



### STATE OF REAL ESTATE 2025

Check out our 48-page Real Estate guide for all the latest trends, tips and new developments throughout the region.

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### VALENTINE'S DAY IS FRIDAY, FEB. 14

Celebrate love with chocolate, roses and heart-felt cards or gifts—or try something unique and surprising!

### PRESIDENT'S DAY IS MONDAY, FEB. 17

While officially it's Washington's birthday, the federal holiday now celebrates all U.S. presidents. Enjoy the day off!



### RIP PENNY

On Sunday, Feb. 9, President Trump ordered penny production to stop. It costs almost 4 cents to mint one penny, according to the U.S. Mint. Could the nickel be next? That coin costs almost 14 cents to mint.

## Feds pause Killington's \$25m RAISE grant

By Polly Mikula

Killington was awarded a \$25 million federal RAISE grant with an additional \$1 million local match to reconstruct Killington Road but those funds are now suspended per President Trump's executive order to pause all funding for programs that include DEI (Diversity, Equity, and Inclusion), Killington Town Planner Lisa Davis Lewis told the Select Board Monday night, Feb. 10.

"The town is now in a bit of a risky situation," she said, noting that there is a strict timeline for the town to complete the work to be eligible for grants received and no indication that the timeline will be extended because of the federal pause.

"So do we spend the \$1 million in hopes that the federal pause on the \$25 million becomes available in time?" she asked the board.

The Select Board decided to wait and see what future guidance and changes happen to the program in the coming weeks as the decision doesn't need to be made immediately.

"Equity" was part of the RAISE grant mission (Rebuilding \$25m grant → 5



By Zach Godwin, Killington Resort

## Pico is pristine on a powder day

A fresh 18 inches of snow have blanketed Killington and Pico over the past week with about 10 inches of light fluffy snow falling overnight Saturday. Skier and riders woke up to sunny skies and temps in the mid-20s Sunday — it simply doesn't get better than that! The resorts are now 100% open, Killington with 155 trails and 1,523 acres of terrain and Pico with 57 trails and 119 acres to ski/ride.

## State's Education Transformation Proposal, including a school choice lottery for all, is met with mixed reviews

Under the governor's plan every student would be assigned to a public school and could opt into a lottery for school choice within that district

By Polly Mikula

Gov. Phil Scott's education proposal would allow every student to opt into a school choice lottery system within their regional school district.

Testimony from Education Secretary Zoie Saunders in the House Education Committee, Thursday, Feb. 6, was the first public explanation

of how school choice would work in Scott's "transformation" plan.

"It's very provocative," Rep. Peter Conlon, D-Cornwall, the committee's chair, said during the hearing, "and we need provocative."

The new information on school choice and education governance is the latest aspect unveiled in the

administration's extensive proposal. Last week, Saunders released the details of the governor's proposed foundation formula, a new way to pay for education (allocating a base rate of \$13,200 per student plus the option for some local increases) that would spend about \$180 million less than the state currently spends.

Week by week, Scott and his team have added more specifics to their cornerstone policy proposal. Lawmakers had been eagerly awaiting more information on school choice, one of the plan's biggest gaps in the first weeks of the legislative session.

In Vermont's current system, Education Transformation → 12

## Killington voters will be asked to pass bond bringing municipal water through town

Full system is projected to be operational within two years

By Polly Mikula

Killington voters will be asked to pass a \$11.2 million bond for the final segments of the planned municipal water system, contracts 5-7, at Town Meeting Day, March 4.

This bond, Article 4 on the ballot, must pass for the town to complete the municipal water system down Killington Road to service the majority of the town's commercial district, providing clean, reliable water and fire protection.

While the bond says "not to exceed

"The most important thing for voters to know is that this cost is not hitting your tax bill," said Sherman.

\$11,200,00" the town expects about half that figure to be covered by grants with only an estimated \$5.5 million taken as a 40-year, 0% interest loan provided by the Drinking Water State Revolving Fund, according

to Abbie Sherman, public works director for the town of Killington.

The loan repayment will not be paid for by taxpayers but by users of the new municipal water system. Those within 200 feet of the

Water bond → 5

## Rutland Winterfest returns, even bigger

40+ events downtown Feb. 14-22

By Adam Davis

Rutland Winterfest will be kicking off its 23rd straight year with a large number of new events in downtown Rutland starting Friday, Feb. 14 with events held daily through Saturday, Feb. 22.

There's truly something for everyone at this year's Winterfest, as there are now over 40 free and low cost events scheduled over nine days featuring everything from the family-friendly and ever-popular night sledding down Center Street and the great bigfoot chase, to a Valentine's Day pub tour, an evening adult snowshoe hike through Rutland Country Club, and human foosball at the Center Street Marketplace. The chili cook-off, an old favorite back by popular

Winterfest → 4

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# Hartland Town Meeting: stakes high, interest low?

By Curt Peterson

Maybe it was the recent significant snowfall and cold temperatures — whatever the reason, a half dozen Hartland residents tuned into Zoom Monday evening, Feb. 10, for a discussion/review of the articles that will be on this year's Town Meeting ballot. The in-person crowd at Damon Hall was only slightly larger.

Town Manager John Broker-Campbell moderated the Q&A, beginning with a reading, and basic explanation, of each of the 11 articles.

### Article proposes elimination of town listers

One controversial article would eliminate currently-elected Board of Listers and provide future assessment services on a contract basis. Full-time elected lister and board chair Stacey Bradley would no longer be full-time, although she could apply for a part-time position as a town employee.

Bradley told the Mountain Times she plans to speak against the article at Town Meeting on March 4.

"I didn't file a petition for re-election to the board," Bradley said. "If the article fails, the Select Board can reappoint me."

The board consists of Bradley and Bob Quaderer as part-time lister. The third position has been vacant for some time. She has talked to both professional assessment contractors and towns that have gone the contractor route.

"The decision is usually made because the town can't find people to serve as listers," Bradley said. "Bob and I make a quorum in our three-member Board, so the vacancy hasn't been a problem."

Hartland ballot → 14

## OBITUARY

### Joseph M. Davis, 38

Joseph M. Davis, 38, of W. Rutland, passed away on Jan. 17.

He is survived by his wife, Jessica Morse-Davis; mother, Debra Davis; sister, Christine Messer and husband, Chris, along with their children, Allison, Hannah, and Zachary, as well as his extended family and friends.

Joe enjoyed fishing, playing the guitar, and online gaming. He loved reading and spending time with his pets. His absence leaves a hole in many hearts. He will be greatly missed.

To celebrate his life, in true Joe style, he would tell you to "crack a cold one with the ones you love."

Condolences may be sent to the family at:

103 Hitzel Way, Pittsford Vermont, 05763.

Please consider donating to vtfishandwildlife.com/ donate in lieu of flowers.

We leave you with a quote from one of Joe's



Submitted

Joseph M. Davis

favorite books:

"To exist in this vast universe for a speck of time is the great gift of life. Our tiny sliver of time is our gift of life. It is our only life. The universe will go on, indifferent to our brief existence, but while we are here, we touch not just part of that vastness but also the lives around us. Life is the gift each of us has been given. Each life is our own and no one else's. It is precious beyond all counting. It is the greatest value we can have. Cherish it for what it truly is," wrote Terry Goodkind, in the "Confessor"

## Musical chairs in Hartland: three candidates, two seats

By Curt Peterson

The terms of two of the five seats on the Hartland Select Board are expiring at Town Meeting in March. Both Tom Kennedy and Clyde Jenne are hoping to be re-elected to their positions.

A third man, David Dukeshire, would like to replace Jenne on the board. It's a horse race, and it's time to check the odds, to get to know the contestants.

### Thomas A. Kennedy

Thomas A. Kennedy, 71, has lived in Hartland for 33 years. He's been active in town government as Justice of the Peace, served on the Board of Civil Authority and the Board of Adjustment, the Hartland School Board and on the South East Supervisory Union Board. His term on the Select Board would be three years.

Kennedy works full-time as director of community development at Mount



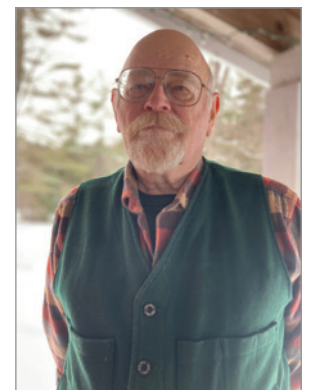
Submitted

Thomas A. Kennedy



Submitted

Clyde A. Jenne



Submitted

David Dukeshire

mission.

His goals as a selectman are to "develop a capital budget and program for all the town's buildings and vehicles, community support for rehabilitation of the Quechee Road, greater community participation in decision-making, community discussion and approval of practical land use regulations, reconstitute the energy committee in conjunction with the Planning Commission, de-

velop and implement a plan for working force housing, and continue to support the work of the town manager."

### Clyde A. Jenne

Clyde A. Jenne, 78, has lived in Hartland his entire life. He's served moderator, lister, justice of the peace, town clerk, and as selectman for three years. He currently has part-time employment, although he considers himself "retired."

Jenne's goal, if re-elected, is "to continue seeing Hart-

land move towards being a vibrant community."

### David Dukeshire

David Dukeshire, 73, has lived in Hartland for 68 years. Retired, he has been involved in the community as Boy Scout Troop 235 committee chair, and is presently the chair of Hartland's Planning Commission.

If successful competing for Clyde Jenne's seat, Dukeshire's goal will be "to

Candidates → 14

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The ice sculptures (left) and sledding down Center Street (right) are always among the most popular attractions among the 40+ offered during Winterfest in Rutland Feb. 14-22.

## ← Winterfest: from page 1

demand, will be returning to the festival this year, and Real Rutland Feud will return to the Paramount Theater stage. Snow sculpting is also back this year and will for the first time serve as the Vermont qualifier for the national snow sculpting competition.

Rutland Winterfest started in 2003 with a modest number of events and has grown exponentially ever since with the help of local sponsors and organizations. This has helped the once small, one day festival evolve into a large nine day extravaganza by bringing the community together with activities for children, teens, adults, and families.

"In the last decade, with the help of the Rutland Rec. Department, Carpenter and Costin, the people at Wonderfeet Museum, Casella Construction, and so many oth-

ers, Winterfest has become huge," said Arwen Turner, the executive director of Come Alive Outside, another local partner of Winterfest. "It's unique to have a festival where all the events are completely run and funded by different businesses and organizations."

In addition to the events, participating downtown restaurants will be temporarily adding Winterfest-themed items to their menus, as well as special deals at participating businesses. An official Winterfest sticker will be found on the doors of all participating restaurants and businesses, a new feature for this year's festival.

"The Speakeasy Cafe will have French-style hot chocolate, which if you've never had it, it's amazing. Ernie's (Hand Carved) is going to have a bigfoot beef and cheddar

sandwich, and there are more that are coming in daily," said Turner.

As new menu items are being added daily, so are the overall number of events taking place at the festival over its nine day run. Expect to see new events popping up on the schedule in the week leading up to the festival.

"When we first put out the calendar there were 35 activities, now we're up to 40. I bet we'll have 45-50 events by the time it actually rolls around," Turner said. "Some of the new ones are super cute things, for instance Rutland Appliance is going to have a kissing booth with therapy dogs."

For a complete list of events at Rutland Winterfest, see page 13 or visit: [rutlandwinterfest.com](http://rutlandwinterfest.com).

# NIGHT RUNS AND FAMILY FUN

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← **\$25m grant:**  
from page 1

American Infrastructure with Sustainability and Equity). However, the grant has since been renamed The BUILD program (Better Utilizing Investments to Leverage Development). The purpose of the federal funding remains the same: to support surface transportation infrastructure projects with significant local or regional impact, pursuing multi-modal projects that are more difficult to fund through other grant programs, according to the U.S. Dept. of Transportation.

The Jan. 27 executive order states, in part: "Federal agencies must temporarily pause all activities related to obligation or disbursement of all Federal financial assistance, and other relevant agency activities that may be implicated by the executive orders, including... DEL... Each agency must pause: (i) issuance of new awards; (ii) disbursement of Federal funds under all open awards; and (iii) other relevant agency actions that may be implicated by the executive orders, to the extent permissible by law."

Trump states that the reason for this pause is cost saving: "The use of Federal resources to advance Marxist equity, transgenderism, and green new deal social engineering policies is a waste of taxpayer dollars that does not improve the day-to-day lives of those we serve."

**Killington's \$25 million project**

The town of Killington was awarded the \$25 federal grant on June 26, 2024, to engineer and construct Phase

2-4 of its Killington Forward development — a multi-modal project serving a large population that has proved difficult to fund due to the size, cost and limited tax base of the small mountain town.

Phase 2-4 funds Killington Road improvements from The Lookout to Anthony Way. It includes removing the high-speed right-turn slip lane at West Hill Road and replacing it with a new right turn lane, possibly three new traffic lights and pedestrian crossings with about half a dozen crosswalks planned along the road with rectangular rapid flashing beacons at locations lacking a traffic light. Bus pullouts and shelters will also be constructed.

