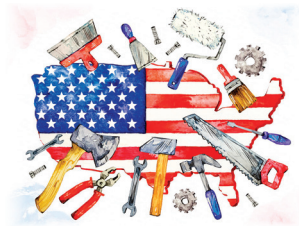


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THE Vermont Journal

SEPTEMBER 02, 2026 | WWW.VERMONTJOURNAL.COM

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Weston concludes 90th season with thought-provoking “Primary Trust”

BY PAULA BENSON

WESTON, Vt. – The Weston Theater Company is closing out its 90th season with an affecting and thoughtful play, “Primary Trust,” written by Eboni Booth.

Winner of the 2024 Pulitzer Prize for Drama, “Primary Trust” presents the story of Kenneth, a solitary, 38-year-old man living a quiet, simple life in Cranberry, N.Y. Kenneth acts as the narrator of his own story, introducing us to the bookstore where he has worked for 15 years and his favorite restaurant, Wally’s, home of the buy-one-get-one-free Mai Tai happy hour special.

Kenneth’s lonely but safe life in Cranberry is upended when his longtime boss,

Sam, tells him he is retiring and selling the bookstore, and the anxiety beneath Kenneth’s mild-mannered facade is exposed. Kenneth introduces us to his friend Bert, whose true identity is quickly revealed, and the heartbreaking, shocking story of Kenneth’s past is recounted bit by bit over the course of the 90-minute play.

The friendship between Kenneth and Bert is at the forefront of the story – playful, brotherly, loving, and loyal. Bert is a mentor to Kenneth, who admits at the outset that Bert is his only friend.

The story is bittersweet and inspiring, as Kenneth is faced with new challenges, finds growth, and makes new friends. The intersecting themes of isolation and

loneliness, loss and friendship, and how one processes childhood trauma, are deep and relatable, especially given the chaotic and anxious state of today’s society.

The title of the play refers to the name of the bank where Kenneth finds a new job after the closing of the bookstore. Along the way, he befriends a Wally’s waitress named Corrina, and Clay, his boss at the bank, who offers him a second, then a third chance, and a new level of understanding.

Actor Michael Allyn Crawford makes his Weston debut as Kenneth, bringing an innocent vulnerability to the complicated role. Amelia Windom is Corrina, a sweet and true friend who really listens to and empathizes with Kenneth. Windom showcases her versa-

tility portraying a variety of characters within the story, as does returning Weston darling David Bonanno. Bonanno plays Clay and other roles with his usual charming, charismatic style, bringing some comic relief to the production, and offering an occasional wink and a nod, much to the audience’s delight. Another Weston veteran, Raphael Peacock adds warmth and humanity as Kenneth’s best friend Bert.

The story is complex and tender, ultimately giving us hope for a better, kinder, more connected and compassionate human experience.

Bobbin Ramsey, the show’s director, stated, “In a culture that has conditioned us to expect the terrible thing to happen, Eboni



Michael Allyn Crawford, left, and Raphael Peacock in “Primary Trust.”

PHOTO BY OWEN LEAVEY

Booth does something quietly radical: Each time Kenneth takes a difficult step or chooses to trust someone new, he discovers unexpected possibilities in the people around him and in himself. I hope audiences walk

away with a deeper sense of connection, compassion, and trust that through other people we will find the love and safety we need to grow.”

The production runs through Sept. 6, at Walker Farm Theater in Weston.

Honoring Dolly Parton and continuing her legacy

LUDLOW, Vt. – On Aug. 25, the world lost an extraordinary woman; Dolly Parton passed away at the age of 80, leaving behind a legacy that reaches far beyond her music.

For the Ludlow Rotary Club of Vermont, her passing carries a very special meaning. Dolly understood from her own childhood the power of a book.

Raised in the Great Smoky Mountains of Tennessee, in a family with very little money, Parton grew up knowing that books could open doors to places, ideas, and possibilities beyond the world around her. Literacy became much more than reading to Parton – it became a way to dream, imagine, learn, and believe in what might be possible. That belief inspired the

Dolly Parton Imagination Library, providing young children with free, age-appropriate books and helping families build a foundation for a lifelong love of reading.

Parton’s father was illiterate, but the “smartest person” she ever knew. This impetus guided Parton to design and fund the Dolly Parton Imagination Library. Every child in Ludlow, Cavendish, Mount Holly, and Plymouth, from birth to the day of their fifth birthday, is eligible for this program. This equates to 60 titles specifically selected with purpose that each child will receive. If there is more than one child in the household that meets the age requirement, each child will receive their own book personally addressed to them and not the same title as their sib-

ling. The program is completely free and sponsored by the Ludlow Rotary Club.

The Ludlow Rotary Club joined the Imagination Library in 2012, bringing Dolly’s vision to children right here in our service area as above.

To date, nearly 500 local children have graduated from the program – nearly 500 children who received books, shared stories with their families, built their own little libraries, and discovered the joy of reading. Today, we mourn Dolly, but we also celebrate her.

The Ludlow Rotary Club is committed to keeping Parton’s vision alive. We promise to continue supporting the Dolly Parton Imagination Library in Ludlow, Cavendish, Mount Holly, and Plymouth. Our

future generations may experience Parton’s gift, the gift of literacy, the keystone to education and lifelong opportunity. Open a book, share and discover with a child the world of imagination and possibility.

Families in the Ludlow area can register their child or children for the program by visiting the Fletcher Memorial Library in Ludlow, where they may find a display of Imagination Library books or even a life-size poster of Parton (at the main desk), and plenty of registration cards. Registration cards may also be obtained by writing to the Ludlow Rotary Club, P.O. Box 216, Ludlow, VT 05149. Mailings begin approximately six weeks after the date of registration. The privacy of each child is strictly

honored.

If you know a young family in our communities who could benefit from this wonderful program, please share this post with them.

Dolly’s story doesn’t end with her passing. It lives on in every child who opens a book. It lives on in every parent who reads a bedtime story. It lives on in every child who learns to dream a little bigger. And it will continue, too, in our communities, through the work of the Ludlow Rotary Club and our commitment to the children.

Thank you, Dolly, for reminding us that a book can be the beginning of a dream. Your music will be remembered. Your kindness will be remembered. And your love of children, books, and literacy will live on.

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INDEX

Arts & Entertainment	3
Real Estate	4
Obituaries & Services	5
Calendar	6
Legal Notices	6-7
Classifieds & Opinion	7

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OFFICE ADDRESS:
8 High Street • PO Box 228 • Ludlow, VT

BILLING ADDRESS:
PO Box 116 • Rutland, VT 05702

PHONE NUMBER:
802-228-3600

WEBSITE:
www.VermontJournal.com

CONTACT US

SHAWN TAE WEBB
publisher@vermontjournal.com
ads@vermontjournal.com

NICK GIBERTI
editor@vermontjournal.com
calendar@vermontjournal.com

JOE MCCAFFREY
sales@vermontjournal.com

LISA STICKNEY
messagesales@vermontjournal.com

PAULA BENSON
billing@vermontjournal.com

DEADLINES

The deadline for all content is Tues., Sept. 1, at 4 p.m. for the Sept. 9 publication.

EMAIL CALENDAR EVENTS
calendar@vermontjournal.com

EMAIL ADS AND CLASSIFIEDS
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Phoebe Tucker chosen as Democratic candidate for State Representative

LUDLOW, Vt. – Phoebe Tucker, of Ludlow, Vt., has won the Democratic primary for the state representative position for the Rutland-Windsor (RUT-WDR) District.

