with Wright Farm Road. This section is mostly flat floodplain with some swampy sections.

See Appendix C for the full Boundary Retracement Survey.

V. GEOLOGY AND SOILS

Bedrock Geology

BMTF straddles the boundary between the Northern Green Mountains and the Northern Vermont Piedmont biophysical regions. These regions are essentially demarcated by the rugged cliffs on the eastern side of the mountain, along a geologic boundary that extends for miles north and south of Hardwick, known as the Richardson Memorial Contact (RMC). The RMC is defined by the meeting of two differentially aged rock formations, the Moretown and Northfield Formations, both derived from metamorphosed ancient ocean bottom sediments. The bulk of the property is underlain by the older of the two, the Moretown Formation, composed of granofels, phyllites, and quartzites that are lower Ordovician to Cambrian age (~480-500 million years ago [MYA]). The Northfield Formation is mapped in a narrow band on the eastern edge of the property and consists of younger, upper Silurian quartzites and phyllites (~420 MYA). The core of the mountain is the youngest, a Devonian granite pluton (~360-420 MYA) that pushed up through the surrounding Moretown Formation. These bedrock types are typically acidic, though locally enriched pockets can be found. There are frequent bedrock exposures throughout the property, primarily on the rugged eastern slopes, where all three bedrock formations can be seen.

Soils

Pending Forest Management Plan.

VI. FOREST MANAGEMENT

VII. WILDLIFE

BMTF will solidify existing contiguous forest habitat that many animals depend on, including species like bobcats and black bears that require large forest blocks for species survival. Such habitat, together with other important habitats such as wetlands, river corridors, vernal pools, also supports natural ecological processes such as predator/prey interactions and natural disturbance. Conservation of this property helps protect landscape connectivity and wildlife movement between Caledonia and Lamoille counties.

Conserving such a large portion of land is especially important for animals that require a great deal of space to meet their daily life needs, such as barred owls or northern river otters. Although connecting habitat is often associated with wide-ranging mammals, it is equally important for animals with relatively small ranges. Spotted salamanders, for example, use connecting habitat in spring to move from their hibernation sites to breeding pools.

The value of connecting habitat is a function of both seasonal and spatial patterns of wildlife behavior. For example, connecting habitat may allow black bears to access important food resources during a specific time of year (seasonal), or it may prevent isolation of bear populations by allowing free exchange of breeding adults (spatial). Ultimately, connecting habitat can ensure that the habitat, movement, migration, and behavior requirements of most native plants and animals are conserved across a broad landscape.

Important habitat features of this property include wetlands, river channel, and woodland seeps, which can serve as important spring foraging sites, breeding sites for amphibians and birds, and water catchment.

The vernal pools and seeps provide breeding habitat for amphibians like salamanders and frogs. Preservation of the Lamoille River riparian corridor is critical for species that depend on undisturbed waterways and riparian areas.

The upland forests on the property, primarily Northern Hardwood Forest, provide habitat for a range of species. White-tailed deer frequently find food resources in the herbs, shrubs, and new growth of trees in these forests. Abundant food sources in the fall allow deer to accumulate more fat going into winter, increasing their chances of survival. Fall foods consist of herbaceous material, leaves of woody plants, and mast such as beechnuts and apples. The mixture of hemlock-northern hardwoods, substantial exposed ledge systems provides ample habitat for bobcat and porcupine. The wild orchard and reclaimed meadow areas along Wright Farm Road provide nesting habitat for various birds. Additionally, open land provides a niche habitat for arthropods and small mammals. Both are critical food web elements for the apex species occupying these parcels.

Another important characteristic of the Buffalo Mountain forest are numerous "snags," or standing dead trees, which can provide habitat for a wide variety of wildlife species. Holes or cavities created in rotting wood by insects, and secondary feeding by woodpeckers and other excavators, are used for feeding, nesting, or denning and perching or roosting sites. Generally, the bigger the snag, the greater its value. Large snags provide more area for excavating and feeding.

A mix of tree species, size, and age classes create vertical and horizontal structure at the forest level. Periodic active management will provide/maintain habitat for a wide variety of local wildlife, including deer, black bear, moose, ruffed grouse, woodcock, turkey, songbirds, and various predators (fisher, coyote, fox, ermine, bobcat, raccoon, etc.). Edge habitat and travel corridors can be found where forest types and open land merge, and generally as edge is increased so does the wildlife value. Beech, oak, service berry, mountain ash, and cherry mast trees are a staple for black bear and other wildlife during years of good seed crops. Softwood blowdown creates low cover for all wildlife and is generally occurring continuously within softwood stands found on poorly drained soil or shallow soils on ledges exposed to wind. Deer, turkey, grouse, red squirrel, and various predators (fisher, fox, raccoon and coyote) are the most common species found amongst the forest dwelling creatures on this property.