An 8-foot wide shared use path will be built along the full length of the west side of Killington Road (approximately 2.7 miles) and a new 6-foot wide sidewalk will be built on the east side from West Hill Road to the Wobbly Barn (1.4 miles) where possible and within the town's right of way.

"We have up until Sept. 30, 2028, to begin construction and then we have five years to complete construction," Davis Lewis, who wrote the RAISE grant application, said when announcing the award.

(The waterline through that section will be constructed prior, pending the approval of Article 4 bond on Town Meeting Day, see story on page 1, and will be funded through a State Revolving Fund loan.)

← **Water bond:**  
from page 1

waterline will be required to have ERUs that will pay off the debt. Sherman estimates that the monthly cost per user will be about \$12 as a base rate per ERU. Users will be metered. Those exceeding the base allotment will pay for additional capacity.

"The most important thing for voters to know is that this cost is not hitting your tax bill," said Sherman. "Only users will be paying for it."

While users won't be required to join, Sherman expects most or all will as they'll be paying for it anyway and the system will guarantee clean reliable water rather than the hassles of maintaining a separate system with all the required state testing that many currently pay for.

"It'll be easier and much more cost-effective for [users], particularly over time and as state and federal requirements change," she said.

tion systems to attempt to stay under maximum contaminant levels. Despite these investments, however, many systems will no longer be effective as the U.S. Environmental Protection Agency (EPA) further decreased that maximum to 4.0 parts per trillion for PFOA and PFOS, according to an EPA memo dated April 10, 2024. "This standard will reduce exposure from PFAS in our drinking water to the lowest levels that are feasible for effective implementation," memo noted.

**Municipal water system progress, future timeline**

"The total cost of the Killington town water system is \$43.2 million; \$32 million of the construction costs have secured funding," Sherman wrote in a power point presentation. Adding, "The town has qualified for \$23.8 million in grants and other forms of aid to date."

The portion of the water system that serves the proposed Killington Village at the base of Snowshed and Ramshad base areas, will be funded by tax increment financing (TIF),

with the portion down the Killington Road — the \$11.2 million bond — financed through other grants and loans that will be paid off by water users.

Thus far, Contracts 1-4 are already underway with 1-3A scheduled to be completed by this September. (Contract 1-3A runs from the valley wells be-

hind the Mountain Times, to the pump station on "The Flats" of Route 4, up to the water storage tanks on Shagback Mountain above East Mountain Road and back down to East Mountain Road

Contracts 1-4 are already underway with 1-3A scheduled to be completed by this September.

where it will connect with Contract 4 and continue down Killington Road.

Contract 4 (from the intersection with East Mountain Road through the proposed Killington Village and down to Ravine Road) has recently been awarded. Construction will begin in the spring. The first connection of users to Killington's new municipal water system will be in this portion and is expected at the end of 2026.

Contracts 5 will continue the line north on Killington Road from Ravine Road to Dean Hill Road.

Contract 6A continues from Dean Hill Road to Anthony Way, where it meets up with the dry lines to Route 4, that were already installed as part of 6B.

Contract 7 connects the base of Killington Road on Route 4 west past the Post Office (before the Sherburne Pass hill begins).

If Article 4 passes on Town Meeting Day, bids for Contracts 5, 6A and 7 are expected to be solicited this spring and contracts awarded this summer.

According to Sherman, if all goes according to plan, the full buildout of the town's municipal water system is projected to be completed in 2027.

Article 4... must pass for the town to complete the municipal water system down Killington Road to service the majority of the town's commercial district, providing clean, reliable water and fire protection.

"We've already heard from many business owners that are eagerly awaiting this change," interim Town Manager Tom Yennerell added.

PFOAs and other contaminants have plagued many businesses along Killington Road requiring many to build extensive private water filtra-



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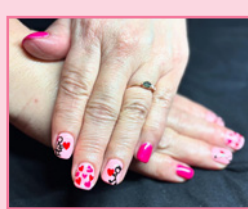
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## Killington Mountain School senior awarded prestigious Evans Scholarship

Killington Mountain School senior Rocco Jones has been awarded the Western Golf Association's Chick Evans Scholarship, a full, four-year housing and tuition scholarship for golf caddies. The Evans Scholarship, the nation's largest privately funded scholarship program, is valued at approximately \$125,000 over four years.

Jones, a Chittenden resident, was among four caddies from Sankaty Head Golf Club in Nantucket, Massachusetts, to receive the prestigious award. The selection process considers four key criteria: a strong caddie record, academic excellence, demonstrated financial need, and outstanding character.

"Caddying has helped me develop strong character and independence," said Jones. "As I gain important knowledge to create, build, and eventually manage my own business in college, I aim to continue caddying to strengthen the connections I have now and create new ones."

Jones and his fellow scholarship recipients—Harley Caceres (New York City), Dillon Madkins (Chicago), and Tawanda Masiwa (Wellesley, Mass.)—will begin college in the fall of 2025, with their chosen universities to be announced this spring.

Since its founding in 1930 by famed Chicago amateur golfer Charles "Chick" Evans Jr., the Evans Scholars Program has supported over 12,285 graduates. Currently, 1,190 Evans Scholars are enrolled at 24 universities across the country.

"We are so proud of these four young men, who make outstanding caddies, and we look forward to seeing great things from them as Evans Scholars," said Dave Hinman, director of the Sankaty Head Caddie



Submitted

*KMS senior Rocco Jones expressed his surprise and delight at receiving a full, four-year housing and tuition Evans Scholarship for golf caddies.*

Program.

The Evans Scholars Foundation, administered by the Western Golf Association (WGA), provides life-changing opportunities for caddies. Recognized as the Scholarship Provider of the Year by the National Scholarship Providers Association, the program boasts a 98% graduation rate, with many recipients being first-generation college students.

The Evans Scholarship is primarily funded by contributions from more than 36,000 donors nationwide, including Evans Scholars alumni who collectively donate over \$15 million annually. The program is also supported by proceeds from the BMW Championship, a key event in the PGA TOUR's FedExCup competition.

*For more information about the Evans Scholars Program, visit [wgaesf.org](http://wgaesf.org).*

## Killington area skier Doris Reed prepares to turn 90

By James Kent

Doris Reed is no ordinary skier. At 89 years old, she proves age is but a formality. You'll find her resilience, determination, and passion on the slopes of Pico and Killington most days of the week. Reed's story is more than skiing; it's about living life to the fullest every year, every day, and every moment.

Reed was born on March 8, 1935, and grew up in Trenton, New Jersey. Her introduction to skiing came during a "Learn to Ski" trip to Killington when she was 30 years old, and it was "love at first downhill." Not long after, her family purchased a home in Vermont, and for the past 45 years, Doris has cherished her vacation/retirement home in Ira.

Despite the passage of time and numerous physical challenges, Doris has remained dedicated to skiing. She tries to ski nearly every day, or at least every day that Pico is open. On Wednesday, Feb. 5, Reed and her friend Norma Levy (82) were at Snowshed in Killington Resort. It was a cold day, with temperatures in the teens, but that didn't deter Reed. While Levy no longer skis due to a back injury during the COVID-19 pandemic, Reed continues to embrace the slopes with enthusiasm and vigor.

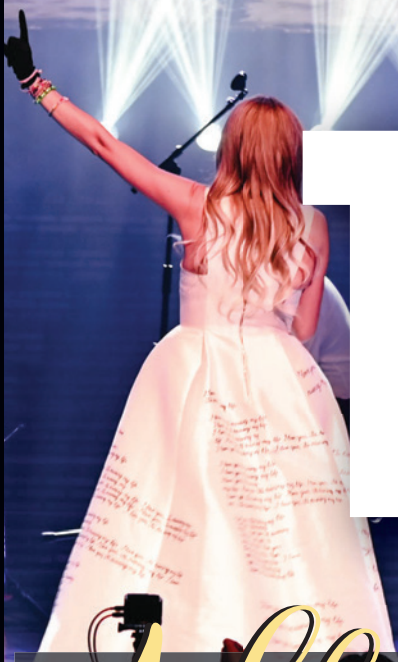
Reed's journey has not been without its hurdles. She has battled Ehlers-Danlos syndrome, a genetic disorder that affects connective tissues, as well as torn ACLs in both knees, leading to a double knee replacement. In 2017, she was diagnosed with heart failure, and doctors prepared her family for the worst. However, Reed had different plans. She gradually rehabilitated her heart back to working order with sheer determination and a positive mindset. Reed increased her daily activity by taking short walks to the mailbox until she could walk further and further and eventually return to her favorite passion: skiing.

Skiing to 90 → 8

PICKLE & BARREL  
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PRESENTS

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TOWN ROAD FOREMAN.**

### ← Skiing to 90: from page 6

Today, her heart is in good condition, and she credits regular exercise as one of the keys to not only living long but living well.

#### The importance of friendship

Another secret to longevity, according to Reed and Levy, is the importance of friendship. The two met on the slopes of Pico and have been friends for years. Their friendship and close-knit circle of friends have been a source of joy and support. At one point, their group consisted of up to 30 friends who would ski at Pico and enjoy lunch together afterward. Although the group has dwindled over the years, the remaining members still meet once a week for lunch at different places in the local area, cherishing the bonds they have formed.

After retiring from her career as a nurse, Reed moved permanently to Ira, Vermont. She still travels back to New Jersey once a month for injections to treat her macular degeneration, but her heart and home are firmly rooted in Vermont. The picturesque landscape, the sense of community, and the opportunity to ski regularly have made Vermont the perfect place for Reed to enjoy her golden years. Reed's remarkable journey is a reminder that age is no barrier to pursuing one's pas-



By James Kent

*Doris Reed will turn 90 on March 8—and she's still skiing! Not even frigid temperatures could keep her from the slopes at Killington on Wednesday, Feb 5.*

sions. Her story is a celebration of life, resilience, and the joy of skiing.

Reed will visit New Jersey a few days before her birthday in March, but her birthday plans on March 8 include ski-

ing at Pico. So, if you are skiing at Pico on Saturday, March 8, and see Reed on a run, make sure to wish her a happy birthday. Happy Birthday, Doris! Here's to many more!



TOWN OF  
**KILLINGTON**  
VERMONT

## WARNING

**PUBLIC INFORMATIONAL HEARING: MARCH 3, 2025  
&  
BOND VOTE: MARCH 4, 2025**

Pursuant to 17 VSA 2680, the legal voters of the Town of Killington, County of Rutland, State of Vermont are hereby warned and notified that a Public Informational Hearing will be held on Monday, March 3, 2025, commencing at seven o'clock (7:00) in the evening (p.m.) to be held at the Killington Public Safety Building at 800 Killington Road, Killington, Vermont and via electronic means. The object and purpose of this hearing is to consider indebtedness for the purpose of improvements for the Town, consisting of the planning, design, acquisition, construction and installation and equipping of water system improvements for the Town. The estimated cost of the improvement is \$11,200,000; the amount of bonds proposed to be issued is \$11,200,000.

The article as it will appear on the Annual Town Meeting Warning is as follows:

Article 4. Shall the bonds of the Town of Killington in an amount not to exceed ELEVEN MILLION TWO HUNDRED THOUSAND DOLLARS (\$11,200,000), subject to reduction through the receipt of any other sources of funding, be issued for the purpose of the planning, design, acquisition, construction and installation and equipping of water system improvements for the Town of Killington?

The above article will be voted by Australian ballot at the Killington Town Office at 2706 River Road in Killington on Tuesday, March 4, 2025, from 7:00 A.M. to 7:00 P.M.

Information for attending the Public Informational Hearing via electronic means will be posted in the Agenda on the Town website: [Killingtontown.com/calendar](http://Killingtontown.com/calendar)



TOWN OF  
**KILLINGTON**  
VERMONT

## DEVELOPMENT REVIEW BOARD PUBLIC HEARING NOTICE

The Development Review Board will hold a public hearing on Thursday, February 20, 2025, at 6:30p.m. at the Public Safety Building, located at 800 Killington Road with attendance also available by videoconference (Zoom) to review the following application:

Application 25-03 by KB22 LLC, for a Planned Unit Development (PUD) and Site Plan Review. This project includes the development of a Distillery with a tasting room, a Warehouse Building, and an Eight (8) Unit Multi-Family Dwelling Building. The project is located on Tax Maps 21-45 within the Commercial Route 4 zoning district.

A copy of the application may be viewed at the Town Offices at 2706 River Road between 9:00a.m. and 4:00p.m. Monday through Friday by appointment by calling (802)-422-3243. A digital copy of the application may also be requested in portable document format (PDF).

Participation in this local proceeding in person, via videoconference (Zoom), or through written statement is a prerequisite to the right to make any subsequent appeal. It is requested that written statements be submitted at least seven (7) days prior to the hearing for review by all.

For participation via videoconference (Zoom), a meeting link will be posted 1-2 hours prior to the hearing on the Town Website Calendar ([Killingtontown.com](http://Killingtontown.com))

Dated at Killington, Vermont, this 30th day of January 2025.  
Jim Haff, Town Zoning Administrator, Town of Killington, Vermont



# Legislative update: looking ahead

Many of you have been in touch about the unprecedented actions being taken by our new President and those he has deputized. In addition to the scores of emails I've had from constituents, Montpelier was the focus of a huge demonstration on Wednesday, Feb. 5, protesting the actions taken by the Trump Administration targeting USAID, those working on our farms and in our forests, in the tourism, outdoor recreation sector, and our scientific research, arts, and culture communities. Clearly, a large number of Vermonters are very concerned, scared even, about what and how the current federal Administration is arbitrarily cutting and curtailing important, life-saving work, firing so many of our federal workforce, and threatening the lives and livelihoods of our refugees, farm and forestry employees.