The RUT-WDR District representative serves the towns of Ludlow, Mount Holly, and Shrewsbury. Voters can elect one candidate to send to the Statehouse for the upcoming legislative session.

Tucker believes every Vermonter’s voice deserves to be heard, no matter the party a citizen identifies with which. She recognizes it is time to move beyond bipartisan distraction and focus on what truly matters: building thriving communities where everyone feels welcome, represented, and able to participate in the decision making that affects daily life. As representative, Tucker will advocate for accessible healthcare for all Vermonters, affordable housing, high-quality public education, and land stewardship that works for generations to come, all while centering focus on empathy, collaboration,

and collective engagement.

“I am truly honored to receive this nomination, and look forward to the opportunity to serve our three towns. Thank you so much for your ongoing support!” Tucker states.

Tucker was born and raised in Vermont, and continues to live on her family’s intergenerational homestead on South Hill in Ludlow. Her father, Bill Tucker, is a local carpenter and lifelong Ludlow resident, and her mother, Marcey Tucker, is a nurse at the Ludlow Health Center. Tucker attended Ludlow Elementary School and graduated valedictorian of Black River High School in 2013. In her youth, she worked at a number of locally owned small businesses, including Goodman’s American Bakery, and she continues to work locally as a landscape gardener. She received a full academic scholarship to the University of Vermont, and graduated in 2018 with a bachelor’s degree in

environmental studies. She then went on to complete a three-year certificate program in clinical herbalism at the Vermont Center for Integrative Herbalism in Plainfield, and built an herbalism practice where she currently serves clients experiencing anxiety, stress, and burnout.

Stay connected with Tucker and her campaign at www.phoebeforvermont.com, on Instagram @phoebetuckerforvt, and via

her Facebook Page, Phoebe Tucker for VT State Rep. 2026.

Election day is Tuesday, Nov. 3. Please get out and make your voice heard by voting. Encourage your neighbors to come out and vote. Vermont voter resources, including information on absentee ballots, can be found at sos.vermont.gov/elections.



Phoebe Tucker.

PHOTO PROVIDED

Paid for by Phoebe Tucker.

Aging with attitude in Ludlow

LUDLOW, Vt. – Black River Good Neighbor Services (BRGNS) and Fletcher Memorial Library (FML) are hosting programs to help older adults in the Okemo Valley area learn new skills, save money, get in shape, and make new friends. In partnership with Senior Planet, a national nonprofit which harnesses technology to change the way older Americans age, FML will kick off its second year offering classes and workshops about

technology, health and wellness, and socialization.

Older adults across the country are utilizing technology more than ever before. BRGNS and FML offer Senior Planet’s curriculum and will host the Computer Essentials class in November. To learn more or register for upcoming classes, call Black River Good Neighbor Services at 802-228-3663 or Fletcher Memorial Library at 802-228-8921.

Senior Planet from AARP is a community of people

60 and older who are learning to thrive in the digital world. These programs are offered free to help older adults build technology skills to allow them to improve their health, make new friendships, save money, and advocate in their communities. The Senior Planet curriculum includes nearly 100 multiweek courses, lectures, and workshops, as well as free online classes. To learn more, visit www.seniorplanet.org or follow @SeniorPlanet on social media.

Springfield Dam Run, Family Fun

SPRINGFIELD, Vt. – You won't want to miss the Edgar May Health and Recreation Center's Springfield Dam Run on Saturday, Sept. 12, from 3-6:30 p.m. The Dam Run takes place entirely within the Army Corps of Engineers property at the Springfield Dam, on Reservoir Road.

The evening will start at 4 p.m. with the classic Kids' Fun Run sponsored by HB Energy Solutions. This closed-trail, half-mile fun run for kids age 12 and younger is a great way to

introduce younger children to running events. This event is free. All children 12 and younger who register for one of the three races will be entered into a raffle for a chance to win a youth mountain bike. Children younger than 12 may also participate in the Dam Run 5K for free.

Following the Kids' Fun Run is the Maniac Mile, sponsored by Mascoma Bank. How fast can you go? This one-mile sprint is open to individuals ages 10 and older. A \$250 cash

prize will be given to the top male and female finishers of the race.

And finally, don't miss the traditional Springfield Dam Run 5K. Run or walk with your family, friends, coworkers, and community. Featuring trails, a slight elevation gain, fast downhill, and scenic views of Mount Ascutney, you won't want to miss this race. This event is open to individuals of all ages. Prizes will be given to the top male and female finishers in their age categories.

Whether you're running, walking, or cheering, don't miss the family fun zone. JC's Market & Deli will be selling ice cream, Mona Frye will offer face painting, and the Keene Axe House will be on the scene with a mobile axe-throwing unit. Everyone is invited and encouraged to join in

this celebration, whether or not they participate in or spectate the races.

A huge thank-you to our 2026 Dam Run sponsors: Kids' Fun Run sponsor HB Energy Solutions; Maniac Mile sponsor Mascoma Bank; Hydration Sponsor Lamb & McNaughton P.C.; and Community Sponsors Belmont Septic Design, Claremont Savings Bank, Cota & Cota, Springfield Rotary Club, and VTel.

Registration is now open for all three races. Learn more and sign up online at www.edgarmay.org/springfield-dam-run or stop by the Edgar May Health and Recreation Center front desk to fill out a paper form. For more information, call 802-885-2568, email info@edgarmay.org, or visit www.edgarmay.org.

Lucy Mac 5K9 –



Lucy Mac 5K9 participants on the trails at Ascutney Outdoors. PHOTO PROVIDED

BROWNSVILLE, Vt. – The countdown is on for the Lucy Mac 5K9 on Saturday, Sept. 12. The 5K9 is more than a race; it is a chance to meet up with other dog lovers and enjoy the wonderful trails of Ascutney Outdoors, all while supporting the Lucy Mackenzie Humane Society's animals.

The Lucy Mac 5K9 is held on the trails at Ascutney Outdoors and is one of Lucy Mackenzie Humane Society's largest fundraising events of the year. This year's event is even more special as Lucy Mackenzie celebrates 111 years of serving animals and people in the community. The Lucy Mac 5K9 offers both a timed 5K route and a one-mile option. Runners and walkers can participate solo or as a team and enjoy the thrilling and beautiful trails of Mount Ascutney, all in support of the animals at Lucy Mackenzie Humane Society. As always, dogs are welcome to join in on the fun.

Participants completing the 5K9 will receive a custom Lucy Mac 5K9 medal.

Check-in and registration will be from 9-10 a.m., at the Ascutney Outdoors Center, located at 449 Ski Tow Road, Brownsville, Vt. The one-mile race will kick off at 10 a.m., and the 5K race will start at 10:30 a.m.

Participants will be treated to a scenic Vermont adventure as they race along handcrafted trails located on the western base of Mount Ascutney. The 5K trail will lead participants across fields, over streams, and through the woods before they finish winding down the ski slopes of the mountain. Views from the course are sure to be spectacular. For those not quite up to the full 5K trail, there is also a fantastic one-mile course which is just as much fun.

In honor of our 111th anniversary, every participant who raises at least \$111 will receive a free 2026 5K9 T-shirt. All

This event is made possible by generous sponsors and partners Kate & Co. Realtors, Karen Teller, West Lebanon Feed & Supply, and The HOPE Foundation.