The Buffalo Mountain property is especially important for white tailed deer as it is home to some of their favorite foods and habitat. Late summer and fall foods like fruits and nuts are important to the winter survival of northern deer. Abundant food sources in the fall allow deer to accumulate more fat going into winter, increasing their chances of survival. Fall foods consist of herbaceous material, leaves of woody plants, and mast such as beechnuts and apples.

Food sources consist mainly of woody browse. High quality browse includes sugar maple, hobblebush, hemlock, and northern white cedar, many of which are plentiful in BMTF.

VIII. RARE SPECIES AND EXEMPLARY NATURAL COMMUNITIES

The following information is from ecological assessments conducted by Matt Peters. For more information, please see the entire document in Appendix E and F.

According to the Hardwick Ecological Inventory completed on April 3, 2024 by Matt Peters, Hardwick hosts a myriad of unique and ecologically important natural communities from vast forest blocks of Northern Hardwood to the tiniest rare mosses. Buffalo Mountain was identified as a home to a number of these natural communities according to his most recent work “A Rapid Ecological Assessment of the Buffalo Mountain Town Forest Expansion Tracts in Hardwick, VT” January 16, 2026.

Peters notes that there are three discrete, natural community types located on Buffalo Mountain that are deemed to be State Significant examples. These include the uncommon Northern Hardwood Talus Woodlands, the Northern Hardwood Seepage Forest as well as the Temperate Acidic Cliffs. These collectively span 14.4 acres. There are additional uncommon natural community types in addition to the state significant examples that include the following: Alluvial Shrub Swamp, River Sand or Gravel Shore, Silver Maple-Ostrich Fern Floodplain Forest, Riverside Outcrop, and a Vernal Pool.

Peters also identified 15 rare or uncommon plant species on Buffalo Mountain, one of which is globally vulnerable, three of which are regionally rare plants, nine state rare plants and species that are of greatest conservation need. These plants include nine vascular plants and six non-vascular plants (i.e. Mosses and liverworts).

The vascular plants are as follows:

Grove Hawthorn—regionally rare and the largest known concentration in New England

Wet Fern—uncommon

Northern running-pine club moss—a rare to very rare club moss

Wright’s Spike rush—rare and globally vulnerable

Matted Spike-rush—uncommon

Ovate Spike-rush—uncommon

Wiegand’s Wild Rye—uncommon

Meadow Horsetail—uncommon

Frank’s Love-grass—uncommon

The non-vascular plants are as follows:

Four toothed Moss (two types)--one is rare (*Tetradontium brownianum*) and the other is very rare (*Tetradontium ovatum*)

Warrior Moss—rare

Two-ranked Moss—rare to uncommon

Oake’s Wood Moss—rare

Endive Pellia liverwort—uncertain

IX. WATER RESOURCES

Rivers and Streams

BMTF lies entirely within the Lamoille River watershed and is drained by the Lamoille River, Cooper Brook, and a few small unnamed headwater streams. The property flanks the Lamoille River for about 0.7 miles (~3,500 ft) on one or both sides of the river, and closely abuts Cooper Brook, a Lamoille River tributary, for about 880 feet along its west bank. There are also approximately 0.6 miles (3,235 ft) of small, unnamed 'blue-line' headwater streams, as mapped by the Vermont Hydrographic Dataset, plus a few additional small, unmapped, intermittent channels on the eastern slopes. Within BMTF, the Lamoille River ranges from about 35 to over 100 feet across depending on water level and location. The channel is a consistently low-gradient, relatively unconfined reach within the valley bottom, with VT Route 15, the Lamoille Valley Rail Trail (with a ~350 ft section of riprap), and a few localized Riverside Outcrops of bedrock as the main constraints to lateral migration. Apart from these small outcrops, the channel bed, banks, and adjacent floodplain are composed mainly of silt and fine sand, with bars of mixed sand and gravel. The tract's location directly below the Jackson Dam and the municipal wastewater treatment facility make it more likely to have ecological concerns; further assessment of river condition is available through state stream geomorphic assessments and water quality testing. Adjacent to the Town Forest, Cooper Brook has an 18–30 ft wide channel, largely with a gravel/cobble bed that includes industrial debris from the area's historical granite trade.