By Sen. Alison Clarkson

With one-third of our state budget, over \$3 billion, possibly at risk, the Legislature, the governor, and the treasurer are taking steps to identify programs affecting Vermonters. The threats of tariffs, loss of grant money, and key life-sustaining financial assistance for food, housing, and medical

support mean there is a lot at stake for Vermonters. Our housing crisis alone will be further exacerbated if the tariffs imposed on

Canadian lumber are allowed to go into effect. The federal government's actions will affect our workforce, the scientific research at our colleges and universities, our businesses, and their exports.

The Legislature is working to protect as many Vermonters and Vermont programs as possible. This will be a legal and financial challenge as many programs are up to 90% federally funded, and our National Guard is subject to the orders of our Commander and Chief. We clearly do not have the financial resources to fill all the gaps of lost federal funding, but we are exploring the resources and options we have to help shield Vermonters.

Vermonters should take heart that we have such a strong federal delegation (Balint, Sanders and Welch). Each of them has vocally opposed these unorthodox, anti-democratic, and harmful measures President Trump and DOGE have taken and are pushing back on.

Clarkson → 14

# Message delivered

Late last week, House Republicans banded together to vote against the annual mid-year Budget Adjustment Act. The BAA, often a noncontroversial shifting of state funds between various accounts to address changes in budget actuals, included several policy issues that proved problematic for Republicans. Extending the winter rules for Vermont's hotel assistance program to June 30 (currently March 31) and adding \$14 million in spending by using funds previously earmarked to buy down state bonds highlight the disagreements.



By Rep. Jim Harrison

With 51 No votes, even with five caucus members absent, House Republicans proved they had more than enough votes to sustain a potential gubernatorial veto if the House-passed version of the BAA were to make it to Scott's desk. The message was clear and delivered that for bills to get enacted this year, they will need bipartisan support.

The governor has already expressed concern over yet another extension of the hotel voucher program, preferring to invest in more shelter capacity instead. A quick look at New Hampshire, Maine, and Massachusetts, neighboring states, suggests they rely on shelters to house the homeless, when necessary, not hotel rooms.

Although he ended up voting for the

BAA, Rep. Will Greer D-Bennington expressed his concern on the Hotel voucher program: "The State cannot continue to allocate the money, or resources, to the continuation of the program...that offers no systemic change and only enables the perpetrators of the drug and opioid crisis to destroy lives by using this program as a means of mass drug distribution, and centers of criminal activity, which jeopardizes the safety and well-being of children and families. Simultaneously, by amending this prior agreement,

we continue to erode the principles of personal responsibility over one's own choices. We cannot continue to help people that will not help themselves."

Other issues of interest:

Additional details of the administration's education reform plans are being reviewed by the pertinent committees. Virtually every change is garnering pushback from various stakeholders and interested parties. Some don't like the idea of returning to need-based school meals; others object to going from 119 school districts to just five, while other groups fear the per-pupil funding from the state will require school closings and layoffs. Also on the table is a move to a lottery-based school choice system, where

Harrison → 86

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## GUEST EDITORIAL

## Why chaos and scapegoating work for Trump

By Angelo Lynn

*Editor's note: Angelo Lynn is the publisher of the Addison Independent, as sister paper of the Mountain Times.*

As the nation's increasingly discredited president continues to sow chaos at every level — domestic and international — it helps to understand what we can of his tactics. A recent piece by Jess Bidgood, a New York Times correspondent, explains how Trump uses “the blame game” so successfully. She notes that Trump has used the value of a simple story “whether one told in a 1990s tabloid, or a 2000s reality show (“The Apprentice”) or at the White House briefing room” to win over supporters.

A central premise in his storytelling is to create a villain.

When a U.S. military Black Hawk helicopter and passenger plane collided, Trump immediately blamed DEI (diversity, equity, and inclusion) hiring as the culprit — without any evidence or common sense.

When a man killed 10 people in New Orleans, Bidgood continued, Trump suggested the attacker was an illegal immigrant — just to further inflame his supporters against his catch-all enemy (illegal immigration). It turned out the attacker was a U.S.-born American. No matter, Trump never issued a correction or apology. He scored a headline and scoffs at honest statements.

He blames climate change policies for undermining the nation's ability to meet our energy needs, even though the nation produces more energy than ever and has increased its energy production through adding renewable sources — a false enemy if there ever was one.

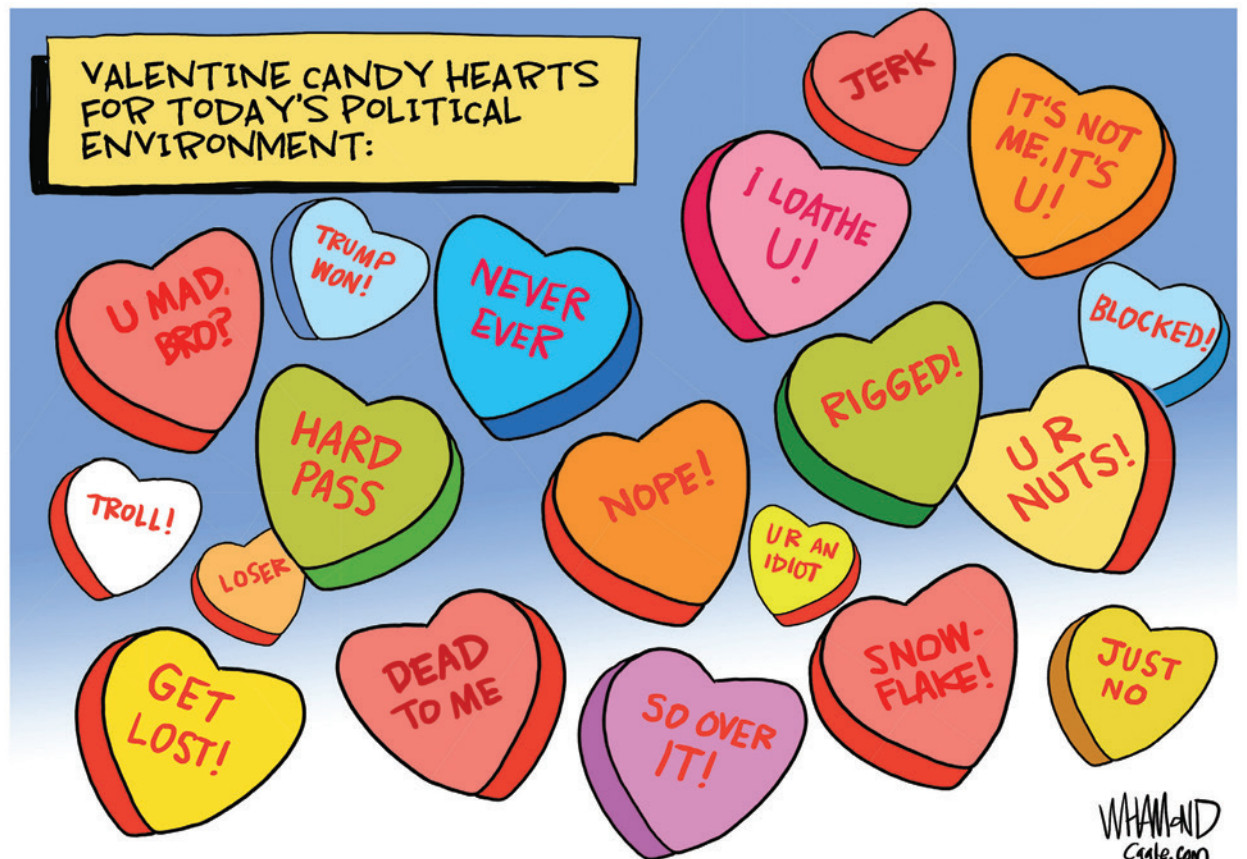
It's important the public understands that's who Trump is and how he operates. We know he uses lies and outlandish fiction to keep opponents off balance and to misdirect their attention. And he either doesn't understand, or doesn't care, that his lack of credibility — and the nation's lack of consistency and rational policy — will create negative consequences. This is particularly true of Trump's chaotic and outrageous statements on foreign affairs.

Stupid suggestions that we take over the Panama Canal, buy Greenland, make Canada a 51st state or, most recently, take over Gaza and kick out all the Palestinians do not just discredit Trump as a serious thinker, but they also set the stage for authoritarian governments, such as Russia and China, to take over Ukraine (and other former Soviet bloc countries) and Taiwan.

And then there are Trump's tariffs, which if eventually fully imposed could start a damaging trade war. They are supposedly intended to stop the flow of illegal drugs into the country, but are really primarily being imposed to bring in revenue to pay for his promised tax cuts to the wealthy. The tariffs will not only cause prices to rise domestically (inflation), but will also prompt nations worldwide to seek out other trade partners and will in the end greatly diminish America's strength in international trade. That, of course, hurts jobs at home. The Trump tariffs are, in the words of the conservative Wall Street Journal, the “dumbest trade war in history.”

The Trump tariffs are, in the words of the conservative Wall Street Journal, the “dumbest trade war in history.”

Chaos → 11



Valentine Candy Hearts for today's Politics by Dave Whamond, Canada, PoliticalCartoons

## LETTERS

### Trust in government officials through ethics standards – Vermont Act 171

Dear Editor,

Act 171 has opened a door for Killington to strengthen trust between town officials and the community they serve. For seven years I was a law enforcement officer in the city of Alexandria, Virginia, a stone's throw south of Washington, D.C. The profession comes with a heightened level of community trust, and to maintain this trust tools such as the Brady List are utilized. This list contains names of officers who can no longer testify in court. They are added for lying, withholding information, or failing to disclose exculpatory evidence, being on this list is a true mark of disgrace. In short, if the officer acted unethically, they lose the trust of their department, the court, and the public. Though it can end a career, it is a practice I hold in high regard. Trust and transparency are necessary for any community to work.

On Jan. 1 of this year, 2025, the state of Vermont took a step forward in protecting municipal trust between our local government

officials and the public. Act 171 creates the Municipal Code of Ethics, a minimum standard of ethics rules for all municipalities in Vermont.

Many Vermont towns benefit from their small population. However, a small population also increases the chance of

Act 171 sets guidelines for prohibited behaviors including preferential treatment, misuse of information, misuse of government resources, soliciting/receiving gifts, and benefiting from contracts.

encountering conflicts, or perceived conflicts of interest. And that's ok, that's not the problem! Act 171 sets guidelines for prohibited behaviors including preferential treatment, misuse of government resources, soliciting/receiving gifts, and benefiting from contracts.

Act 171 also gives the municipal officials and the public the tools for success. One of which is the new ethics liaison. This design-

nated person is the town's connection to the state ethics commission. The liaison can assist in asking the state ethics commission about specific issues which may arise. The new update gives the commission the ability to provide guidance and feedback. An item of note, a private citizens can always

go directly to the state ethics commission with their concerns.

The state ethics commission, acting as an independent, non-partisan, third-party can be a powerful tool for a town like Killington. It offers an outside opinion, aiming to resolve the conflicts and preserve trust. Through its guidance and recommendations, it can even help bring trust back when lost. Preserving

Ethics → 11

### No on proposed cell tower

Dear Editor,

We are writing in stark dissent of the proposed cell tower in Hartland Four Corners. Our dissension is based on several critical factors:

1. **Illegality**  
According to local ordinances, no construction shall surpass tree height, yet the proposed tower of 170+ feet far exceeds the height of any local flora.
2. **Health risks**  
According to the American Cancer Society, studies show cell towers increase cancer risks, headaches, noise pollution, and other anomalies. It's not worth the risk to any of us.
3. **Sensory disruption**  
Nothing could be more of an eyesore on Town Farm Hill Road than disrupting our natural beauty by erecting a concrete and steel monstrosity on this idyllic local road.
4. **Property devaluation**  
By adding such an Cell tower → 11

## CAPITOL QUOTES

### Vermont's Education Transformation Proposal

Governor Phil Scott's proposed education plan is receiving scrutiny from state lawmakers and the education community over its recommended budget cuts, school district reorganizations, and a state-wide lottery system for school choice that could relegate choice options to more localized regions, and reduce options for those currently enrolled in school choice students.

“Something doesn't add up. We heard for the last week and a half or so about building a world-class public education system. And today, we learned they want to slash nearly \$184 million out of that system. It's apparent to us that the only way to achieve that kind of radical, risky savings is mass layoffs of people who teach and support our children every day,”

said **Darren Allen**, a spokesperson for Vermont-NEA, the state's teachers union.

“Governor Scott is using Vermont's education funding challenges as a pretense for this power grab which is supported by the Koch Brothers,”

said the **Vermont School Boards Association** in a written statement on Friday, Feb. 7.