To learn more about Lucy Mackenzie Humane Society, visit www.lucymac.org. For more information and to register, visit www.runsignup.com/Race/VT/Brownsville/LucyMac5K9.

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arts & entertainment

Kinhaven free fall concert series

WESTON, Vt. – Kinhaven, located on a picturesque 31-acre campus in Weston, Vt., celebrates its milestone 75th anniversary in 2027, as well as the second year of its intensive Semester Program for exceptional high school string students, in collaboration with Burr and Burton Academy (BBA). The first of its kind in the nation, the Semester Program combines high-level academics at BBA with rigorous musical training at Kinhaven, where students live, study, and perform with each other and artistic faculty, the Trillium String Quartet, with violinist and co-Executive Director Deborah Buck.

Kinhaven Fall Concert Series performances are free and take place at venues across Vermont from September to December.

At its core, Kinhaven is about transformation. Since 1952, Kinhaven has honored its mission of developing people through music by offering joyous and rigorous musical instruction and performance opportunities in a deeply collaborative environment, without technology. For more information, please visit www.kinhaven.org.

Accordion books workshop at the Vault

SPRINGFIELD, Vt. – Gallery at the Vault is happy to offer an easy accordion books workshop with Deborah Stuart on Saturday, Sept. 19, from 2-4 p.m.

Accordion books are a favorite with book artists. Using different folds, interesting little books and hanging structures can be made. They can be used in so many ways and are

fun to create. Their pages can close like a book and open like a sculpture.

In this workshop, you will learn two ways to make this structure. There will be a great assortment of papers and art tools for decorating the pages of the books. No previous experience is necessary, but this would also work for those who have done some bookmaking and would like further skills.

The cost of the workshop is discounted for gallery members, and includes materials. Register by Wednesday, Sept. 16.

Gallery at the Vault is located at 68 Main Street in Springfield. For more information, call 802-885-7111, email gallervault@vermontel.net, or visit www.gallervault.org, Facebook, or Instagram. Gallery at the Vault is accessible.

LAHS Local Artist Show

LONDONDERRY, Vt. – The Londonderry Arts and Historical Society is pleased to announce the opening of the 2026 Local Artist Show. The fall show, held annually at the historic Custer Sharp House in Londonderry, features paintings, prints, collage, sculpture, and fine crafts created by artists working in our communities. The show runs from Sept. 5 – Oct. 10. The public is invited to an opening reception on Friday, Sept. 11, from 5-7 p.m.

In addition to the galleries filled with artwork, the evening will feature the official unveiling of the “Community Blue Bird Mural.” Join us for an evening of local art, community, and celebration. The Custer Sharp House, located at 2462 Middletown Road in Londonderry, is open Wednesday and Saturday, from 10 a.m. – 2 p.m.

Annual CHS Phineas Gage Walk and Talk

CAVENDISH, Vt. – The Cavendish Historical Society’s (CHS) annual walk and talk is a great way to learn more about Phineas Gage. Gage was a railroad foreman who, on Sept. 13, 1848, had a tamping rod pass through his head as a result of a blasting accident. Thanks to Cavendish physician Dr. John Harlow, his story ushered in a new era in brain science.

Each year, on the Sunday

closest to the anniversary of the accident, CHS hosts the Gage Walk and Talk. This year’s this event coincides with the exact date of the accident, which occurred 178 years ago.

The talk begins at the CHS Museum, 1958 Main Street in Cavendish, on Sunday Sept. 13, at 2 p.m. The walk follows and includes the location of the accident, Dr. Harlow’s home/surgery, and

the boarding house where Gage stayed.

The site of the accident is approximately three-quarters of a mile from the museum. Participants can stop at any time. It is recommended to wear comfortable walking shoes.

This program is free and open to the public. The talk takes place regardless of weather conditions. For more information, please call 802-226-7807 or email margocaulfield@icloud.com.

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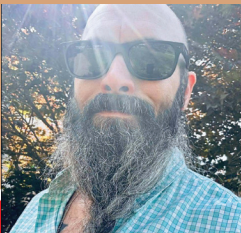


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real estate

Sales activity picks up in Okemo Valley market

LUDLOW, Vt. – The Okemo Valley real estate market is showing encouraging signs of renewed activity as we move through 2026. After several years of limited inventory, elevated prices, and a market that often favored sellers, recent sales data suggest that buyers are becoming more active and transactions are beginning to pick up.

While the market is not moving at the pace experienced during the extraordinary real estate boom of 2020-2022, the current environment appears to be moving toward a more balanced and sustainable market, and that may be good news for both buyers and sellers.

More sales, less inventory

Ludlow, at the heart of the Okemo Valley market, provides an interesting snapshot of current conditions.

According to current PrimeMLS data, 76 single-family homes and condominiums have closed year-

to-date, with an average of 78 days on the market. There are currently 63 single-family homes and condominiums listed for sale, with an average of 127 days on the market (note: this excludes Jackson Gore Quarter Share sales).

These numbers provide an interesting perspective on today's market. While buyers have more opportunities to take their time and evaluate properties, the overall supply of available properties remains relatively limited.

Buyers are becoming more selective

Today's buyer is generally more deliberate than the buyer we saw several years ago. Rising ownership costs and interest rates, and increased property transfer taxes have made buyers more careful about evaluating a property.

Buyers are looking closely at condition, location, value, potential rental income, maintenance costs, and the overall cost of ownership before making a decision.

At the same time, buyers who are serious about owning a home or vacation property in the Okemo Valley continue to recognize the unique value of the area.

For many buyers, an Okemo Valley property remains both a lifestyle purchase and a long-term investment. The opportunity to enjoy skiing, hiking, biking, boating, golfing, and the many other recreational amenities of the region continues to be a powerful attraction.

Not all properties are performing the same

One of the most important characteristics of today's market is the difference between properties that are priced appropriately and those that are not.

Well-maintained homes in desirable locations, particularly those offering mountain access, attractive views, quality construction, or strong rental potential, continue to attract attention.

Properties that are dated, overpriced, or competing with numerous similar list-

ings can take considerably longer to sell.

Recent sales in Ludlow illustrate the wide range of values in the market. Transactions have included everything from land and more modest homes to condominium properties and high-end lake and mountain residences selling for well over \$3 million.

That diversity is one of the strengths of the Okemo Valley market. There isn't one single "Okemo Valley price." Value depends heavily on location, property type, condition, amenities, and proximity to the area's recreational attractions.

A healthier market for sellers

For sellers, the current market requires realistic pricing and strong presentation.

The days when virtually any property could be listed and quickly generate multiple offers appear to be behind us. Buyers have choices, and they are taking the time to compare properties.

However, that doesn't mean sellers should be discouraged.

In fact, the relatively limited inventory can work in a seller's favor. When a desirable property comes on the market at a well-supported price, there may be considerably less competition than there was during periods of higher inventory.

The key is understanding where a particular property fits within the current market, not simply looking at what a neighbor's property sold for several years ago.

What should we expect for the remainder of 2026?

The biggest question for the remainder of the year will be whether additional inventory comes onto the market.

If more homeowners decide that 2026 is the right time to sell, buyers could have more choices, and the market could become increasingly balanced. If inventory remains tight, well-priced properties should continue to perform relatively well.

The current numbers suggest that the Okemo Valley is not experiencing a dramatic boom, nor is it experiencing a significant downturn. Instead, the market appears to be moving toward a more normal and sustainable level of activity.

For buyers, that means opportunities may exist for those who are patient, prepared, and willing to act when the right property comes along.

