

**CAHILL, GAWNE, MILLER & MANAHAN, P.C.**

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March 20, 2025

Town of Georgia Conservation Commission  
c/o Cheryl Letourneau, Town Administrator  
47 Town Common Road North  
St. Albans, VT 05478

Re: Estate of Richard A. Bidwell, Sr.  
Property Id. 108110000

Dear Commission Members:

Please be advised that I represent Donna LaFountain, surviving spouse of Richard A. Bidwell, Sr. and Administrator of his estate. One of the assets owned by his estate is a lot said to contain 5.74 acres. See Itemized Property Costs. On her behalf, I am inquiring whether the Commission or the Selectboard would like to acquire this parcel as mentioned in the letter from Kenneth Minck, Secretary of the Conservation Commission, dated June 21, 2023. See attached letter. If the Commission or the Town is willing to offer to purchase this lot for an amount equal to the sum of the 2024 unpaid taxes and to the legal fees associated with the transfer (estimated to be \$600), Ms. LaFountain would probably accept the offer.

For your information, I am also enclosing the Georgia, VT Parcel Map depicting the property in yellow; the first page of the Quit Claim Deed from Marguerite M. Brown to Mr. Bidwell dated August 21, 1990 and recorded in Book 77, Page 431 (per my notes) or Page 436 (per the enclosed deed), where the property is described as then containing ten and one-half acre; the second page of the Administrator's Deed from Timothy G. Hurlbut, Administrator of the Estate of Albert LaFountain, dated May 27, 1991 and recorded in Book 79, Page 516 (virtually the same description, but this deed also conveyed a right of way); the second page of the Executors' Deed of Robert L. Palmer and Laura L. Daudelin to Donna LaFountain dated March 23, 1992 and recorded in Book 83, Page 503 (where the right of way to Richard Bidwell is recognized); and the first page of the Quit Claim Deed from Mr. Bidwell to Franklin-Lamoille Bank recorded in Book 101, Page 563 (by which Mr. Bidwell conveyed a portion of the property he presumably acquired from Mrs. Brown and perhaps explains the reduction in the acreage from 10.5 acres to 5.74 acres).

While I am not enclosing copies of two other deeds, my notes reflect that Ms. LaFountain conveyed her property to Randall L. LaFountain and Lisa M. LaFountain by

Warranty Deed dated July 22, 1993 and recorded in Book 91, Page 197 (who are probably the current owners of the parcel burdened by the right of way). My notes also reflect that Robert W. Burnor gave a Quit Claim Deed to Richard A. Bidwell, Sr. and Gary Marshall dated August 21, 1990 (the same date as the deed from Mrs. Brown) and recorded in Book 77, Page 434, which conveyed the following easement:

“An easement being 30 foot wide right of way leading northerly from Route 104A along the easterly line of land of Grantor Robert W. Burnor to lands lying northerly of lands of the Grantor herein now owned by Marguerite Brown.

“The purpose of said 30 foot right of way is to construct a road and to provide Richard A. Bidwell, Sr., and Gary Marshall for themselves, their heirs and assigns access for vehicular and pedestrian traffic to and from the above referenced northerly lying lands.

“All trees which are cut down within the right of way shall remain the property of Robert W. Burnor.”

If you have any interest or questions, please do not hesitate to contact me.

Sincerely yours,

Michael S. Gawne

MSG:m

Encs.

Cc: Donna LaFountain

## Itemized Property Costs

From Table: MAIN Section 1

Record # 1978

Property ID: 108110000	Span #: 237-076-11947	Last Inspected: 01/30/2006	Cost Update: / /
Owner(s): BIDWELL RICHARD A SR	Sale Price: 0	Book: 79	Validity: No Data
Address: 127 CARY ROAD	Sale Date: 05/29/1991	Page: 516	
City/St/Zip: ST ALBANS VT 05478	Bldg Type: No Data	Quality: 0.00	
Location: 0 HIGHBRIDGE RD	Style: No Data	Frame: No Data	
Description: 5.74A-MISC	Area: 0	Yr Built: 0	Eff Age: 0
Tax Map #: 24	# Rms: 0	# Bedrm: 0	# Kitchens: 0
	# 1/2 Bath: 0	# Baths: 0	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	5.74	0.85	1.00		26,800
TOTAL PROPERTY VALUE					26,800

## NOTES

HOUSESITE VALUE : .  
 HOMESTEAD VALUE : . 26,800

10.00A-MISC

11/12/2007 - Parcel ID Changed (was HB1190000).