“Broadening school choice in the state is not something that Vermonters have asked for and has the potential to sink education transformation efforts. Allowing that to happen would be an unforced error, and would set our reform efforts back substantially,”

said Vermont Senate President Pro Tempore **Phil Baruth** regarding the school choice lottery proposal in Governor Scott's education plan, on Tuesday, Feb. 11.

“This would likely reduce the number of independent schools receiving public tuition,”

Education Secretary **Zoie Saunders** said in an interview.

### ← Chaos: ..... from page 10

In another prime use of misdirection, Trump's absurd suggestion that America would take over Gaza and kick all Palestinians out of the country drew the headlines. But the real story of his meeting with Israeli Prime Minister Benjamin Netanyahu went unreported: That is America's continued support of Israel's war against Hamas and invasion of Gaza with no reported U.S. restraints on Israel's aggression. (Where are all those American protesters who criticized President Biden prior to the election for being too pro-Israel and threw their support behind Trump?)

And Black and Latino Americans and women who supported Trump must now certainly be disillusioned by the president's increased attacks on DEI practices, which were put in place in the 1960s to ensure employers gave everyone an equal opportunity to be hired based on merit. Unfortunately, many Americans were sucked into believing Trump's and the GOP's conservative diatribe that DEI hirings gave preferential treatment to nonwhites and the LBTGQ community. The truth is that it was a mere extension of laws that sought to prevent employers from discriminating against people based on race, religion, age or gender — a principle almost all Americans embrace.

What's shocking is that they have been telegraphing these messages for the past year and yet MAGA supporters across the country, and many Republicans in Congress, continue to deny that's the undercurrent of their actions.

But Bidgood asks a deeper question: Why does Trump's scapegoating of America's troubles work? Or more pointedly, why do MAGA supporters fall for such flimsy excuses?

Charles Zug, an assistant professor at the Truman School of Public and Government Affairs at the University of Missouri and the author of a book about demagogu-

ery in politics, provides a simple answer.

“Part of what demagoguery is, is the personalization of what are, in fact, highly impersonal, systemic problems,” Zug told Bidgood. “Part of [Trump's] success is the sort of creation of an entire fictive, rhetorical world of enemies — you know, villains and heroes — that his supporters can buy into.”

Those who believe Trump, Zug continued, “end up authorizing the actions of people like Trump who end up wielding the state's power to vindicate these people's hopes and expectations.”

Bidgood also reached out to Jason Stanley, a Yale philosophy professor and the author of “How Fascism Works: The Politics of Us and Them.” Stanley points out a finer point on the tactic: “Trump is building coalitions with scapegoats,” adding that scapegoating “is a way of bonding people together against a common enemy and thereby creating unity between people who otherwise would be in conflict.”

In short, it's Trump's “us-vs-them” worldview that attracts supporters because many Americans want to blame a perceived enemy rather than seek remedies to complex problems. But until Trump's supporters, and the Republican Party, see through the obvious faults in his “blame game,” the nation will see a sharp decline in international prestige (including the value of soft power gained by helping other countries with foreign aid) and could lose the nation's immense benefits from the foreign trade agreements that have benefited the national economy since World War II.

Trump is the wrecking ball he promised to be, and we can appreciate that Trump supporters say they like that Trump “gets s#!t done.” But doing the right things matter — otherwise we'll be left with a big pile of it on our doorsteps, while Trump and his cronies will leave office with trillions in misbegotten benefits after forcing middleclass taxpayers to pick up the tab.

### ← Ethics: ..... from page 10

trust between the municipal officers and the public is paramount and having conflicts is not atypical. At these junctures we need to acknowledge conflicts while still preserving trust in each other. Trust and transparency are necessary to make the system work.

**Patrick Cushing,**  
**Killington**

*Editor's note: Cushing works in intelligence and investigations, with prior experience in the areas of Law Enforcement and Psychology. He is currently running for a seat on the Killington Select Board.*

### ← Cell tower: ..... from page 10

out-of-character structure to the neighborhood, there's no denying it could only lower nearby property values. Think about buying a property here; who wants to look at a cell tower in the same frame as Mount Ascutney or our beautiful rolling hills?

5. **Wildlife risks**  
For years, we have learned of the profound effect such towers have on birds — both local and migratory — as

well as bats and other mammals who would otherwise occupy this proposed site. We can do better than further encroaching on their habitat.

In conclusion, we implore the local Select Committee to vote NO on the proposed cell tower in Hartland Four Corners and stop the rape of our beautiful neighborhood before succumbing to more greed of mankind in the name of technological progress.

Sincerely,  
**Peter and Deborah Luquer, Hartland Four Corners**

## ← Education Transformation:

from page 1

many towns offer school choice if their local school district does not operate public schools for all or certain grades, sometimes offering specific options and other times allowing total choice.

In Scott's proposed system, that would change and instead every student would be assigned to a public school K-12, according to Saunders, with limited exceptions. Each student could also apply for a lottery to attend a designated "school choice school," within that regional district.

Choice options could be magnet public schools or private schools, and each school district would decide which and how many schools to designate, though every district would need to designate at least one school choice school. Officials did not indicate whether religious schools could receive public funding as they do in Vermont's existing system.

The designated schools would need to follow state guidelines related to "educational and financial standards," according to the proposal, and certain requirements could be set such as a minimum number of school choice students that a private school would accept.

Despite some state oversight, "select state academic and operational requirements would not apply" to school choice schools, according to the proposal — a major fault of the proposal, according to opponents.

In an attempt to account for existing school choice in the current system, the district lottery could provide "preference" for students in towns that have historically had school choice, Saunders said.

In the proposed system, state money would follow students, meaning school choice schools would be paid directly by the state for the weighted funding associated with choice students.

Some Democratic members of the committee appeared concerned about providing access to school choice for all students — an expansion compared to the state's existing system.

"Not surprisingly, this is a big issue," Conlon said. "Does this open the door to folks coming in and creating an independent school in competition with the public school system?"

Jill Briggs Campbell, interim deputy secretary of education, said school districts could decide not to allow a proliferation of "school choice schools" so as not to "drain" students from the public school system. Lawmakers could also set limits on creating new private schools.

Thursday's testimony from Saunders also provided more information on the five proposed regional school boards that would oversee all of the state's public schools (down from the current 119 school districts).

The plan recommends school boards with five members, with each member representing a regional "ward" within the district. Additionally, there would be a "school advisory committee," composed

of parents, students, teachers and community members. The committee, Saunders said, would play a role in offering budget feedback and could direct some limited amounts of discretionary spending.

### Opposition: VSBA

The Vermont School Boards Association (VSBA) issued a statement Friday, Feb. 7, that it strongly opposes the Education Transformation Proposal.

"Governor Scott has waited eight years to provide Vermonters with a vision for a more affordable and effective education system. The proposal unveiled this week does not achieve either goal — rather, it will increase costs and increase inequities," VSBA stated.

Rather than support a system built on strong public schools, "the plan is a play-book to expanding school vouchers and defunding our public schools," the statement read. "The governor is using Vermont's education funding challenges as a pretense for this power grab which is supported by the Koch Brothers."

Americans for Prosperity (AFP), a libertarian conservative political advocacy group in the U.S., which is affiliated with brothers Charles Koch and the late David Koch, directly praised Scott's plan. On Jan. 27, AFP Northeast Regional Director Ross Connolly, linked it

to the start of School Choice Week, stating: "We are calling on lawmakers to build on this momentum and expand educational opportunities so that every student has access to learning options that help them succeed regardless of zip code or tax bracket."

The VSBA letter also refutes with the proposals main claim that it will save costs by multiplying the number of students eligible for vouchers. "In other states that have enacted such programs, education costs have skyrocketed, causing budget deficits and cuts to critical state programs like water infrastructure and highway repairs," VSBA stated.

The VSBA also noted that decreasing participation on local school boards — from 900 current volunteers across 119 districts to 25 members in just five districts — would politicize school boards and make them inaccessible to most. "These highly competitive races will introduce money into public education governance in a manner never before seen in Vermont. On top of that, this change will exclude those who don't have the ability to survive on a part-time position, making school board service an opportunity reserved for the wealthy or retired," VSBA stated.

Change to the state's education funding is needed, the VSBA agreed, but challenges the governor "to support our public schools by funding them in a sustainable way. This will involve hard choices to achieve efficiency and scale. VSBA is ready to contribute constructively to make those choices in the Vermont context," the letter stated. "The VSBA

looks forward to working with policymakers on real solutions to our challenges that move Vermont's public education system forward in a manner consistent with our shared values and Constitution," VSBA concluded.

### Opposition: Student benefit?

Dave Bickford, school board chair for the Elmore-Morristown district, one of two that make up the Lamoille South Supervisory Union, said he sees the proposal as being more about the economy than good outcomes for students.

"I can't imagine how his plan really benefits kids," Bickford said. "In addition to the academics, their needs are social and emotional and structural, and I don't see the plan, as he has outlined it, being able to supply that kind of support."

Bickford, who has 30 years of experience as a teacher, principal and school board chair, doesn't see close cooperation between administrations and schools being able to exist within the new proposal.

"I worked in a school district in New Jersey where we had, Lord, maybe 20

"I think Gov. Scott, in this proposal, put the cart before the horse," Yates said. "To have consolidation, you have to have construction."

schools," he said. "The bigger you get, the more bureaucratic the organization becomes in order to manage and address needs, and the less personalized attention is given down to the level of the classroom."

Lisa Rudd, superintendent of Grand Isle Supervisory Union, agreed that the connection between district consolidation and affordability for Vermonters is not readily apparent.

"I think it's misleading [to suggest that] the saving of money is somehow going to miraculously improve student outcomes," Rudd said. "Putting it in the context of what's happening nationally, it's pretty disturbing."

Keri Bristow, chair of the Mountain Views School District — serving students in Barnard, Bridgewater, Killington, Pittsfield, Plymouth, Pomfret, Reading and Woodstock — said what's missing from the governor's proposal is how exactly it aims to save money.

"Just removing superintendents in every school district — you're still going to have assistant superintendents to do the paperwork that's required by the state to oversee the staff, make sure things are running the way they should and all of those things that they have to do now," she said.

Bill Yates, board chair of Windham Southeast Supervisory Union, said that while he thinks the current supervisory union system is flawed — the supervisory unions are too small for full efficiency — Scott's proposal puts forth a district configuration that swings too far in the other directions with the proposal for just five being much too broad.

"That geographic area is just way too

large for any sort of reasonable governance," Yates said. "It's just not feasible to have 15 districts within an SU. It can't work that way to supervise all the things that a supervisory union is legally required to do these days."

One of those responsibilities is special education, Yates said. Under Scott's proposal, a single special education director would be responsible for each supervisory union.

Yates sees an obvious solution to the supervisory union problem: school construction.

"I think Gov. Scott, in this proposal, put the cart before the horse," he said. "To have consolidation, you have to have construction."

Within Windham County, Yates said there are multiple supervisory unions, districts and schools he thinks are close enough to provide a more efficient method of education. And building regional high schools could improve educational opportunities and avoid transportation discrepancies between students, he said.

However, if some smaller schools close, it could mean students have to spend more time going to and from school every day.

"Some of these elementary [students] already have an hour, and so if you start closing schools, you're going to have these young kids on a bus for two or three hours [each day]," he said.

All in all, Yates and other school and district administrators, supports the idea of making the education system more efficient and economical — just not by the current approach.

"It's such an unfunctional proposal, but I think reworking the SU structure right now is probably a good idea," he said.

### Scott defends plan

Gov. Scott released a statement the following day responding to the VSBA's "inaccurate statements."

"Defenders of the current system — which has declining test scores, massive annual property tax increases and pays teachers unequally — have misleadingly referred to this proposal as a 'voucher system.' They are wrong," the governor stated, Saturday, Feb. 10.

Scott said the plan "eliminates the flow of public dollars to private schools outside of the state and country. The plan also assumes the General Assembly will maintain the current moratorium on new independent schools and proposes more accountability standards for independent and public schools.

"In addition, many have continually advocated for increased pay and resources for teachers. This plan does just that, by increasing and equalizing teacher pay, so teachers have the option of serving in any school, anywhere in the state, without sacrificing pay or benefits... This plan is designed to support stronger schools, stronger students, and more vibrant communities," Gov. Scott concluded.