Wetlands

Field-verified wetlands are somewhat sparsely scattered across the tract's mostly hilly terrain, totaling about 15.2 acres, or almost 5% of the property. An additional ~9 acres of open floodplain fields along the Lamoille River (mapped as 'Openings') may contain unmapped jurisdictional wetland, though that determination was beyond the scope of the assessment. Floodplain wetlands along the Lamoille River and Cooper Brook account for about 75% of the mapped wetland area and consist mainly of Alluvial Shrub Swamp (2.8 acres), Alder Swamp (0.8 acres), River Sand or Gravel Shore (1.9 acres), and remnant patches of successional Silver Maple–Ostrich Fern Floodplain Forest (5.5 acres). The remaining wetlands include several Woodland Seeps (1.5 acres across 5 occurrences), a small Red Maple–Black Ash Seepage Swamp (0.4 acres), and the State-Significant Northern Hardwood Seepage Forest (2.4 acres), the largest wetland on the mountain, which spans a gently sloping bench above the main cliff bands and drains via two loosely parallel intermittent stream gullies. Collectively, these wetlands enhance habitat values and biodiversity disproportionate to their area, while also providing important protections for the Town Forest's streams and river, including flood mitigation functions.

Vernal Pools

A single small Vernal Pool, roughly 0.03 acres, is found along the VAST trail at the toe of Buffalo Mountain. While this shallow basin may be artificially impounded by the trail bed, it showed some level of amphibian breeding function when observed in 2023, with wood frog tadpoles noted. Additional spring surveys are recommended to determine the extent of breeding activity and to inform whether this feature warrants special management, given its extreme proximity to the VAST trail.

Source: Peters, Matt. A Rapid Ecological Assessment of the Buffalo Mountain Town Forest Expansion Tracts in Hardwick, VT. Prepared for The Trust for Public Land, January 16, 2026 (redacted version June 11, 2026).

X. RECREATION AND EDUCATION

In general, the purpose of the BMTF, as stated throughout this document, is to ensure that the experience of being within a natural environment is accessible to the greater community.

Therefore, the Town of Hardwick intends to support all forms of compatible uses that respect the terms of the Conservation Easement and the overall community and ecological intentions of the purpose statement.

BMTF offers accessible recreation and a place for people to engage with their community and connect with nature. The property is within walking distance of the town center, including the Town Office, Jeudevine Library, Atkins Field, Lamoille Valley Rail Trail, Hardwick Elementary School, Hazen Union School, and Green Mountain Tech and Career Center. Visitors may park at the access to the LVRT on Rt. 15 or at Atkins Field on Granite Street.

The town will maintain a standing Town Forest Stewardship Committee, as described below, which will regularly review and evaluate the Town Forest usage patterns, and recommend updates to policies to address conflicts among supported activities or with the overarching Town Forest purpose.

Listed below are some examples of recreational and educational activities that in the future may be either supported, supported with limitations, or proscribed by the Town of Hardwick, as circumstances warrant. This list is **illustrative only**, and does not limit the consideration of any BMTF Management Plan activity not mentioned.

- Establishment of hiking trails
- Private or Public gatherings of any type
- Domestic dog access
- Bike access
- Horseback riding
- Hunting
- Fishing
- Ongoing use of snowmobiles on the VAST trail
- Ongoing ATV use on the VASA trail
- Sledding
- Back-country ski/snowboard access
- Disc golf

Proposals for future recreational uses and infrastructure: All proposals for new recreational uses or expanded recreational uses shall be made to the Buffalo Mountain Town Forest Stewardship Committee.

At the time of taking ownership, the Town of Hardwick establishes the following baseline guidance for activities on BMTF:

Hunting:

Hunting in accordance with all applicable Vermont state laws and hunting seasons is allowed in the Town Forest.

Temporary tree stands and ground blinds may be used in BMTF but may only be up from the third Sunday in August through the third Saturday in December annually, both dates inclusive. All equipment must be constructed and erected in a way that does not damage a living tree. No fasteners, such as nails, wire, or screws, may penetrate the tree bark and no living branch larger than one inch in diameter may be removed. The owner's name and address must be clearly printed on any equipment left in BMTF.