Change acres to parcel per survey

05/14/24 removed housesite value non usable land



6-21-2023

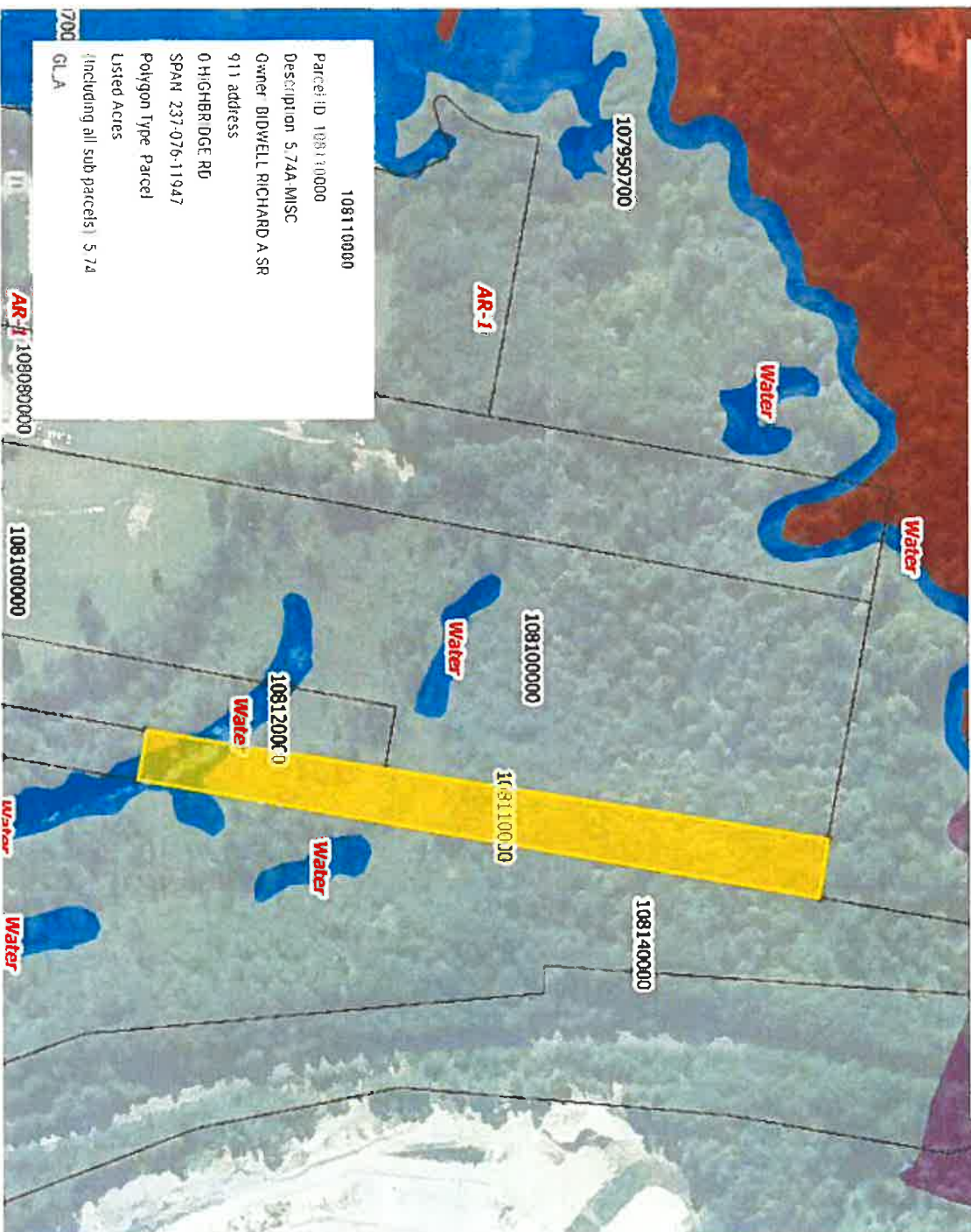
Dear Mr. Bidwell

Thank you for meeting with me regarding your plot of land off 104A. At our meeting this month the Georgia Conservation Commission discussed your offer of land donation to the Town with the Conservation Commission taking the lead. As we discussed the 5+ acres abut town owned land. We would absorb any legal fees associated with the transfer. The Select Board would need to sign off on any proposals, as the Conservation Commission is an advisory body. I can meet with you at your convenience.

Thank you,  
Kenneth Minck   
Secretary, Conservation Commission  
2143 Polly Hubbard Rd.  
Georgia, VT 05478  
802-370-0765 cell  
kcminck@gmail.com

## Georgia, VT Parcel Map | 2021

This map is for listing and assessment purposes only. It is not to be used for description or conveyance. Official data must be obtained from the town office.



**108110000**  
Parcel ID: 108110000  
Description: 5.74A-MISC  
Owner: BIDWELL RICHARD A SR  
911 address:  
0 HIGHBRIDGE RD  
SPAN 237-076-11947  
Polygon Type: Parcel  
Listed Acres:  
(including all sub parcels) 5.74  
GLA

Unlanded Parcels

Parcels



Contiguous Parcel Hooks

Zoning

AR-1

N-1

Water

AR-3

B

I-1

AR-2

SV

L-2

I-2

R-1

L-1





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**Re: Bidwell Property Next Steps**

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**From** Ken Minck <kcminck@gmail.com>

**Date** Thu 12/12/2024 4:28 PM

**To** Alysia Catalfamo <acatalfamo@gmail.com>

**Cc** Georgia Selectboard <sb@townofgeorgia.com>; Georgia Town Administrator <administrator@townofgeorgia.com>; Jen Kale <jenniferlynnkale@yahoo.com>; Peter <Pmd455@gmail.com>; Suzanna <suz\_brown99@yahoo.com>; Fred Grimm <rac2jaz@comcast.net>; Annette Villani <blanch2@comcast.net>; Tom Hargy <Thargy1@comcast.net>

Hi Alysia, We should ask the Georgia Town lawyer for a title search. The "buyer" always pays for the title search. Talk to Cheryl. (She is on her way out from being the Administrator, but I think she could help)

Regards, Ken

On Thu, Dec 12, 2024 at 1:07 PM Alysia Catalfamo <[acatalfamo@gmail.com](mailto:acatalfamo@gmail.com)> wrote:

Hi Everyone,

I got a call from Donna LaFountain's daughter yesterday. They are wondering what is holding up the donation of the Bidwell property. I told them we were waiting to hear back from their lawyer but after talking to them it sounds like things can continue. (Apparently the communication with their lawyer has been challenging.)

Is there anything we can do on our end to get things moving along? I'm not sure exactly how these things work.

Thanks,  
Alysia