*Ethan Weinstein/VT Digger and Noah Diedrich/Community News Service contributed to this reporting.*

COME ALIVE OUTSIDE Rutland **WINTER FEST** FEB 14-22 2025



**FRI, FEB 14**

- QUEER WORKING SPACE**  
8:00 AM – 12:00 PM | Rutland County Pride Center
- WINTERFEST KICKOFF**  
4:00 PM – 5:00 PM | Depot Park, Rutland
- VALENTINE'S DAY PUB CRAWL (21+)**  
5:00 PM – 8:00 PM | Downtown Rutland
- FREE COMMUNITY SKATE WITH CRYPTIDS**  
6:30 PM – 8:30 PM | Giorgetti Skate Arena

**SAT, FEB 15**

- SNOWMOBILE FESTIVAL**  
10:00 AM – 3:00 PM | Vermont State Fairgrounds
- JUST PLAY? NO WAY!**  
10:00 AM – 2:00 PM | Wonderfeet Kids' Museum
- TOUR AROUND THE WORLD**  
10:00 AM – 2:00 PM | Vermont Farmers Food Center
- VALENTINE'S DAY DANCE**  
6:00 PM – 9:00 PM | Wallingford Rotary Building
- REAL RUTLAND FEUD**  
7:00 PM – 9:00 PM | The Paramount Theatre

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**SUN, FEB 16**

- SNOW SCULPTING NATIONAL QUALIFIER**  
10:00 AM – 1:00 PM | Depot Park, Rutland
- CHILI COOK-OFF**  
11:00 AM – 1:00 PM | Depot Park, Rutland
- PLAY & SLAY: AN AFTERNOON OF GAMING**  
12:00 PM – 4:00 PM | Rutland County Pride Center
- TEEN VIDEO GAME NIGHT AND VALENTINE'S PARTY**  
6:00 PM – 8:00 PM | Boys and Girls Club of Rutland County

**MON, FEB 17**

- PUZZLE PALOOZA**  
2:00 PM – 4:00 PM | Godnick Center & Wallingford Rotary Building
- TEEN DINING CLUB: DARE TO TRY**  
5:00 PM – 7:00 PM (Ages 12-16) | Marble Valley Kitchen
- NERF BATTLE (AGES 13-18)**  
6:00 PM – 8:00 PM | Wonderfeet Kids' Museum

**TUES, FEB 18**

- ALL-RECOVERY MEETING**  
5:30 PM – 6:30 PM | Rutland County Pride Center
- CENTER STREET SLEDDING**  
6:00 PM – 8:00 PM | Center Street, Rutland

**WED, FEB 19**

- FAMILY YOGA**  
10:00 AM – 11:00 AM | RCPPC's 2Gen Campus
- GREAT BIGFOOT CHASE**  
11:00 AM – 1:30 PM | Starts at Rutland Free Library
- PJS AT THE PARAMOUNT**  
2:00 PM – 3:30 PM | Paramount Theatre
- WINTER WONDERLAND**  
3:00 PM – 4:00 PM | Godnick Center, Rutland

**PARTNERS**

- Boys & Girls Club of Rutland County
- Building Bright Futures
- Cairo Shriners
- Carpenter & Costin
- Casella Construction
- Casella Waste
- Chaffee Art Center
- City of Rutland
- Come Alive Outside
- Heritage Family Credit Union
- Miss Lorraine's School of Dance
- Partners for Prevention
- Rutland County Pride
- Rutland Free Library
- Rutland Parent Child Center
- Rutland Recreation and Parks Department
- Social Tinkering
- The Paramount Theatre
- Thicket Adventure
- Vermont Farmers Market
- Vermont State Fairgrounds
- Wonderfeet Kids' Museum

**THURS, FEB 20**

- HUMAN FOOSBALL**  
1:00 PM – 8:30 PM | Center Street Marketplace
- MANAGING ANXIETY FOR CAREGIVERS AND CRAFTS FOR KIDS**  
1:30 PM-4:00 PM | Rutland Free Library
- CRAFT & CHAT**  
6:00 PM – 8:00 PM | Rutland County Pride Center

**FRI, FEB 21**

- ADULT TRANS, NON-BINARY, AND GENDER NON-CONFORMING AFFINITY SPACE**  
6:00 PM – 7:00 PM | Rutland County Pride Center

**SAT, FEB 22**

- TOUR AROUND THE WORLD**  
10:00 AM – 2:00 PM | Vermont Farmers Food Center
- PLUS-SIZE CLOTHING SWAP**  
11:00 AM – 1:00 PM | Rutland Free Library
- BIGFOOT PAINT AND SIP**  
1:00 PM – 3:00 PM | Chaffee Art Center
- LITTLE ONES AND LOVED ONES DANCE**  
4:00 PM – 6:00 PM | One Church
- EVENING ADULT SNOWSHOE HIKE**  
4:30 PM – 7:30 PM | Rutland Country Club
- TEEN ICE SKATING**  
7:00 PM – 9:00 PM | Giorgetti Athletic Complex  
High School Students Only

**FREE ONGOING EVENTS**

- FREE SNOWSHOE RENTALS ALL WEEK**  
8:00 AM – 4:00 PM | Rutland Community Center
- SNOW SCULPTING VIEWING (2/14-2/16)**  
ALL DAY FRI AND SAT | Depot Park
- DOWNTOWN STORYWALK™ (2/17-22)**  
6:00 PM – 8:00 PM | Starts at Phoenix Books

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← **Hartland ballot:**  
from page 2

Bradley said once the Board has been eliminated, the town can't go back.

"Look at it this way — elected listers answer to the voters, and a professional contractors answer to the Select Board and town manager," she said. "Local listers are familiar with the town, and have unique re-

"Look at it this way — elected listers answer to the voters, and a professional contractors answer to the Select Board and town manager," Bradley said.

sponsibilities — the selectmen are qualified to oversee rebuilding Quechee Road, for example, but are they qualified to oversee a two-year re-assessment project?"

Bradley had planned to request a \$5,000 increase in the board's 2026 municipal budget, mostly for increased mapping costs and cost-of-living compensation increases. The total proposal was about \$117,000, she said.

Select Board chair Phil Hobbie explained increasing demands for lister services has encouraged many towns to make the elected official to regional contractor switch. And one contractor has already expressed interest in Hartland's proposed format.

Hobbie told the Mountain Times the "listers' line item" isn't in the proposed municipal budget, anticipating the article

will be successful.

"The new part-timer would be a town employee, and not a 'lister expense,'" Hobbie said.

**School for sale**

After decades of vacancy, heated and electrified, sale of the North Hartland School is on the ballot for possible sale. Broker-Campbell said the school building and the adjacent and popular parkland are on separate land parcels, so there will be no subdividing issues involved.

"The school is on the town water supply," the town manager said. "But the building needs considerable work — probably more than converting to a residence would justify, the chimney needs work, and the existing septic system is an 'unknown.' Also, the building is not Americans With Disabilities Act compliant, Someone might want to tear the structure down and start from scratch."

Voters will be asked to approve sale the school.

"According to statutes," Broker-Campbell said, "The Select Board can buy property without voter consent, but they must have voter approval to sell it."

The municipal budget and resulting tax effects are always of interest. The proposed budget would increase what property owners will pay by \$21.60 per \$100,000 of assessed value.

← **Clarkson:**  
from page 9

As we look towards the future, Vermont has some stark choices to make. I encourage you to read a report recently presented to the Legislature by Kevin Chu and the Vermont Future's Project entitled "Vermont Economic Action Plan - Towards Affordability and Abundance."

This non-partisan report, rich with data, makes the case that if we want a future of affordable abundance, we need a consistent strategy on how to grow our working-age population (2% a year for the next 10 years)

and build more housing (7,000 units a year). It posits that we need to overcome our prejudice about growth and suggests that Vermont's

(economic alignment and stewardship) each of which challenges us to think outside the box.

*Sen. Clarkson can be*

The threats of tariffs, loss of grant money, and key life-sustaining financial assistance for food, housing, and medical support mean there is a lot at stake for Vermonters.

real threat is not growing at all. The report identifies 6 expansion strategies (recruitment and retention) and 4 efficiency strategies

*reached by email: aclarkson@leg.state.vt.us or by phone at the Statehouse (Tues-Fri) 802-828-2228 or at home (Sat-Mon) 802-457-4627.*

← **Candidates:**  
from page 2

help the town preserve its rural character with stronger commercial development rules in the town plan."

Issues such as the proposed Farm Store on the former Lamb farm property, the communications tower intended for Town

Farm Road, and the future of the North Hartland School have inspired public curiosity.

*If residents have any questions for candidates they can contact them via the town website: hartland.govoffice.com.*



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**WORDPLAY**

VALENTINE'S DAY WORD SEARCH

Find the words hidden vertically, horizontally, diagonally and backwards

D	V	L	O	A	V	B	L	V	P	U	M	C	A	Y	V	O	Y	F	Y
E	C	O	H	U	E	G	V	F	V	B	E	V	Y	G	P	S	H	C	H
V	L	K	D	E	R	O	I	C	L	W	C	U	H	N	D	U	K	L	A
O	R	S	T	I	O	E	I	R	T	E	N	I	T	N	E	L	A	V	O
L	D	O	C	L	D	P	Y	T	L	E	K	T	O	U	N	U	U	H	O
E	W	Y	A	E	A	I	T	F	H	F	W	Y	I	W	A	D	A	T	E
B	U	K	E	A	N	D	B	C	T	E	R	R	O	M	A	N	C	E	A
B	K	V	D	E	M	G	P	L	B	B	A	I	E	H	W	O	R	F	S
S	O	L	U	U	A	F	A	C	D	O	S	R	E	R	O	P	O	C	S
L	I	Y	Y	M	M	C	R	P	W	F	Y	N	T	N	C	L	K	I	I
I	T	H	O	R	C	K	V	H	M	L	L	F	Y	S	D	N	B	K	K
I	L	A	L	L	K	U	R	M	U	A	M	O	R	B	Y	H	W	B	M
L	N	P	Y	P	O	E	O	S	S	G	H	M	W	I	L	R	Y	F	T
K	A	E	H	N	O	V	S	B	P	I	B	C	E	E	E	A	N	C	Y
P	L	A	S	D	I	S	E	L	H	B	W	A	L	O	R	N	L	U	V
H	D	D	G	E	O	C	S	V	N	C	U	B	P	W	P	S	D	P	Y
G	O	S	W	E	E	T	H	E	A	R	T	R	V	I	S	V	E	I	D
P	U	A	H	A	F	F	E	C	T	I	O	N	E	N	L	D	F	D	N
W	L	N	O	E	T	A	L	O	C	O	H	C	A	H	Y	S	Y	C	A
G	B	S	T	F	I	G	S	A	U	P	W	V	O	D	C	K	H	W	C

- |           |           |         |            |       |            |
|-----------|-----------|---------|------------|-------|------------|
| ADORE     | CANDY     | CUPID   | GIRLFRIEND | LOVE  | ROMANCE    |
| AFFECTION | CHAMPAGNE | DATE    | HEARTS     | MOVIE | ROSES      |
| BELOVED   | CHERUB    | FLOWERS | HUG        | POEM  | SWEETHEART |
| BOYFRIEND | CHOCOLATE | GIFTS   | KISS       | RED   | VALENTINE  |

**SUDOKU**

Solutions →78

**How to Play**

Each block is divided by its own matrix of nine cells. The rule for solving Sudoku puzzles are very simple. Each row, column and block, must contain one of the numbers from "1" to "9". No number may appear more than once in any row, column, or block. When you've filled the entire grid the puzzle is solved.

				8	3		7	
	1			5		6		
4		9		7		2		
						7		3
	9					4		
	2	7	6				1	
					8			
			2	1			5	
			3		7			4

Level: Intermediate

**CROSSWORD PUZZLE**

Solutions →78

- CLUES ACROSS**
- Racquet sport group (abbr.)
  - Norse god of thunder
  - Russian industrial city
  - What's good for the \_\_\_
  - Round-ish shape
  - Baltimore MLBer
  - French modernist painter
  - Burned with water
  - Intestinal issue
  - Take the lead
  - Prove oneself worthy
  - None
  - Tax collector
  - Swiss river
  - Gymnast Raisman
  - Baby's dining accessory
  - Canadian beer distributor
  - Iconic American tourist destination
  - More expansive
  - Alert
- CLUES DOWN**
- Type of bomb
  - Polynesian island country
  - Heavenly body
  - Hard workers
  - Covered
  - Johns Hopkins Hospital founder
  - Plant of the grass family
  - Island person of the Bering Sea
  - Storehouse
  - Scarlet-flowered desert shrub
  - A pituitary hormone
  - Female sibling
  - Popular boots Doc \_\_\_
  - Showings
  - Conclusion
  - Share a common boundary
  - Shooting sport
  - Popular side dish
  - Global energy firm
  - Chronicles (abbr.)
  - Monetary unit of Afghanistan
  - Empowering
  - Space station
  - Disorder
  - State of fuss
  - Footwear for babies (abbr.)
  - Droves
  - Affirmative
  - Male parent
  - Utter obscenities
  - Type of verse
  - Unpleasant person
  - One who settles down
  - Founder of source-based history
  - A way to snarl

1	2	3					4	5	6	7			
8			9				10						
11						12							
13				14			15						
16						17							
18					19	20							
				21				22					
		23					24						
			25				26						
				27			28		29	30	31	32	33
	34								35				
36									37				
38										39			
40										41			
42											43		



**GUESS WHO?**

I am singer born in England on February 13, 1974. I liked performing while I was in primary school. I went on to join a popular boy band in 1990 that had many hits. My friend Elton John helped me face by substance abuse problems, and I've turned my life around.

Answer: Robbie Williams

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## THE STATE OF REAL ESTATE 2025

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HOUSING SHORTAGE  
ACT 250 CHANGES TO BUILD FASTER  
SACANDANAVIAN LIVING IN KILLINGTON?  
LOCAL DEVELOPMENTS & EXPANSIONS

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Rendering by John Gentile at Blue Pixel 3D, see story on page 34.