Game cameras are allowed on BMTF.

Fishing:

Fishing in accordance with State regulations is allowed in BMTF.

Trapping:

In accordance with Vermont State Law, trapping on BMTF requires the permission of the Town of Hardwick. Any permission granted will be recorded in the publicly available minutes of the Selectboard.

Note: Trapping was the second least popular activity in the Community Survey, with over 50 respondents objecting to trapping and over 20 comments opposing trapping. Due to the lack of consensus among Steering Committee members on trapping on BMTF, the Committee elected to direct individual requests for trapping access to the Town on a case-by-case basis.

Foraging:

Foraging is limited to personal use. Permission of the Town of Hardwick is required for other uses.

Dogs:

Dogs must be leashed on BMTF for the safety of all dogs and visitors to the Forest.

Horses:

Horses are allowed in BMTF.

Bicycles (including Mountain Bikes and E-Bikes):

Bicycles are permitted on the connector trail between Atkins Field and Buffalo Mountain Road.

Backcountry skiing:

Backcountry skiing is allowed on BMTF. Any cutting of timber or flora for the benefit of backcountry skiing must be approved by the Town of Hardwick and completed consistent with the BMTF Forest Management Plan.

Snowmobiles:

Snowmobiles are permitted on the existing VAST trails (the loop through the old orchard off Wright Farm Road and the connector trail), as conditions allow. Snowmobilers must adhere to VAST guidelines with respect to trail closures due to conditions.

All-terrain Vehicles and other motorized recreation:

ATVs are allowed on the existing VASA trail (the connector trail). ATVs must adhere to VASA guidelines with respect to trail closures due to conditions.

Public Events and Gatherings:

Public events are allowed with the permission of the Town of Hardwick. Public events may not restrict general use of BMTF by the public. Small events of under 20 people do not require permission.

Camping:

Camping is allowed by permission of the Town of Hardwick for educational programming only at this time.

Bonfires and cookouts:

No fires are allowed in BMTF.

Swimming:

Swimming is allowed where feasible, at the risk of the swimmer. No lifeguards or other life saving equipment will be provided.

Sledding:

Sledding is allowed in BMTF. No vegetation trimming is allowed without permission from the Town of Hardwick.

XI. PROPOSED GOVERNANCE STRUCTURE

The Hardwick Selectboard retains the final decision-making authority for matters pertaining to BMTF. The Selectboard will appoint and empower a standing BMTF Stewardship Committee. Consistent with the Stewardship Plan, the Committee will be the point of contact and provide a forum for considering proposed Town Forest activities and actions and provide well-informed and well-considered advice and recommendations to the Selectboard regarding Town Forest management. The Stewardship Committee will regularly review and evaluate the Town Forest usage patterns and recommend updates to policies to address any conflicts among approved activities or with the overarching Town Forest purpose.

Subsequent to transfer of ownership of the property to the Town of Hardwick, a Stewardship Committee consisting of seven voting members will be appointed by the Selectboard through an open application process on rotating three-year terms. It is expected the committee will meet on a regular but infrequent schedule, likely monthly to start, and its decisions will be by majority vote of members present. A quorum will be a majority of the members currently serving on the committee. The Stewardship Committee will be guided by the Buffalo Mountain Town Forest Management Plan and will regularly seek public input. The Selectboard, in consultation with the Stewardship Committee and the Grantees of the Conservation Easement, may amend the Management Plan, the structure of the Stewardship Committee, or both, if the parties agree that such amendments are necessary or beneficial for the function of the Stewardship Committee in fulfilling the goals of this Plan and the Conservation Easement.

The Stewardship Committee should include a diversity of perspectives on all topics included in the Management Plan. Encouraging new perspectives should be considered when appointing Committee members, with the goal of forming a Committee capable of addressing each element of the Management Plan and representing the wide array of interests present in Hardwick.

Active and routine management relating to approved uses may be delegated to appropriate town committees, local organizations, contractors, or community partners, as determined by the Town of Hardwick. Maintenance and grooming of existing trails by the VAST and VASA organizations will continue at the discretion of the Town of Hardwick. Construction, maintenance, signage and public mapping of any new recreational trails may be performed by qualified contractors, organizations, or town committees as approved by the Town of Hardwick.