For sellers, it means that accurate pricing, professional marketing, and a thorough understanding of current comparable sales are more important than ever.



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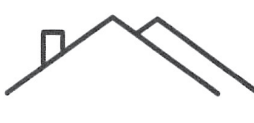
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SERVICES

obituaries

ASCUTNEY, VT.

Brownsville Community Church, 66 Brownsville-Hartland Rd.
Sunday service is 9:30 a.m., held in the church with reduced occupancy or streaming online at [www.facebook.com/brownsvillecommunitychurch](#) and [www.brownsvilleumc-vt.org](#).

BELLOWS FALLS, VT.

St. Charles Church, 31 Cherry Hill St.
Masses are held on Monday, Tuesday, Thursday, and Friday, at 7 a.m.; Wednesday, at 7 p.m.; Saturday Vigil Mass, at 4 p.m.; and Sunday, at 9 a.m. For more information, call 802-732-8721.

CHARLESTOWN, N.H.

Charlestown Bible Church, 37 Hammond Rd.
Sunday School for all ages at 9:45 a.m. Sunday Worship at 10:45 a.m. and 6 p.m. Wednesday Prayer Meeting at 7 p.m. To hear a sermon or learn more go to [www.charlestownbiblechurch.org](#). Call 603-826-5121 for more info or to request a personal Bible study.

Charlestown Seventh-day Adventist Church, 242 Main St.
Saturday Services include Bible Study at 9:30 a.m. and Worship Service at 11:15 a.m. and a healthy lunch for all after the service. All are welcome, call 603-276-2383 for more information.

CHESTER, VT.

Chester Baptist Church, 162 Main St.
Worship is Sundays at 10:30 a.m. For more information, including online streaming, go to [www.chesterbaptist.org](#).

Holy Family Parish, St. Joseph's Church, 148 South Main St.
Saturday confessions at 3 p.m., Mass at 4 p.m. Wednesday Mass at 9 a.m. For more information, contact [stmarys05156@gmail.com](#), call 802-885-3400, or visit [www.holyfamilyvermont.com](#).

LONDONDERRY, VT.

First Baptist Church, 62 Crescent St., S. Londonderry
Worship service is Sunday at 10 a.m. at the church. Services will still be live streamed at [www.firstbaptistslondonderryvt.org/streaming-worship.html](#). For more information, visit [www.firstbaptistslondonderryvt.org](#) or call 802-856-7266.

LUDLOW, VT.

Ludlow Baptist Church, on the Green, 99 Main St.
Weekly worship services are in-person. Sunday school is at 9:30 a.m. for all ages, and Sunday worship is at 11 a.m. and 6:30 p.m. Wednesday's prayer meeting is at 6:30 p.m. For more information, go to [www.LudlowBaptist.org](#).

Tyson Community Church, Corner of Route 100 and Dublin Rd., opposite Echo Lake Inn
Services are Sundays at 10:30 a.m. No service last Sunday of the month. For more information, email Ann Rose at 802-259-3016.

SPRINGFIELD, VT.

Calvary Baptist Church, 156 Main St.
Sunday services are 9:30 a.m. in person. Services are still streamed at [www.facebook.com/calvarybaptistchurchspringfieldvt](#). For more information, go to [www.calvarylovesspringfield.com](#).

Holy Trinity Orthodox Church, 90 Park St.
Sunday Liturgy is 9:30 a.m. and Saturday vespers at 5 p.m. For more information, call 802-885-2615 or Parish Council President Thomas Barton at 802-263-5719.

Springfield United Methodist Church, 10 Valley St.
Worship begins at 9:30 a.m. on Sundays. Springfield United Methodist Church welcomes everyone! The church can be reached at 802-885-3456.

Holy Family Parish, St. Mary's Church, 10 Pleasant St.
Sunday Mass at 9 a.m. Weekday Mass Monday and Friday, at 9 a.m.; and Tuesday, at 5:30 p.m. Confessions at 6 p.m. For more information, contact [stmarys05156@gmail.com](#), call 802-885-3400, or visit [www.holyfamilyvermont.com](#).

WESTMINSTER, VT.

First Congregational Church of Westminster, 3470 U.S. Route 5
Sunday services are at 10 a.m. in our historic church and on Zoom. We have a children's message each Sunday and following church is a time of fellowship in the Hall with coffee and snacks. For more information, call 802-518-0321, email us at [westminstercongonline@gmail.com](#), or find us on Facebook at [www.facebook.com/First-Congregational-Church-of-Westminster-Inc-1506511432980057](#).

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Lawrence W. Angell,

1937-2026

BELLOWS FALLS, Vt. – Lawrence Weston Angell, 89, died Thursday, Aug. 20, at Springfield Health and Rehabilitation in Springfield, Vt.

He was born April 12, 1937, in Claremont, N.H., a son of Eugene and Lottie (Holden) Angell. Larry spent his early years in several towns as his family moved around the Upper Connecticut River Valley before settling in Bellows Falls. After graduating from Bellows Falls Union High School, he served in the Vermont National Guard for several years and began his career at Jones & Lamson as an electrical designer. He was married to Joan Skillin on Oct. 1, 1966, and, stick by stick, they built a home together in Bellows Falls, where they raised their son, Jason. After 28 years at J&L, he worked at Pneumo Precision in Keene, N.H., Vermont Machine Tool in Springfield, Vt., and Applied Bolting in Bellows Falls, Vt., before retiring.

Larry loved his animals and had many cats and several dogs over the years. He was a talented photog-

rapher and enjoyed hiking in the hills and streams of the area to capture beautiful pictures. Larry was very handy and could fix just about anything, and he enjoyed tinkering and building things around the house. Through the years, he enjoyed several unique and interesting forms of transportation, such as an MG TD, a Vespa scooter, a BMW motorcycle, and a Miata. In his younger years, he also enjoyed playing tennis, especially playing with his son. He was a person of great dedication and a strong sense of doing the right thing and completing things to the best of his ability. Larry never had an appointment that he wasn't early for.

He leaves his wife of nearly 60 years, Joan, of Bellows Falls; and his son, Jason Angell, and his wife, Karen, of Lebanon, N.H.

A graveside service will be held in the Ascutney Cemetery in Windsor, Vt., on Thursday, Sept. 3, at 2 p.m.

Condolences to Larry's family may be made in an online guestbook at [www.knightfuneralhomes.com](#).

Charles E. Hamel,

1933-2026

BELLOWS FALLS, Vt. – Charles E. Hamel passed away peacefully surrounded his family on Aug. 17, 2026, at the Sterling House in Bellows Falls, Vt.

He was born in Montpelier, Vt., on July 7, 1933, the son of Edward Crosby Hamel and Florence M. McGill, of Montpelier, Vt. After graduating high school in 1951, Charles went into the U.S. Air Force as a communications expert and sergeant airman first class.

After the Air Force, Charles met and married the love of his life, Ann Dolores Romano. They were married on June 3, 1961. Together they had three daughters, Victoria Marie Shangraw, of Bellows Falls, Jennie Drumand, of Bellows Falls, and Valarie Janowski, of Springfield. He is also survived by seven grandchildren and eight great-grandchildren.

Charles worked at Fells Gear Shaper in Springfield, where he retired after

32 years. Charles' passions were gardening, art, skating, and music. The love of his life was his family.

A graveside service took place on Aug. 29, 2026, at 10 a.m., at St. Charles Cemetery in Westminster. A reception was held in the downstairs of the Moose following the service.