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# EDITOR'S NOTE

*Demand for high-end real estate continues to push local prices to record heights, despite prices moderating to a more sustainable marketplace in other price points. Low inventory continues to be a factor in more area towns — particularly for affordable properties. Proposals to create more housing stock, particularly for the state's workforce, are starting to gain traction.*

*as we move through 2025. Central Vermont has always been a great place to live; now the secret is out and people are rapidly seeking all that the Killington area has to offer — particularly when the snow is so good and the mountain slopes beckon! Ski-out, ski-out comes and condos are every skier and riders dream!*

*This special section features local real estate trends with insights from industry professionals on the market today and what to expect*

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Cover photo: A rendering by John Gentile at Blue Pixel 3D of new Scandinavian modular homes that are being offered in Killington, see story, page 34.  
 Contributors: Katy Savage and Victoria Gaither



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# THE STATE OF REAL ESTATE

## Median prices and market stabilize as post-Pandemic furry slows, yet high-end homes still fetch record prices

By **Katy Savage**

The local housing market picked up considerably after a slow start to 2024.

Limited inventory remained a major driving factor with the total number of units sold up slightly by 1.9% across Rutland County and slightly down in the Upper Valley -3.5%, according to a regional analysis by Sotheby's International Realty. Additionally, the average sales price increased by 9.7% in Rutland County and by 8.4% in the Upper Valley, and the average days on market decreased by 7.1% in Rutland County and increased by 4.3% in the Upper Valley. (See town specific charts on page 22-23).

Homes in Killington continued to be in high demand, with prices continuing to climb as the local real estate market undergoes changes.

At the end of January, there were only nine single-family homes for sale in Killington, and just three of those were listed for under \$1 million. Some of the homes for sale were atypical. The least expensive home on the market, for example, was an off-grid property on Little Sherburne Road, priced at \$700,000, while the most expensive listing was a \$3 million duplex on Roundabout Road that has yet to be built.

"It's amazing the difference — what's available and the prices," said Nathan Mastroeni of the Elevations Real Estate Team at REAL Broker LLC.

While the pandemic saw homes being listed

and sold rapidly, the market has now slowed, with homes sitting for an average of 60 to 90 days.

But "The market is healthier than it was during the pandemic," Mastroeni added.

There is also a slight shift in people seeking investment properties. About 10% of buyers are looking to live in Killington, according to Mastroeni, while the remaining 90% are seeking second homes. Unlike the pandemic trend of investors buying short-term rental properties, many of today's buyers intend to use these homes for personal use.

"They're saying, 'this is going to be a property that we are going to use,'" Mastroeni said. "It's nice to see it's not just the investors that are looking."

Bret Williamson, owner and broker at Killington Valley Real Estate, echoed the sentiment that the market

is stabilizing. "I think we're going back to a more normal selling cycle," he said, explaining that the winter market is slowing down after the pandemic boom. "Prices were escalating after the pandemic. Now, if homes are priced too high, they sit on the market. People still want homes in Killington, but they're more educated, and the big rush is over for the time being."

Williamson had several high-end properties

listed at the end of January, including the highest priced home for sale on Roundabout Road, offered at \$2.9 million. The home is atypical in that it's being sold as a development project. The plans call for a modern-style duplex home, with a one bedroom unit on one side and two-bedroom unit on the other. The high-end modern architectural design was created by Polar Life Haus in Finland. Once the home is sold, it will be shipped from Finland and constructed on site. "That's fairly unique in this market. I'd think this would start happening more," Williamson said.

The homes for sale in Killington also reflect much higher prices than what was available pre-pandemic. Last year, 26 single-family

homes were sold in Killington, ranging in price from \$340,000 to \$2.81 million, with an average sales price of \$791,000. In comparison,

34 homes were sold in 2019, with prices ranging from \$258,000 to \$2.4 million and the average home going for \$542,000. But, prices aren't increasing as rapidly as they were in the past four years.

"For now, price increases have stalled," Williamson said.

Real estate agents are also bracing for the town's scheduled reassessment this summer,

"The market is healthier than it was during the pandemic," said Mastroeni.

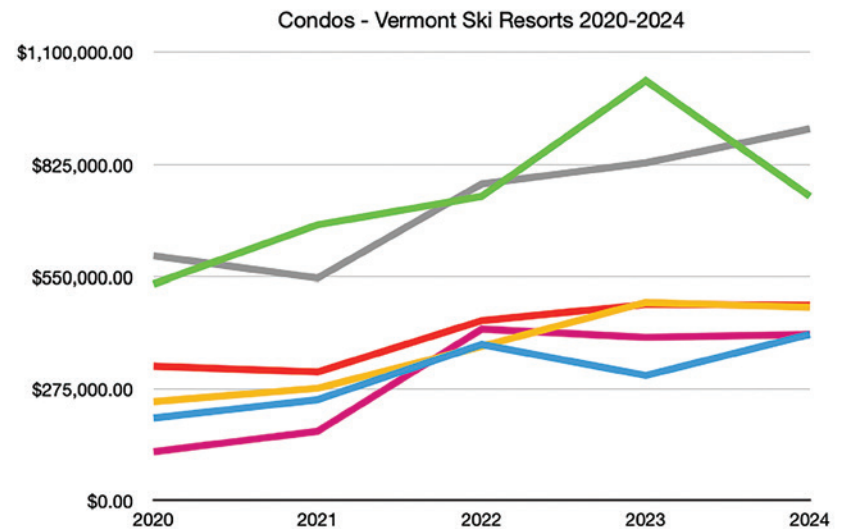
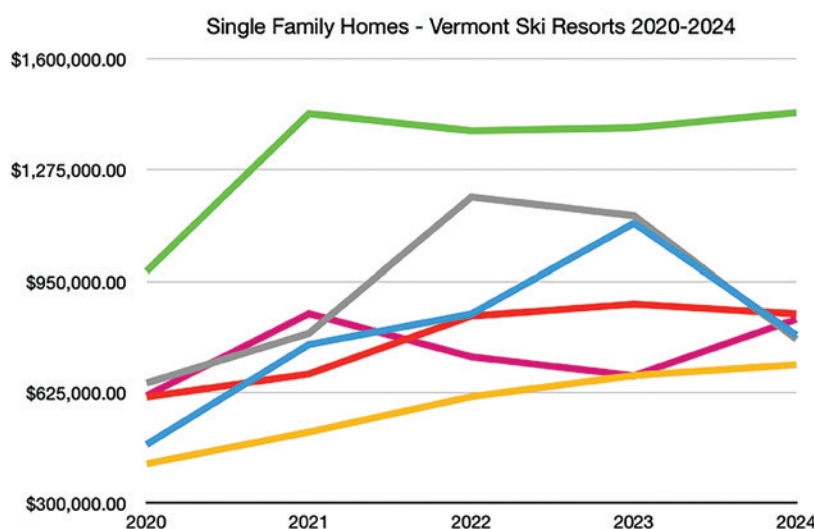
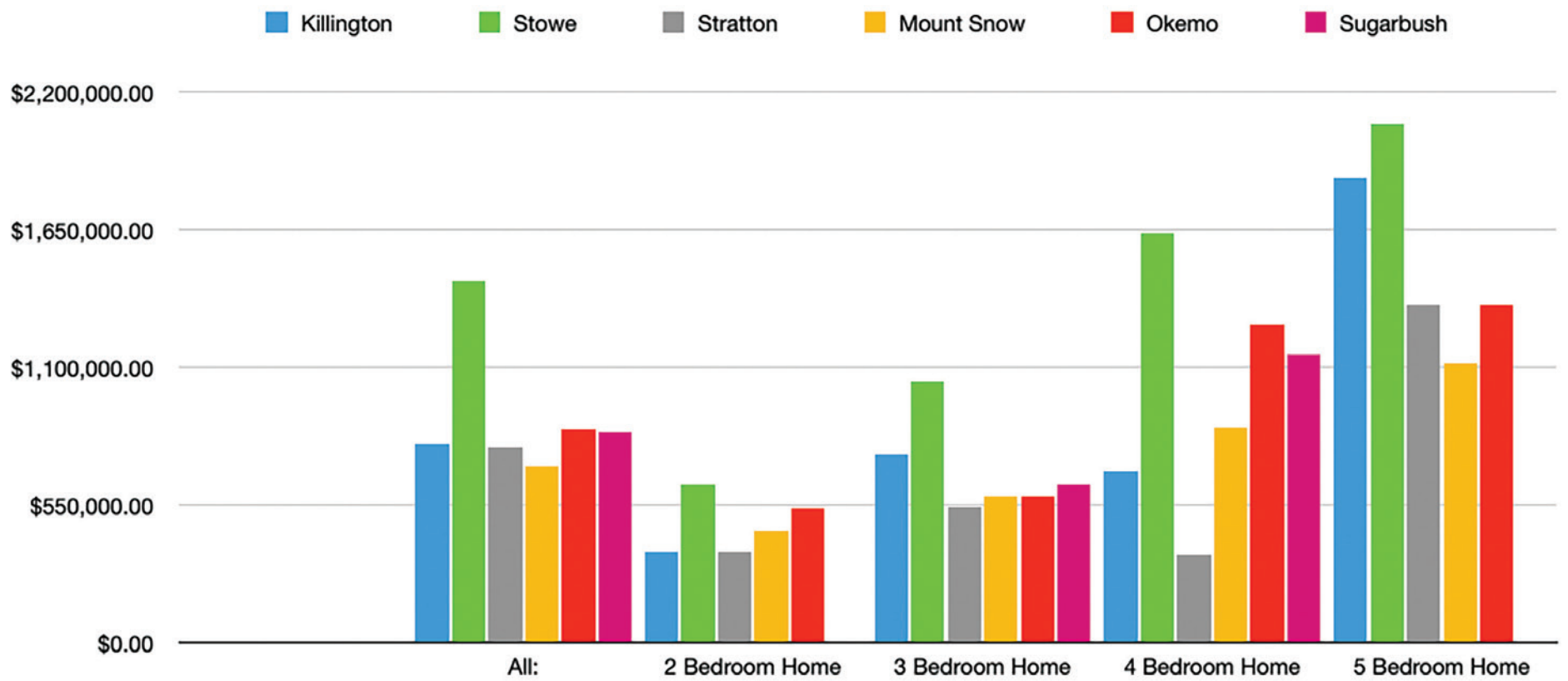
STATE OF REAL ESTATE > 21

Rutland County	2024	2023	+/- %
TOTAL SALES IN UNITS:	1,634	1,604	+ 1.9%
TOTAL SALES DOLLARS:	\$564,028,000	\$504,867,000	+ 11.7%
AVERAGE SALE PRICE:	\$345,182	\$314,755	+ 9.7%
AVERAGE DAYS ON MARKET:	52	56	- 7.1%
SOLD PRICE VS. LIST PRICE:	96.48%	98.01%	- 1.6%

Upper Valley VT & NH	2024	2023	+/- %
TOTAL SALES IN UNITS:	3,972.0	4,134.0	-3.9%
TOTAL SALES DOLLARS:	\$1,986,918,000	\$1,901,318,000	4.5%
AVERAGE SALE PRICE:	\$499,137	\$460,465	8.4%
AVERAGE DAYS ON MARKET:	40.8	39.1	4.3%
SOLD PRICE VS. LIST PRICE:	97.93%	98.76%	-0.8%

Courtesy Sotheby's International Realty

Charts show sales trend comparing 2024 with 2023 of all properties at all price points in Rutland County (left) and the Upper Valley, which includes Windsor County (right). Sales data for individual towns in the region can be seen on page 22 and 23.



Courtesy Sotheby's International Realty

Charts compare real estate prices at six Vermont ski resorts with the most desirable real estate. Top chart shows 2024 prices by size, bottom charts prices over time.

← **STATE OF REAL ESTATE** from page 20

which will be the first since 2011.

The townwide reappraisal is required because the town's common level of appraisal (CLA) is the lowest in the state (at 52.35% before the statewide adjustment of 0.75 applied this January per Act 183), well below the state-allowed threshold. The CLA adjusts property values from their published values on each town's Grant List to their actual market value by applying a blanket percentage difference to all properties. This ensures all Vermonters are paying taxes on their actual current market value.

The CLA in Killington being 52.35% means

that property owners of a home listed for \$250,000 on the Grand List are paying taxes based on its market value, which is nearly \$500,000.

After the reappraisal, that Killington home will be listed on the Grand List closer to how it's now taxed. When the reappraisal is completed the CLA should be 100%, in other words no adjustments will be needed as the Grand List will now match

the market value.