XII. PROPOSED ACTION SCHEDULE

1. Draft signage for the primary entrances to BMTF.
2. Discuss parking and signage at Atkins Field and Route 15 with CAE and Northeast Kingdom Development Corporation, respectively. VASA may own the kiosk in the parking lot on Wright Farm Road and should be consulted regarding signage. Consider roadside signage directing drivers into parking areas from the roadway.
3. Meet with a trail builder on the property to discuss potential location and cost of hiking trails.

Note: Consult Jon Szalawicz, professional trail designer.

4. Explore funding mechanisms for hiking trail design and construction.

Note: Consult Hannah Redmon, TPL Project Manager.

5. Continue public outreach to potential forest users and community experts, such as staff at the public schools in Hardwick and other relevant town committees.
6. Conduct actions recommended in the Forest Management Plan.
7. Update Buffalo Mountain webpage on the Town of Hardwick website with maps and the management plan.

XIII. SIGNATURE PAGE

Stewardship is an ethic recognizing that the land and its natural inhabitants have an inherent worth and that we have a responsibility to manage our actions as part of that. It guides us to manage our activities to the utmost of our abilities, to ensure the future health, productivity, and well-being of the land and its natural communities and species, and to allow our successors opportunities at least equal to ours to use the land and its resources. This Town Forest Management Plan will help to guide the Town of Hardwick in actively protecting and managing their forestland and related resources.

The signatures below indicate the approval and certification of this Town Forest Management Plan by the following parties.

FEE OWNER
Town of Hardwick
Selectboard Chair

By: _____
Selectboard Chair

EASEMENT CO-HOLDER
Northern Rivers Land Trust

By: _____
Jack Travelstead
Board Chair

MEMORANDUM OF UNDERSTANDING

Between The Town of HARDWICK and HARDWICK EMERGENCY RESCUE SQUAD Regarding the Construction of a new Rescue-Fire Building

This Memorandum of Understanding (the "MOU") is made and entered into on this 28th day of August 2026, by and between the **Town of Hardwick**, a municipal corporation with an address of 20 Church St, Hardwick, VT 05843, (hereinafter "Town"), and **Hardwick Emergency Rescue Squad**, an independent non-profit corporation with an address of PO Box 837, Hardwick, VT 05843, (hereinafter "HRS"). The Town and HRS may each be referred to herein as a "Party" and collectively as the "Parties."

WHEREAS, the Parties desire to collaborate to redevelop a town owned property into an Essential Services Complex. Redevelopment will include demolishing and/or relocating three buildings and erecting two new buildings to house the town's public works department and equipment, the town fire department and equipment, and the Hardwick Emergency Rescue Squad.

WHEREAS, the parties have agreed to continue the 99 year lease of the property which will allow the new HRS building occupying a footprint of 5550 sq ft. This building will be conjoined to the HFD building with a 1970 sq ft shared meeting/training room which includes 4 storage closets and an ADA bathroom identified in the project as "shared space".

WHEREAS, the Parties believe it is to their mutual benefit and interest to define the framework for this cooperative endeavor.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

I. PURPOSE AND SCOPE

This MOU provides the foundation and structure for the planning, construction, and funding of the new rescue building. The scope includes, but is not limited to, the funding plan, the engineering and design of the building, the physical construction of the facility, the procurement and installation of necessary equipment and plan for the operation of the building when complete. Currently the estimated cost for the rescue building is approximately \$4.1 million, which includes site work, design, engineering and owners' costs.

II. ROLES AND RESPONSIBILITIES

Town agrees to:

- Provide temporary housing for two ambulances and supplies in the old fire station during the construction period.
- Provide access to and use of space in the old health clinic building, now Senior Center, for day and night ambulance crews.
- Provide the physical location/site for the new building,
- Cover costs of potential soil contamination.

HRS agrees to:

- Participate as needed to keep the design and construction process on track.
- Conduct a fundraising campaign to allow timely contributions to project payments.
- When complete, cover a portion of the ongoing operational costs, including utilities, supplies, upkeep and maintenance of the shared facility (see Section III. Financial Arrangements).

The Town and HRS Agree to:

- Work together on grant applications to obtain funds for project development.
- Oversee the engineering and design process.
- Oversee the construction of the building and associated infrastructure.
- Work jointly on developing the interior buildout of the shared spaces.
- Procure and maintain necessary building insurance, workers' compensation, and liability insurance for its staff and property.
- Ensure all construction meets applicable federal, state, and local building codes and permitting requirements.