The family would like to thank the Sterling House staff for all of the love and kindness they showed to Charles.

Arrangements have been entrusted to the care of the Fenton and Hennessey Funeral Home, 55 Westminster Street, Bellows Falls, Vt.



Charles Hamel, 1933-2026. PHOTO PROVIDED

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OBITUARIES:

A 200-word obituary is \$100, and \$0.60 per word thereafter. A photo is an additional \$20. Email to [editor@vermontjournal.com](#) by Monday at 12 p.m.

CHURCH SERVICES:

We run Church Services on an alternating schedule. Subject to space. All services are posted online at [www.VermontJournal.com](#).

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calendar

UPCOMING EVENTS

SEPT. 3 –
WOODSTOCK, Vt. – Local author Elizabeth Wellington Rollins will discuss her debut novel, “The Three Graces of Pearl Street,” on Thursday, Sept. 3, at the Woodstock Town Hall Theater, 31 The Green. The reception begins at 6:30 p.m., food and drink will be served. The discussion begins at 7 p.m. Rollins will discuss her novel and the experiences that informed it, followed by a conversation with Woodstock local Laura Powell. This novel is getting rave reviews and is destined for great things. Admission is free, reservations are recommended at www.pentanglearts.org/event-details/speaker-series-event-elizabeth-wellington-rollins-author-of-three-graces-of-pearl-street. The event is cohosted by Pentangle Arts, Norman Williams Public Library, and The Yankee Bookshop.

SEPT. 4 –
BELLOWS FALLS, Vt. – The First Baptist Church of Bellows Falls, 9 Church Street, will hold its First Friday Fundraiser on Friday, Sept. 4, to benefit the Springfield Humane Society. The menu includes barbecued chicken, macaroni salad, baked beans, corn on the cob, green salad, chips,

beverages, and dessert. Serving 5-6:30 p.m. There is a small suggested donation.

SPRINGFIELD, Vt. – Tai Chi Vermont-certified teachers Jo Bregnard and Zhen Wolffe will lead “Moving From the Inside Out,” a series of tai chi workshops, online and in person from the Springfield Unitarian Universalist Meetinghouse, 21 Fairground Road. The third, on the movements of Level 2 Fall-Prevention Tai Chi (Sun style short form), is Friday, Sept. 4, from 1:30-3 p.m. All are welcome. To sign up, visit www.taichivermont.org/register/p/moving-inside-level-2.

SEPT. 5-6 –
KEENE, N.H. – On Labor Day Weekend, Saturday Sept. 5, and Sunday, Sept. 6, from 10 a.m. – 4 p.m. both days, the Monadnock Area Artists Association (MAAA) will hold its 68th annual Art in the Park at Ashuelot River Park, on West Street in Keene, N.H. This two-day outdoor show and sale features more than 80 artists from around the New England area representing a wide variety of styles and media. Other highlights include an art raffle to support the MAAA scholarship fund; food booths by the Keene Montessori School, the Keene High School

tennis team, and Frisky Cow Gelato; and live music by Chris Fox solo on his acoustic guitar, from 2–3:30 p.m. His original compositions go beautifully with the artwork represented by exhibiting artists.

SEPT. 5 –
GRAFTON, Vt. – The Grafton Historical Society and the Grafton Inn are hosting their annual Grafton Food & Antique Tractor/Car/Truck Festival on Saturday, Sept. 5, from 11 a.m. – 3 p.m., at Grafton Trails Outdoor Center in Grafton, Vt. Events include tractor wagon rides, a barbecue (hamburgers, bratwurst, hot dogs, beverages, and desserts), food and craft vendors, fresh-squeezed lemonade, cotton candy, shaved ice, a pie-eating contest, and a macaroni and cheese cook-off. To enter the cook-off, contact grafhist@vermontel.net, bring 2 pounds of pasta and your favorite macaroni and cheese recipe by 11:30 a.m. Judging will take place from 11:30-12:30 p.m., with prizes awarded at 1 p.m.

LUDLOW, Vt. – The Ludlow Volunteer Fire Department will host the 5 Alarm 5K run and walk on Saturday, Sept. 5. Preregister at www.runsignup.com/race/events/vt/ludlow/ludlowvolunteerfirefighterassociationalarm5k roadracewalk. You may also register the day of the event, beginning at 7:30 a.m., at the Ludlow Community Center, 37 Main Street. The race begins at 9 a.m. Trophies, music, and food will follow the completion of the event.

SPRINGFIELD, Vt. – The Springfield Humane Society will hold its Labor Day weekend yard sale on Saturday, Sept. 5, from 9 a.m. – 3 p.m., in the humane society’s community room, 401 Skitchewaung Trail.

SEPT. 11 –
CHESTER, Vt. – On Friday, Sept. 11, at 5 p.m., the Chester American Legion Post 67, 637 Vermont Route 103 North, will hold a service in honor of the 25th anniversary of those lost on 9/11. Numerous first responders will be in attendance. Refreshments will be served following the service.

LUDLOW, Vt. – The Ludlow Volunteer Fire Department will hold a 9/11 remembrance march and ceremony on Friday, Sept. 11. The march will begin at 5 p.m., at the intersection of Pond Street and West Hill Road, and will proceed to Veterans Park. A ceremony will follow at Veterans Park, at 5:30 p.m. Afterwards, food will be served.

SEPT. 12 –
PLYMOUTH NOTCH, Vt. – In 2023, the Calvin Coolidge State Historic Site, located at 3780 Vermont Route 110A, embarked on a journey, through the generous philanthropy of Mimi Baird, to restore Grace Coolidge’s deteriorating White House piano. On Sept. 12, the piano will make a much-anticipated, feted return. Come listen to a piece of American history. Rejoice Scherry, administrator of the Coolidge site, will present the uncovered story of the piano following two

years of research. The piano’s Brattleboro-based restorer, Patrick Branstetter, will present the process of rebuilding the piano. Finally, Abigail Charbeneau, a longtime piano performer at the Coolidge site, and her friends will reveal the results of this multiyear project with an all-Schubert performance. This event is free.

RECURRING EVENTS

SUNDAYS –
PERKINSVILLE, Vt. – The Perkinsville Community Church, 35 Church Street in Perkinsville, Vt., will be hosting live music every first Sunday, from 4-5:30 p.m. This is a free event, but donations will be accepted each month to go towards local charities. Please keep an eye out for upcoming shows, they will be posted each month on our Facebook page at www.facebook.com/PerkinsvilleChurch. Any questions, or to be added to our mailing list, please send an email to churchperkinsville@gmail.com.

MONDAYS –
WALPOLE, N.H. – Meeting of Alcoholics Anonymous on Mondays at 6:30 p.m. in St. John’s Parish Hall, Walpole.

WESTON, Vt. – Bingo is Monday nights at 7 p.m. at the Weston Rod & Gun Club, 982 Route 100, 1.5 miles north of Weston Village. All are welcome.

TUESDAYS –
SPRINGFIELD, Vt. – Tai Chi Vermont-certified

teacher Jo Bregnard will lead a weekly beginner bafa wubu tai chi practice, online and in person, from the Springfield Unitarian Universalist Meetinghouse, 21 Fairground Road), on Tuesdays, from 10-11 a.m., Sept. 8-Nov. 3. All are welcome, and all classes will be recorded. For pricing details and to sign up, visit studio.jobregnard.com/product/95776.