While the CLA is a blunt tool applied to all properties equally, the reappraisal will take into account the specifics of each property to

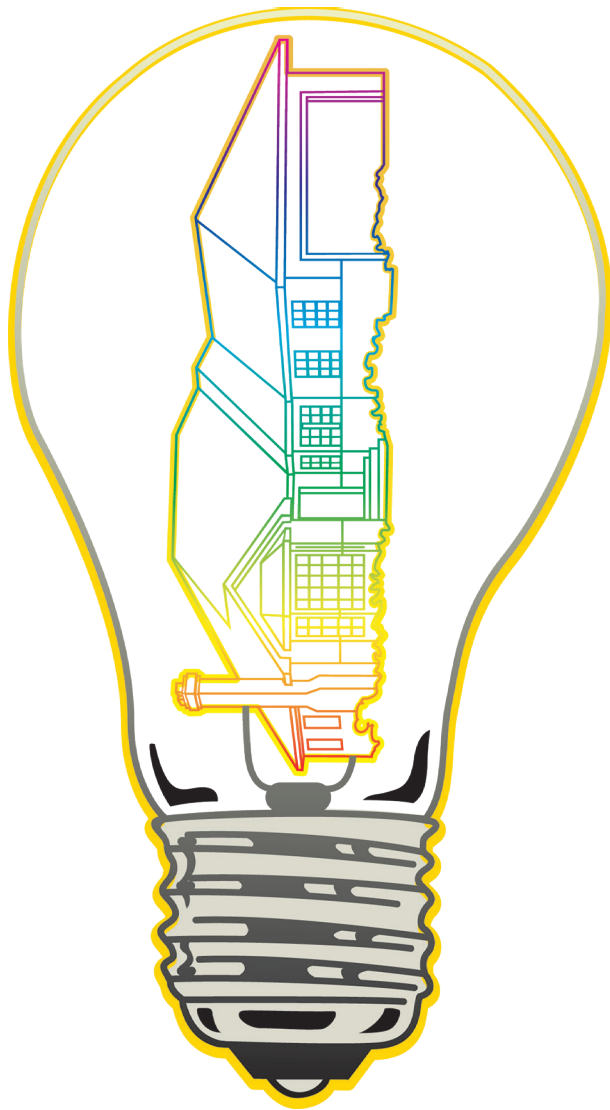
assess the value even more accurately — so some will see greater increases in valuations than others.

The effect on tax bills will mirror whether the valuation for each property is more or less than the 52.35% that was already being applied with the CLA.

Heidi Bomengen, owner of Prestige Real Estate in Killington, expects more properties to hit the market after homeowners receive their reassessment notices, as many properties are selling for more than double their Grand List value. Bomengen pointed out one property listed in Killington for \$875,000 was currently on the Grand List for only \$240,000 — something that's not uncommon — an example of just how outdated the town's Grand List has become.

"People are expecting the village to come in, and that's going to be the most expensive real estate on a ski area on the East Coast. That's highly justified because we have the best mountain in the East, hands down," Williamson said.

## Real Estate sales by town in Rutland County



TOWN	2024	2023	+/- %
<b>BENSON</b>			
TOTAL SALES IN UNITS:	5	6	-16.7%
AVERAGE SALE PRICE:	\$259,600	\$335,800	-22.7%
AVERAGE DAYS ON MARKET:	38.0	108.0	-64.8%
SOLD PRICE VS. LIST PRICE:	94.90%	97.63%	-2.8%
<b>BRANDON</b>			
TOTAL SALES IN UNITS:	45	48	-6.3%
AVERAGE SALE PRICE:	\$282,800	\$300,000	-5.7%
AVERAGE DAYS ON MARKET:	47.0	59.0	-20.3%
SOLD PRICE VS. LIST PRICE:	99.57%	99.68%	-0.1%
<b>CASTLETON</b>			
TOTAL SALES IN UNITS:	52	51	2.0%
AVERAGE SALE PRICE:	\$374,300	\$342,200	9.4%
AVERAGE DAYS ON MARKET:	93.0	71.0	31.0%
SOLD PRICE VS. LIST PRICE:	96.88%	94.95%	2.0%
<b>CHITTENDEN</b>			
TOTAL SALES IN UNITS:	13	15	-13.3%
AVERAGE SALE PRICE:	\$500,200	\$396,600	26.1%
AVERAGE DAYS ON MARKET:	59.0	52.0	13.5%
SOLD PRICE VS. LIST PRICE:	94.14%	95.02%	-0.9%
<b>CLARENDON</b>			
TOTAL SALES IN UNITS:	19	22	-13.6%
AVERAGE SALE PRICE:	\$348,800	\$301,700	15.6%
AVERAGE DAYS ON MARKET:	44.0	35.0	25.7%
SOLD PRICE VS. LIST PRICE:	96.74%	96.53%	0.2%
<b>DANBY</b>			
TOTAL SALES IN UNITS:	15	13	15.4%
AVERAGE SALE PRICE:	\$413,900	\$342,300	20.9%
AVERAGE DAYS ON MARKET:	60.0	51.0	17.6%
SOLD PRICE VS. LIST PRICE:	87.66%	91.42%	-4.1%
<b>FAIR HAVEN</b>			
TOTAL SALES IN UNITS:	23	23	0.0%
AVERAGE SALE PRICE:	\$215,300	\$185,000	16.4%
AVERAGE DAYS ON MARKET:	52.0	44.0	18.2%
SOLD PRICE VS. LIST PRICE:	95.43%	96.81%	-1.4%
<b>HUBBARDTON</b>			
TOTAL SALES IN UNITS:	11	17	-35.3%
AVERAGE SALE PRICE:	\$276,800	\$275,800	0.4%
AVERAGE DAYS ON MARKET:	69.0	56.0	23.2%
SOLD PRICE VS. LIST PRICE:	97.16%	96.87%	0.3%
<b>IRA</b>			
TOTAL SALES IN UNITS:	7	5	40.0%
AVERAGE SALE PRICE:	\$294,000	\$267,700	9.8%
AVERAGE DAYS ON MARKET:	110.0	58.0	89.7%
SOLD PRICE VS. LIST PRICE:	98.51%	98.11%	0.4%
<b>KILLINGTON</b>			
TOTAL SALES IN UNITS:	144	103	39.8%
AVERAGE SALE PRICE:	\$465,700	\$410,500	13.4%
AVERAGE DAYS ON MARKET:	48.0	54.0	-11.1%
SOLD PRICE VS. LIST PRICE:	96.15%	101.34%	-5.1%
<b>MENDON</b>			
TOTAL SALES IN UNITS:	21	28	-25.0%
AVERAGE SALE PRICE:	\$308,400	\$283,500	8.8%
AVERAGE DAYS ON MARKET:	76.0	101.0	-24.8%
SOLD PRICE VS. LIST PRICE:	97.53%	98.52%	-1.0%
<b>MIDDLETOWN SPRINGS</b>			
TOTAL SALES IN UNITS:	12	2	500.0%
AVERAGE SALE PRICE:	\$361,600	\$528,500	-31.6%
AVERAGE DAYS ON MARKET:	46.0	22.0	109.1%
SOLD PRICE VS. LIST PRICE:	97.52%	95.66%	1.9%
<b>MOUNT HOLLY</b>			
TOTAL SALES IN UNITS:	31	25	24.0%
AVERAGE SALE PRICE:	\$436,000	\$395,600	10.2%
AVERAGE DAYS ON MARKET:	25.0	82.0	-69.5%
SOLD PRICE VS. LIST PRICE:	98.32%	97.50%	0.8%
<b>MOUNT TABOR</b>			
TOTAL SALES IN UNITS:	5	3	66.7%
AVERAGE SALE PRICE:	\$351,900	\$268,000	31.3%
AVERAGE DAYS ON MARKET:	137.0	190.0	-27.9%
SOLD PRICE VS. LIST PRICE:	90.79%	98.77%	-8.1%
<b>PAWLET</b>			
TOTAL SALES IN UNITS:	13	19	-31.6%
AVERAGE SALE PRICE:	\$572,700	\$372,300	53.8%
AVERAGE DAYS ON MARKET:	50.0	86.0	-41.9%
SOLD PRICE VS. LIST PRICE:	93.72%	99.39%	-5.7%

TOWN	2024	2023	+/- %
<b>PITTSFIELD</b>			
TOTAL SALES IN UNITS:	6	9	-33.3%
AVERAGE SALE PRICE:	\$373,700	\$527,700	-29.2%
AVERAGE DAYS ON MARKET:	53.0	43.0	23.3%
SOLD PRICE VS. LIST PRICE:	99.42%	99.60%	-0.2%
<b>PITTSFORD</b>			
TOTAL SALES IN UNITS:	25	27	-7.4%
AVERAGE SALE PRICE:	\$346,500	\$314,000	10.4%
AVERAGE DAYS ON MARKET:	71.0	43.0	65.1%
SOLD PRICE VS. LIST PRICE:	98.89%	100.36%	-1.5%
<b>POULTNEY</b>			
TOTAL SALES IN UNITS:	32	43	-25.6%
AVERAGE SALE PRICE:	\$270,500	\$319,400	-15.3%
AVERAGE DAYS ON MARKET:	54.0	63.0	-14.3%
SOLD PRICE VS. LIST PRICE:	95.61%	97.51%	-1.9%
<b>PROCTOR</b>			
TOTAL SALES IN UNITS:	31	23	34.8%
AVERAGE SALE PRICE:	\$246,700	\$229,300	7.6%
AVERAGE DAYS ON MARKET:	41.0	13.0	215.4%
SOLD PRICE VS. LIST PRICE:	99.04%	98.90%	0.1%
<b>RUTLAND CITY</b>			
TOTAL SALES IN UNITS:	176	188	-6.4%
AVERAGE SALE PRICE:	\$245,300	\$228,500	7.4%
AVERAGE DAYS ON MARKET:	35.0	48.0	-27.1%
SOLD PRICE VS. LIST PRICE:	96.62%	97.84%	-1.2%
<b>RUTLAND TOWN</b>			
TOTAL SALES IN UNITS:	37	43	-14.0%
AVERAGE SALE PRICE:	\$378,600	\$420,100	-9.9%
AVERAGE DAYS ON MARKET:	98.0	36.0	172.2%
SOLD PRICE VS. LIST PRICE:	96.22%	97.63%	-1.4%
<b>SHREWSBURY</b>			
TOTAL SALES IN UNITS:	14	8	75.0%
AVERAGE SALE PRICE:	\$406,700	\$325,400	25.0%
AVERAGE DAYS ON MARKET:	50.0	19.0	163.2%
SOLD PRICE VS. LIST PRICE:	95.75%	97.09%	-1.4%
<b>SUDBURY</b>			
TOTAL SALES IN UNITS:	8	12	-33.3%
AVERAGE SALE PRICE:	\$433,100	\$293,300	47.7%
AVERAGE DAYS ON MARKET:	54.0	113.0	-52.2%
SOLD PRICE VS. LIST PRICE:	99.35%	96.62%	2.8%
<b>TINMOUTH</b>			
TOTAL SALES IN UNITS:	11	10	10.0%
AVERAGE SALE PRICE:	\$321,100	\$448,500	-28.4%
AVERAGE DAYS ON MARKET:	55.0	141.0	-61.0%
SOLD PRICE VS. LIST PRICE:	98.89%	94.48%	4.7%
<b>WALLINGFORD</b>			
TOTAL SALES IN UNITS:	29	20	45.0%
AVERAGE SALE PRICE:	\$376,500	\$377,300	-0.2%
AVERAGE DAYS ON MARKET:	48.0	61.0	-21.3%
SOLD PRICE VS. LIST PRICE:	96.98%	99.01%	-2.1%
<b>WELLS</b>			
TOTAL SALES IN UNITS:	17	21	-19.0%
AVERAGE SALE PRICE:	\$390,800	\$327,100	19.5%
AVERAGE DAYS ON MARKET:	55.0	57.0	-3.5%
SOLD PRICE VS. LIST PRICE:	93.91%	94.06%	-0.2%
<b>WEST HAVEN</b>			
TOTAL SALES IN UNITS:	1	3	-66.7%
AVERAGE SALE PRICE:	\$425,000	\$168,300	152.5%
AVERAGE DAYS ON MARKET:	4.0	56.0	-92.9%
SOLD PRICE VS. LIST PRICE:	100.00%	81.06%	23.4%
<b>WEST RUTLAND</b>			
TOTAL SALES IN UNITS:	15	16	-6.3%
AVERAGE SALE PRICE:	\$272,200	\$239,500	13.7%
AVERAGE DAYS ON MARKET:	29.0	38.0	-23.7%
SOLD PRICE VS. LIST PRICE:	97.46%	99.19%	-1.7%

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# Real Estate sales by Vt towns in the Upper Valley