III. FINANCIAL ARRANGEMENTS

- **Construction Costs:** The initial design and construction costs for the facility and equipment will be shared as follows: Town 72%, HRS 28%. During project development, a re-assessment of these percentages may be implemented if warranted by changes in project costs or project designs.
- **Operational Funding:** It is assumed that the joint Fire-Rescue building will be constructed in such a way as to separate out operational costs (such as water and electric) as much as practical. Operational costs associated with shared spaces will be shared by HRS and the Town using a mutually agreeable plan to be developed upon

completion of the construction phase and before building fit-up begins. General repairs and upkeep of the facility will likewise be separated, with HRS responsible for the rescue side of the building and the Town responsible for the Fire Department side of the building. Upkeep and maintenance of the shared space will be equally shared.

- **Billing and Payment:** Invoices for shared costs will be submitted to the non-paying party quarterly and best efforts shall be made to pay within thirty (30) days of receipt.

IV. COMMUNICATION AND GOVERNANCE

The Parties will establish a governing or advisory committee with representatives from each entity to oversee the project and operations, address issues, and make recommendations. Regular meetings will be held to discuss progress, finances, and any challenges.

V. TERM AND TERMINATION

This MOU shall become effective on 9/15/26 and shall remain in effect until the project is completed, unless it is terminated sooner with the agreement of both parties. The agreement may be extended by mutual written agreement. Either Party may terminate this MOU upon 14 days' written notice to the other Party.

VI. INDEMNIFICATION AND LIABILITY

Each Party shall be responsible for its own negligent acts or omissions and those of its officers, directors, employees, and agents in the performance of work under this Agreement. The Parties do not waive their respective sovereign or governmental immunity by entering into this MOU.

VII. ENTIRE AGREEMENT

This MOU constitutes the entire agreement between the Parties and supersedes all prior discussions or agreements. No modification or amendment of this MOU shall be binding unless in writing and signed by authorized representatives of both Parties.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding by their duly authorized representatives.

TOWN OF HARDWICK

Hardwick Emergency Rescue Squad

Signature:



Signature:

Name: [Print Name]

Ceilidh Gallaway-Kane

Name: [Print Name]

Title: [Title]

Selectboard Chair

Title: [Title]

Date:

10/01/2026

Date:

MEMORANDUM

To: Hardwick Select Board

From: Kristen Leahy, Zoning and Floodplain Administrator and Resilience and Adaptation Coordinator

Date: 9-29-26

Re: Long-Term Recovery Plan—Public Engagement

Purpose

The Long-Term Recovery Plan is currently under development. Its purpose is to bring together the recovery work completed or initiated since the July 2023 flood, document how priorities developed, connect projects proceeding through different programs, and provide a framework for the work that remains.

The plan has not grown out of one process labeled “long-term recovery planning.” Instead, it draws from public and partner engagement conducted through flood recovery, neighborhood planning, infrastructure projects, emergency planning, land-use changes, surveys, public education, and direct work with affected property owners.

Before the plan advances further, the Select Board is being asked whether this existing engagement provides a sufficient basis for continued plan development or whether an additional public-engagement process should be conducted.

Post-Flood Community Engagement

Hardwick Neighbor to Neighbor collaborated with the Town on several of the earliest and most direct public conversations following the floods.

After the July 2023 flood, the Town and Hardwick Neighbor to Neighbor held three meetings with affected residents. These meetings provided opportunities for residents to discuss damage, access, communication, financial and recovery needs, and concerns about future flooding.

Following the July 2024 flood, the Town and Hardwick Neighbor to Neighbor held a larger public meeting to hear from residents about the second major flood and the continuing recovery.

The Town also worked with Hardwick Neighbor to Neighbor and other partners to update the Local Emergency Management Plan and develop a new addendum based on lessons from the recent disasters. That work was presented during the 2025 State of Hardwick event, which was attended by more than 45 people.

Together, these meetings created a direct progression from resident experience after the floods to changes in emergency planning, communications, neighborhood coordination, facilities, volunteer roles, and recovery priorities.

The Town also completed more than 100 substantial-damage assessments and worked individually with property owners considering repair, elevation, voluntary acquisition, and relocation.