WESTMINSTER, Vt. – Beginner tai chi classes are held at the Westminster Institute, 3534 Route 5, on Tuesdays, at 10:30 a.m. Open to new students in September. Admission is on a sliding scale.

WEDNESDAYS –
LUDLOW, Vt. – A gentle yoga flow class with strength building with bands and body to reconnect to your center, build strength, and invite ease into your body and mind will be held Wednesdays, from 9-10 a.m., at the Black River Valley Senior Center, 10 High Street. All levels welcome. Mats and blocks available. Contact Lori Wright at loriwright163@gmail.com or 603-401-8123 to register, or with any questions.

THURSDAYS –
CLAREMONT, N.H. – A fly-tying class will be held at the Claremont Senior Center, 5 Acer Heights, on Thursday evenings, from 6-8 p.m. Tools and instruction are available for free, with a small charge to cover materials. The class is limited to five students. If interested, contact Lloyd Mann at lrmann126@gmail.com.

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders, and mortgagees of property in the Town of Londonderry, in the County of Windham, and State of Vermont, are hereby notified that the taxes assessed by such Town for the 2024-2025 and 2025-2026 tax years remain, either in whole or in part, unpaid on the following described property in such Town, to wit:

It being all and the same lands and premises conveyed to Melonie Bohen and Corey W. Stoddard by Executor’s Deed of Linda A. Smith, Executor of the Estate of James E. Adamson, dated May 22, 2013 and recorded on May 28, 2013 in Book 69 at Page 521 of the Londonderry Land Records. Reference is made to the Quitclaim Deed of Corey W. Stoddard to Melonie Bohen dated December 29, 2021 and recorded on March 29, 2022 in Book 94 at Page 672 of the Londonderry Land Records. (Parcel #063004, E-911: 105 Williams St.)

And pursuant to 32 V.S.A. §5254, so much of such property will be sold at public auction at the Town of Londonderry Office, a public place located at 100 Old School Street, S. Londonderry, Vermont, on the 16th day of September, 2026, at 10:30 a.m., as shall be requisite to discharge such taxes with costs, unless previously paid.

Be advised that the owner or mortgagee, or the owner’s or mortgagee’s representatives or assigns, of lands sold for taxes and assessments shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. §5260.

Dated at Londonderry, Vermont, this 12th day of August, 2026.

Tina Labeau, Collector of Delinquent Taxes

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders, and mortgagees of property in the Town of Londonderry, in the County of Windham, and State of Vermont, are hereby notified that the taxes assessed by such Town for the 2023-2024, 2024-2025, and 2025-2026 tax years remain, either in whole or in part, unpaid on the following described property in such Town, to wit:

It being all and the same lands and premises conveyed to Jean Rogers Smith, as Trustee under agreement with Rochester H. Rogers and Lois S. Rogers, dated December 12, 1949 for the benefit of Fergus S. Smith, by virtue of:

1. Warranty Deed of Herbert O. Smith, dated July 10, 1972 and recorded on July 14, 1972 in Book 32 at Page 78 of the Londonderry Land Records;
2. Warranty Deed of Gordon M. Moodie and Helene Moodie, dated September 26, 1977 and recorded on September 27, 1977 in Book 36 at Page 311 of the Londonderry Land Records; and
3. Warranty Deed of Robert Praeger Venner, dated August 18, 1979 and recorded on October 3, 1979 in Book 38 at Page 259 of the Londonderry Land Records. (Parcel #027006, E911 address: 340-342 Melendy Hill)

And pursuant to 32 V.S.A. §5254, so much of such property will be sold at public auction at the Town of Londonderry Office, a public place located at 100 Old School Street, S. Londonderry, Vermont, on the 16th day of September, 2026, at 10:30 a.m., as shall be requisite to discharge such taxes with costs, unless previously paid.

Be advised that the owner or mortgagee, or the owner’s or mortgagee’s representatives or assigns, of lands sold for taxes and assessments shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. §5260.

Dated at Londonderry, Vermont, this 12th day of August, 2026.

Tina Labeau, Collector of Delinquent Taxes

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders, and mortgagees of property in the Town of Londonderry, in the County of Windham, and State of Vermont, are hereby notified that the taxes assessed by such Town for the 2023-2024, 2024-2025, and 2025-2026 tax years remain, either in whole or in part, unpaid on the following described property in such Town, to wit:

It being all and the same lands and premises conveyed to Jennifer Repinski by Quitclaim Deed of Scott Repinski dated March 25, 2019 and recorded on April 2, 2019 in Book 83 at Page 729 of the Londonderry Land Records. (Parcel #104020-500, E-911: 0 Old Farm Rd)

And pursuant to 32 V.S.A. §5254, so much of such property will be sold at public auction at the Town of Londonderry Office, a public place located at 100 Old School Street, S. Londonderry, Vermont, on the 16th day of September, 2026, at 10:30 a.m., as shall be requisite to discharge such taxes with costs, unless previously paid.

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Tina Labeau, Collector of Delinquent Taxes

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders, and mortgagees of property in the Town of Londonderry, in the County of Windham, and State of Vermont, are hereby notified that the taxes assessed by such Town for the 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, and 2025-2026 tax years remain, either in whole or in part, unpaid on the following described property in such Town, to wit:

It being all and the same lands and premises conveyed to William C. Hill, Jr. (deceased) and Marie C. Hill by Warranty Deed of Morton Shimelman, Herman Maskel and Joseph B. Vinick, dated September 17, 1973 and recorded on October 18, 1973 in Book 33 at Page 186 of the Londonderry Land Records. (Parcel #066032, E-911: 0 Sherwood Forest)

And pursuant to 32 V.S.A. §5254, so much of such property will be sold at public auction at the Town of Londonderry Office, a public place located at 100 Old School Street, S. Londonderry, Vermont, on the 16th day of September, 2026, at 10:30 a.m., as shall be requisite to discharge such taxes with costs, unless previously paid.

Be advised that the owner or mortgagee, or the owner’s or mortgagee’s representatives or assigns, of lands sold for taxes and assessments shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. §5260.

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Tina Labeau, Collector of Delinquent Taxes

NOTICE OF TAX SALE

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It being all and the same lands and premises conveyed to Mountain Energy of Vermont, Inc., f/k/a Green Mountain Energy Systems, Inc., by Warranty Deed of Edward J. Duff and Barbara M. Duff, dated September 4, 2009, and recorded on September 4, 2009 in Book 65 at Page 95 of the Londonderry Land Records. (Parcel #104011, E-911: 3590 VT Route 100)

And pursuant to 32 V.S.A. §5254, so much of such property will be sold at public auction at the Town of Londonderry Office, a public place located at 100 Old School Street, S. Londonderry, Vermont, on the 16th day of September, 2026, at 10:30 a.m., as shall be requisite to discharge such taxes with costs, unless previously paid.

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It being all and the same lands and premises conveyed to the Estate of Peter S. Brosnan by Quitclaim Deed of Citizens Bank, N.A. dated February 13, 2024 and recorded on April 16, 2024 in Book 99 at Page 647 of the Londonderry Land Records. Reference is made to the Easement Deed of US Bank Trust National Association to the Estate of Peter S. Brosnan dated June 11, 2024 and recorded on June 24, 2024 in Book 100 at Page 243. (Parcel #036051-100, E-911: 3380 Under the Mountain Rd.)

And pursuant to 32 V.S.A. §5254, so much of such property will be sold at public auction at the Town of Londonderry Office, a public place located at 100 Old School Street, S. Londonderry, Vermont, on the 16th day of September, 2026, at 10:30 a.m., as shall be requisite to discharge such taxes with costs, unless previously paid.

Be advised that the owner or mortgagee, or the owner’s or mortgagee’s representatives or assigns, of lands sold for taxes and assessments shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. §5260.

Dated at Londonderry, Vermont, this 12th day of August, 2026.

Tina Labeau, Collector of Delinquent Taxes

LEGAL NOTICES

Join the Springfield Community Band

SPRINGFIELD, Vt. – For more than 80 years, the Springfield Community Band has brought the joy of music to the community with its weekly summer concerts and, since 2023, with its holiday concert. Now, the band is seeking new members. Percussion, trombones, and clarinets are especially welcome. The Springfield Community Band is a vibrant and active concert band

led by Nick Pelton, who makes playing music fun. In its summer concerts, the band plays many different kinds of music: popular music, rock ‘n’ roll, jazz, music from movies and musicals, etc. Right now, the band is gearing up for its December holiday concert. Tuesday evening rehearsals, at the Riverside Middle School in Springfield, start on Oct. 6.

All players, from high school age to the more seasoned, are welcome to join. Even if you haven’t played in many years, it’s time to think about opening the case, trying a couple of notes, and playing regularly again. There are no auditions. For more information, please email the band at scommunityband@gmail.com.

Gallery at the Vault seeks workshop leaders

SPRINGFIELD, Vt. – Are you an artist who would like to teach others about your art or craft? Gallery at the Vault has openings for Saturday workshops this coming fall, winter, and spring. We would like to expand our offerings.

If you have something you would like to teach, please contact Vault at 802-885-7111 or galleryvault@vermontel.net. It can be at Vault or at your studio. The gallery will promote the workshop. Gallery at the Vault is located at 68 Main Street in

Springfield, and is open Wednesday-Saturday, from 11 a.m. – 5 p.m. For more information, call 802-885-7111, email galleryvault@vermontel.net, or visit www.galleryvault.org, Facebook, or Instagram. Gallery at the Vault is accessible.

River Valley Employment Fair returns to Riverside Middle School

SPRINGFIELD, Vt. – The River Valley Workforce Investment Board is hosting a fall employment fair on Friday, Sept. 25, at Riverside Middle School in Springfield, Vt., from 3-6 p.m. This event is a great opportunity for employers to find potential employees and network with other organizations. Businesses of any size from Vermont and New Hampshire are welcome to participate. Please visit www.rivervalleyemploymentfair.org for more information on registration options and benefits. If you have further ques-

tions, contact Amanda Siddle, Springfield Regional Development Corporation, at 802-885-3061 or amanda@springfielddevelopment.org. Follow the River Valley Employment Fair Facebook Page, www.facebook.com/rivervalleyemploymentfair, for updates, job-seeker tips and information, and more. The fall River Valley Employment Fair is brought to you by the River Valley Workforce Investment Board in partnership with the River Valley Technical Center, HireAbility, the Vermont Department of La-

bor, Springfield Regional Development Corporation, and the Springfield School District.

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Pictures available.

HELP WANTED

LUDLOW, Vt. – Part time driver wanted to deliver newspapers to area businesses. Must be available every Wednesday and Thursday, year-round. Salary plus mileage compensation for subcontractor position. Please email publisher@vermontjournal.com or call 802-228-3600.

YARD SALE

BELLOWS FALLS, Vt. – Two-family yard/tag sale, Sept. 5 and 6, 9am-2pm. No early birds please. Good assortment of odds and ends. Little bit of everything. 400 Route 121, Bellows Falls, VT 05101.

N. SPRINGFIELD, Vt. – Yard Sale, Sept. 5 and 6, 9 a.m. – 4 p.m. Tools, toys, household items, Vermont Life magazines. 23 Olney Road, North Springfield, Vt.

LUDLOW, Vt. – Yard Sale Labor Day Weekend, Saturday, Sunday, & Monday, 9 a.m. – 3 p.m. daily. 95 Freedom Hill Road South, Ludlow. High-quality housewares, small furniture items, shelving, art/decor, craft supplies (e.g., yarn, industrial sewing machines, thread, fleece, fabric), books, CDs, cassettes, and more. Some vintage/collectibles, free stuff too!

ESTATE SALE Sept. 5, 6, 7, from 9 a.m. – 5 p.m. 6192 Route 106, Weathersfield, VT. Bridgeport, Lathe, power hacksaw, wood-working tools, various milling an machining tools, lift recliner, bedroom furniture, housewares, linens. Too much to list, Come take a look. No early birds please!

TOWN OF LONDONDERRY VERMONT NOTICE OF PUBLIC HEARING

The Londonderry Development Review Board will meet at 100 Old School St at 5:30 PM on Wednesday September 16, 2026, at 5:30 to hold a public hearing for an application for a sawmill submitted by Andrew Brenner for land he owns at 2292 Vt Rt 100.

Those interested in seeing the applications, submitting written comments, or attending the hearings remotely should contact the town's Zoning Administrator at zoningadmin@londonderryvt.gov.

Pursuant to 24 V.S.A. Sections 4464(a)(1)(c) and 4471(a), participation in the local proceedings is a prerequisite to take any subsequent appeal.

**Public Meeting
For Corrective Action Plan Implementation at
100 River Street, Springfield
Site known as Former Fellows Gear Shapers,
Main Building
Town of Springfield Selectboard Meeting
Monday, September 14, 2026, 6:00PM
Springfield Town Hall,
96 Main Street, Springfield VT
Virtual Attendance can be found here:
<https://springfieldvt.gov/office2.com>**

100 River Street Ventures, LLC, will be conducting remediation activities at the Former Gear Shapers property Main Building at 100 River Street in Springfield to mitigate the potential exposure to hazardous substances to the maximum extent practicable for redevelopment that will benefit the residents, business owners, and stakeholders in and near Springfield. The funding for this cleanup project was made in part available through a U. S. Environmental Protection Agency Brownfields Cleanup grant under the Infrastructure Investment and Jobs Act.

The public is invited to review and comment on the proposed activities. All interested parties are welcome to view the Alternative Brownfield Cleanup Analysis (ABCA), Partial Corrective Action Plan (CAP) Amendment, and other environmental reports for this project, which describe the former and proposed use of the site and the proposed plan for cleanup. Documents can be found on the 100 River Street website at <https://100riverstreet.com> or at the Springfield Town Clerk's office at 96 Main Street.

Members of the community are cordially invited to attend the meeting in-person or virtually to be held during the Selectboard meeting and to provide comment. Please contact Town Manager, Scott Pickup at townmanager@springfield.gov or (802) 885-2104 for information on attending the virtual meeting or go to the Springfield town website's calendar at <https://springfieldvt.gov/meeting-calendar> for meeting link and call in information or for special accommodations. Community members may also submit their comments to Vanessa Rebentisch, Executive Director of Springfield on the Move, at springfieldonthemove@gmail.com and cc Shawn Donovan (shawn.donovan@vermont.gov).

All comments are to be received by October 2, 2026.