Additional Engagement Since 2023

Process	Participation and purpose
Municipal Plan survey	238 responses identifying priorities involving housing, affordability, flood resilience, infrastructure, business, Downtown Hardwick, transportation, healthcare, and emergency preparedness
Bridge 31 survey	135 responses from Hardwick and three surrounding towns concerning the bridge and regional access
Jackson Dam survey	80 responses identifying questions about flood risk, costs, downstream effects, dam safety, sediment, wildlife, hydropower, recreation, and future options
Granite Street survey	30 households, representing approximately 59 percent of neighborhood residences, identifying property, infrastructure, communication, and preparedness priorities
School Street Extension survey	38 responses documenting East Hardwick perspectives concerning access, safety, traffic, and neighborhood character
Granite Street planning	Neighborhood meetings, community meals, direct outreach, a Steering Committee, informal conversations, and review of mitigation strategies
Emergency planning	Monthly team meetings and outreach to departments, responders, schools, utilities, community organizations, volunteers, and regional partners
Housing bylaws	Two public informational meetings and two public hearings
River Corridor Overlay	Direct mailing to every affected property owner, in addition to the required public review and hearings
Jackson Dam process	Survey, Steering Committee, public presentations, written questions, HED customer communication, and downstream outreach
Public education	Atkins Neighborhood Conversations, Ripple Effects, recorded presentations, newspaper columns, project webpages, Front Porch Forum, and printed information

These processes served different purposes. Community-wide surveys identified broad priorities. Neighborhood and project engagement focused on particular places or decisions. Individual

conversations addressed property-specific issues that could not appropriately be discussed in public meetings.

Several concerns appeared repeatedly:

- Reducing repeated damage;
- Protecting homes, infrastructure, utilities, and municipal services;
- Maintaining emergency access and communication;
- Receiving clear and timely information;
- Understanding how projects fit together;
- Supporting housing and opportunities for residents to remain in Hardwick;
- Understanding project costs and long-term obligations;
- Considering upstream, downstream, and regional effects; and
- Providing public input before major decisions are made.

These recurring concerns are being used to develop the plan's vision, goals, principles, and project priorities.

Question for the Select Board

The Board may determine that:

1. The engagement completed since 2023 provides a sufficient basis for staff to continue preparing the Long-Term Recovery Plan; or
2. Additional engagement is needed during plan development.

If the Board determines that additional engagement is needed, its direction should identify the questions to be addressed, the proposed format and timing, and the responsibility and resources for carrying out the process.

Regardless of this decision, the completed draft would return to the Select Board for review and direction concerning public review and adoption. Individual projects would also continue to have their own public, regulatory, funding, and decision-making requirements.

Staff Recommendation

I recommend that the Board recognize the engagement completed since 2023 as a sufficient basis for continued development of the Long-Term Recovery Plan.

Once the plan is assembled, the Board can review the complete document and determine what additional public review is appropriate before adoption.

Possible Motion

Motion to recognize the public, neighborhood, property-owner, partner, and project-specific engagement conducted since July 2023 as a sufficient basis for continued development of the Long-Term Recovery Plan, with the completed draft to return to the Select Board for review and direction concerning public review and adoption.

TOWN GARAGE BOND VOTE • NOVEMBER 3, 2026

Voter Information

Hardwick Essential Services Project



Your Vote in favor of the Bond supporting the construction of the Hardwick Essential Services Project will serve all Hardwickians and generations to come.

The maximum bond amount of \$6M for the Town Garage is required to guarantee funding for completion of the project. The estimated impact of the bond payment on Hardwick property taxes is approximately \$40 for every \$100,000 of assessed property value. This is only an estimate because the actual impact will depend on the Town's grand list, the final amount borrowed, the interest rate, pending FEMA funding for the Fire Station, and other changes in the municipal budget.

Please join the Public Discussions on:

October 8 & 22, 6PM

Jeudevine Library, Parker Ladd Room

1

TOWN GARAGE

New facility to optimize maintenance and storage of all vehicles and equipment, and to better serve public works department staff.

2

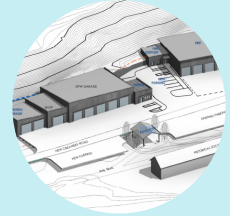
FIRE STATION

Relocate Fire Department outside of floodplain & improve efficiency of all services provided by our fire fighters.

3

RESCUE

Update & Improve facility for modern ambulance vehicles and EMS staff.



The design offers a unique opportunity to solve problems facing all 3 Essential Services serving Hardwick.



Repairs will not be permanent and will only further defer the need for replacement.



Current Town Garage is 54 years old, outdated for current needs, and at the end of its serviceable life.