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(12/9/26 - 52)

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(10/07/26 - TFN - 13)

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(10/07/26 - 26)

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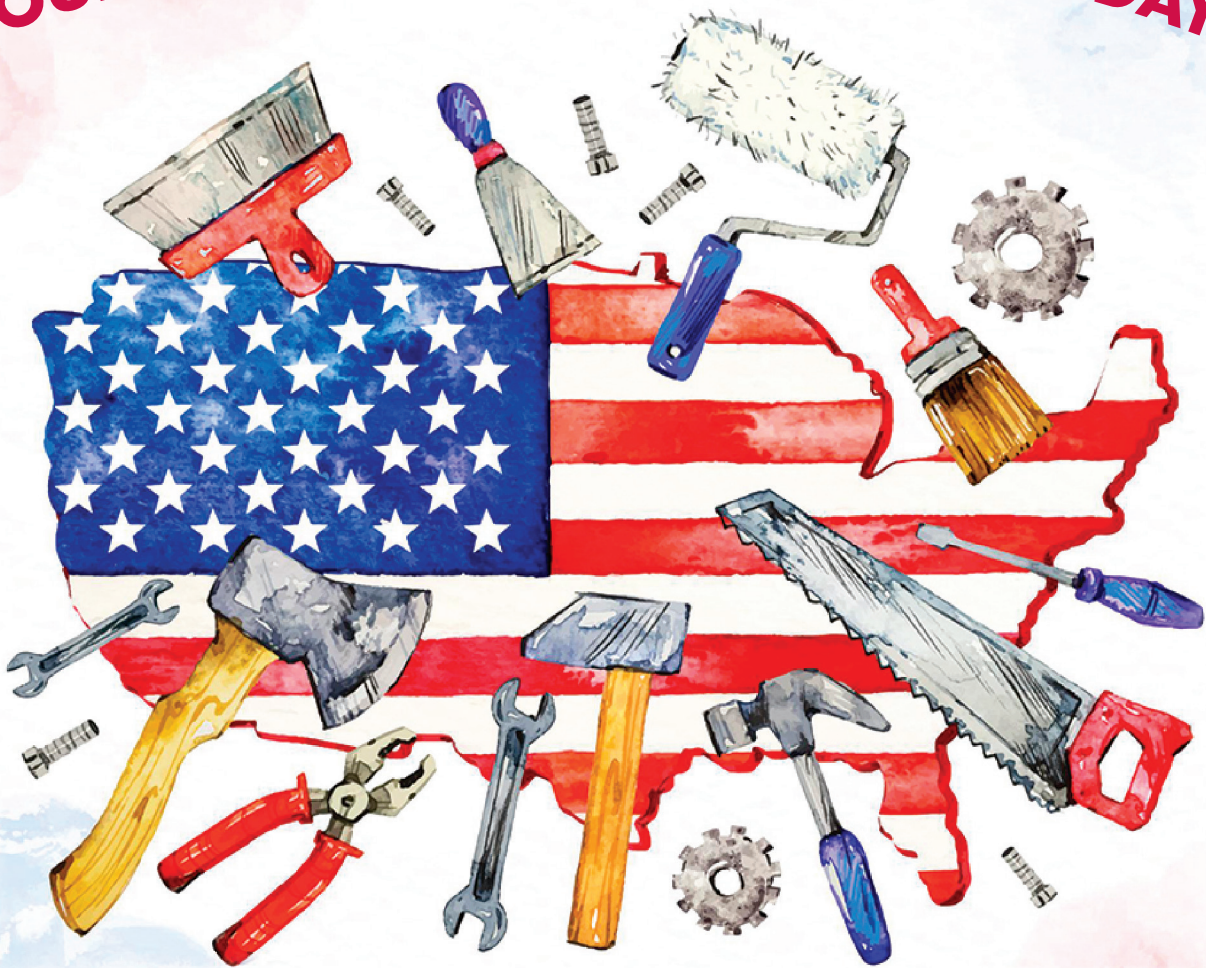
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(09/16/26 - 26)

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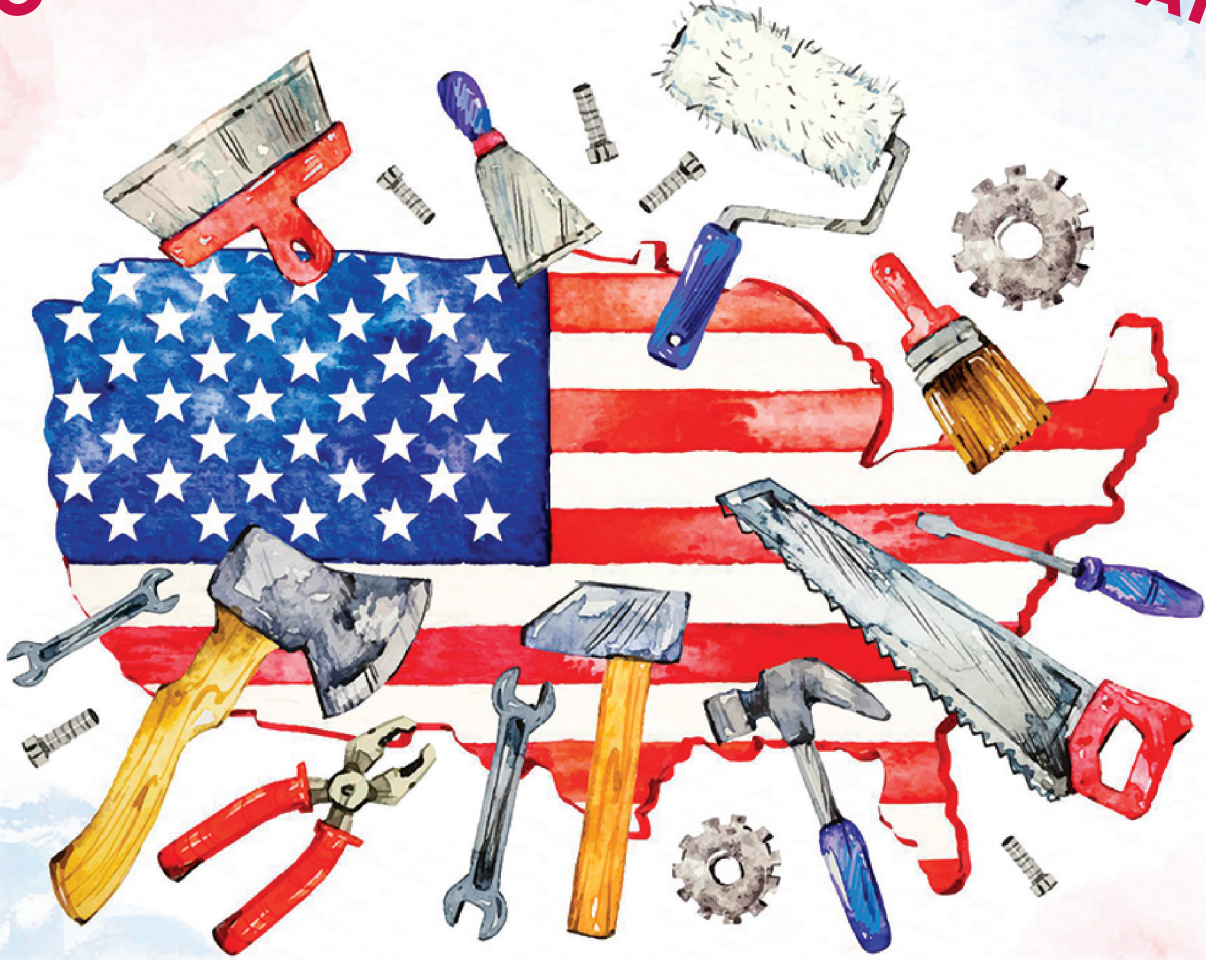
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