TOWN	2024	2023	+/- %
<b>BARNARD</b>			
TOTAL SALES IN UNITS:	15	26	-42.3%
AVERAGE SALE PRICE:	\$655,900	\$792,700	-17.3%
AVERAGE DAYS ON MARKET:	75.0	56.0	33.9%
SOLD PRICE VS. LIST PRICE:	93.40%	96.51%	-3.2%
<b>BETHEL</b>			
TOTAL SALES IN UNITS:	20	25	-20.0%
AVERAGE SALE PRICE:	\$232,000	\$348,500	-33.4%
AVERAGE DAYS ON MARKET:	48.0	66.0	-27.3%
SOLD PRICE VS. LIST PRICE:	95.97%	97.27%	-1.3%
<b>BRADFORD</b>			
TOTAL SALES IN UNITS:	26	22	18.2%
AVERAGE SALE PRICE:	\$313,200	\$278,900	12.3%
AVERAGE DAYS ON MARKET:	32.0	15.0	113.3%
SOLD PRICE VS. LIST PRICE:	97.25%	100.94%	-3.7%
<b>BRIDGEWATER</b>			
TOTAL SALES IN UNITS:	17	9	88.9%
AVERAGE SALE PRICE:	\$491,600	\$675,700	-27.2%
AVERAGE DAYS ON MARKET:	44.0	124.0	-64.5%
SOLD PRICE VS. LIST PRICE:	97.61%	97.37%	0.2%
<b>CHELSEA</b>			
TOTAL SALES IN UNITS:	10	15	-33.3%
AVERAGE SALE PRICE:	\$351,200	\$373,100	-5.9%
AVERAGE DAYS ON MARKET:	61.0	38.0	60.5%
SOLD PRICE VS. LIST PRICE:	96.22%	98.53%	-2.3%
<b>CORINTH</b>			
TOTAL SALES IN UNITS:	18	13	38.5%
AVERAGE SALE PRICE:	\$234,300	\$268,300	-12.7%
AVERAGE DAYS ON MARKET:	63.0	21.0	200.0%
SOLD PRICE VS. LIST PRICE:	93.79%	93.85%	-0.1%
<b>FAIRLEE</b>			
TOTAL SALES IN UNITS:	16	8	100.0%
AVERAGE SALE PRICE:	\$450,900	\$468,700	-3.8%
AVERAGE DAYS ON MARKET:	19.0	7.0	171.4%
SOLD PRICE VS. LIST PRICE:	98.19%	99.06%	-0.9%
<b>HARTFORD</b>			
TOTAL SALES IN UNITS:	208	189	10.1%
AVERAGE SALE PRICE:	\$459,300	\$412,100	11.5%
AVERAGE DAYS ON MARKET:	35.0	26.0	34.6%
SOLD PRICE VS. LIST PRICE:	98.12%	100.52%	-2.4%
<b>HARTLAND</b>			
TOTAL SALES IN UNITS:	33	34	-2.9%
AVERAGE SALE PRICE:	\$468,400	\$371,100	26.2%
AVERAGE DAYS ON MARKET:	27.0	82.0	-67.1%
SOLD PRICE VS. LIST PRICE:	93.66%	98.59%	-5.0%
<b>NEWBURY</b>			
TOTAL SALES IN UNITS:	38	32	18.8%
AVERAGE SALE PRICE:	\$360,400	\$262,900	37.1%
AVERAGE DAYS ON MARKET:	59.0	31.0	90.3%
SOLD PRICE VS. LIST PRICE:	96.02%	96.84%	-0.8%
<b>NORWICH</b>			
TOTAL SALES IN UNITS:	38	40	-5.0%
AVERAGE SALE PRICE:	\$856,100	\$830,000	3.1%
AVERAGE DAYS ON MARKET:	60.0	47.0	27.7%
SOLD PRICE VS. LIST PRICE:	97.70%	99.20%	-1.5%
<b>POMFRET</b>			
TOTAL SALES IN UNITS:	10	15	-33.3%
AVERAGE SALE PRICE:	\$786,600	\$710,100	10.8%
AVERAGE DAYS ON MARKET:	65.0	34.0	91.2%
SOLD PRICE VS. LIST PRICE:	98.32%	103.20%	-4.7%
<b>RANDOLPH</b>			
TOTAL SALES IN UNITS:	39	63	-38.1%
AVERAGE SALE PRICE:	\$386,000	\$312,800	23.4%
AVERAGE DAYS ON MARKET:	38.0	60.0	-36.7%
SOLD PRICE VS. LIST PRICE:	98.41%	99.18%	-0.8%
<b>ROYALTON</b>			
TOTAL SALES IN UNITS:	26	10	160.0%
AVERAGE SALE PRICE:	\$347,200	\$228,300	52.1%
AVERAGE DAYS ON MARKET:	66.0	86.0	-23.3%
SOLD PRICE VS. LIST PRICE:	100.40%	95.98%	4.6%
<b>SHARON</b>			
TOTAL SALES IN UNITS:	13	9	44.4%
AVERAGE SALE PRICE:	\$388,000	\$308,200	25.9%
AVERAGE DAYS ON MARKET:	42.0	30.0	40.0%
SOLD PRICE VS. LIST PRICE:	94.76%	102.53%	-7.6%

TOWN	2024	2023	+/- %
<b>STRAFFORD</b>			
TOTAL SALES IN UNITS:	9	16	-43.8%
AVERAGE SALE PRICE:	\$391,300	\$343,600	13.9%
AVERAGE DAYS ON MARKET:	79.0	20.0	295.0%
SOLD PRICE VS. LIST PRICE:	95.72%	97.51%	-1.8%
<b>THETFORD</b>			
TOTAL SALES IN UNITS:	27	28	-3.6%
AVERAGE SALE PRICE:	\$486,800	\$532,300	-8.5%
AVERAGE DAYS ON MARKET:	38.0	12.0	216.7%
SOLD PRICE VS. LIST PRICE:	95.99%	99.28%	-3.3%
<b>TUNBRIDGE</b>			
TOTAL SALES IN UNITS:	14	16	-12.5%
AVERAGE SALE PRICE:	\$274,900	\$293,800	-6.4%
AVERAGE DAYS ON MARKET:	65.0	71.0	-8.5%
SOLD PRICE VS. LIST PRICE:	92.81%	100.10%	-7.3%
<b>VERSHIRE</b>			
TOTAL SALES IN UNITS:	9	11	-18.2%
AVERAGE SALE PRICE:	\$376,700	\$334,100	12.8%
AVERAGE DAYS ON MARKET:	85.0	97.0	-12.4%
SOLD PRICE VS. LIST PRICE:	99.33%	94.01%	5.7%
<b>WEATHERSFIELD</b>			
TOTAL SALES IN UNITS:	23	37	-37.8%
AVERAGE SALE PRICE:	\$303,800	\$247,900	22.5%
AVERAGE DAYS ON MARKET:	30.0	41.0	-26.8%
SOLD PRICE VS. LIST PRICE:	100.50%	98.50%	2.0%
<b>WEST FAIRLEE</b>			
TOTAL SALES IN UNITS:	9	11	-18.2%
AVERAGE SALE PRICE:	\$376,700	\$334,100	12.8%
AVERAGE DAYS ON MARKET:	85.0	97.0	-12.4%
SOLD PRICE VS. LIST PRICE:	99.33%	94.01%	5.7%
<b>WEST WINDSOR</b>			
TOTAL SALES IN UNITS:	27	25	8.0%
AVERAGE SALE PRICE:	\$489,200	\$419,600	16.6%
AVERAGE DAYS ON MARKET:	52.0	104.0	-50.0%
SOLD PRICE VS. LIST PRICE:	98.11%	93.64%	4.8%
<b>WINDSOR</b>			
TOTAL SALES IN UNITS:	38	40	-5.0%
AVERAGE SALE PRICE:	\$353,000	\$241,900	45.9%
AVERAGE DAYS ON MARKET:	38.0	52.0	-26.9%
SOLD PRICE VS. LIST PRICE:	95.54%	98.57%	-3.1%
<b>WOODSTOCK</b>			
TOTAL SALES IN UNITS:	56	73	-23.3%
AVERAGE SALE PRICE:	\$1,004,300	\$1,081,500	-7.1%
AVERAGE DAYS ON MARKET:	60.0	89.0	-32.6%
SOLD PRICE VS. LIST PRICE:	97.31%	94.21%	3.3%

## ← STATE OF REAL ESTATE, CONT from page 21

“I expect that we’re going to see more properties come on the market in the spring, or certainly in the summer after people have gotten notice of their new tax assessments, and particularly when the tax bills come out,” she said.

“People are going to get a shock. I think it’s going to put some additional price pressure on the market. It’s going to be the whole supply and demand equation. We’re going to see more supply, so buyers will have more to choose from, and there’s going to be more competition amongst the homes that are for sale.”

Williamson also said that the upcoming reassessment is long overdue, explaining that Killington’s assessed property values have long lagged behind actual market values.

“The taxes will most likely increase,” he said, but he didn’t think the new prices would be as shocking. “I don’t think they’re going to increase as much as in prior years.”

Real estate agents are also anticipating the construction of Killington Village, which will shake up inventory and home prices.

The Killington Village is a major multi-phase development project that will be constructed at the base of the mountain on 1,095 acres of land. Permits for Phase 1 call for 32,000 square feet of commercial space and 225 new units of housing with a mix of condos, townhomes, and single-family homes. Great Gulf’s re-envisioned village design includes a pedestrian-only Main Street that leads to the base of the mountain, where a crystalline lodge will replace the current Snowshed and Ramshead lodges.

Presales for new homes in the village could start as early as this fall. Williamson is also predicting that the demand for land will also increase. Williamson had two 3-acre parcels of land for sale on East Mountain Road for about \$650,000 each at the end of January and anticipated listing more.

“Those would be the most expensive parcels of land to sell ever in Killington,” he said. “People are expecting the village to come in, and that’s going to be the most expensive real estate on a ski area on the East Coast. That’s highly justified because we have the best mountain in the East, hands down.”

Additionally, Base Camp at Bear Mountain broke ground this fall and expects vertical construction to begin on its 102 residential units in September with the first of the ski-in, ski-out duplexes occupied as early as spring 2026 (see story page 42).



Submitted

A man relaxes on a couch with a book and tea.

# NEW REGIONAL HOUSING TARGETS HELP SET ROADMAP FOR HOUSING SHORTAGE

The Vermont Department of Housing and Community Development (DHCD), in collaboration with the Vermont Association of Planning and Development Agencies (VAPDA) and the Vermont Housing Finance Agency (VHFA), has released new regional targets for housing production across the state and a new tool that allows DHCD to track progress towards those regional housing goals in near real time.

The Statewide and Regional Housing Targets report was required as part of the HOME Act of 2023 and ACT 181 of 2024. DHCD and VAPDA coordinated to produce the housing production targets and VHFA was contracted to support the development of the targets. The report examined the depths of Vermont’s housing shortage and developed a methodology to create regional housing targets for 2030 and 2050 that will enable the state to stabilize housing prices, normalize vacancy rates, help grow its current workforce, and attract new residents.

The regional areas are based on Vermont’s 11 Regional Planning Commission boundaries and the towns that lay therein.

Region	2025-2030		2025-2050	
	Lower	Upper	Lower	Upper
Addison County	1,296	1,978	4,103	8,088
Bennington County	1,453	2,188	4,483	8,836
Central Vermont	2,540	3,864	8,045	15,856
Chittenden County	7,301	10,537	15,783	47,407
Lamoille County	1,387	1,959	3,359	6,621
Mount Ascutney (Southwest)	1,207	1,781	3,750	7,391
Northeastern Vermont	2,836	4,193	9,014	17,768
Northwestern Vermont	2,144	3,249	6,755	13,315
Rutland Regional	2,707	4,065	8,100	15,965
Two Rivers Ottauquechee	2,424	3,640	7,692	15,162
Windham Regional	2,571	3,730	7,933	15,635
<b>Vermont</b>	<b>27,867</b>	<b>41,185</b>	<b>79,018</b>	<b>172,044</b>

Courtesy state of Vermont

Total additional home targets for regions of the state for 5 years and 25 years, 2025-2030 and 2025-2050

### The new Regional Housing Target assessment finds:

- By 2030, for Vermont to address its demographic challenge it needs to add 41,000 new rental and owner-occupied residences. (That’s translates to 8,200 housing units per year for the next five years.)
- By 2050, the projected need is 172,000 new homes. That translates to an aver-

age of 7,000 new homes annually over the next 25 years.

- In 2023, building permits were issued for 2,456 homes statewide. That’s an improvement over the historic low of 1,300 permits set in 2011, but well below the peak of 4,800 in 1988.

The Scott Administration is using this new data to inform its housing policy objectives

HOUSING TARGETS > 28



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# REVITALIZING RUTLAND: LOCAL HOUSERS SEEK TO REHAB VACANT PROPERTIES FOR AFFORDABLE HOUSING

By James Kent

Affordable housing remains one of Vermont’s most pressing issues, and Rutland County is no exception. While much of the conversation focuses on building new housing, a group of local housing advocates known as “housers” is taking a different approach—revitalizing vacant and distressed properties to bring them back online.

Rutland City alone has an estimated 240 vacant units, with 2,413 more throughout Rutland County that could be rehabilitated and turned into homes. Rather than waiting for large-scale development projects that can take years and come with high costs, these local advocates believe addressing the existing housing stock could provide a faster, more cost-effective solution to meet the growing demand for affordable and transitional housing.

Still, challenges remain without state and local support and without a clear roadmap on how to locate these available units. A recent state study

Rutland City alone has an estimated 240 vacant units, with 2,413 more throughout Rutland County that could be rehabilitated and turned into homes.

on the feasibility of a Vermont land bank may offer some solutions, potentially creating a dedicated entity to acquire and revitalize abandoned or tax-delinquent properties for community use.

Building a coalition for housing solutions

At a Partners in Housing meeting held at Downtown Rutland’s HuB CoWorks on Friday, Jan. 31, local leaders, housers, developers, and



By James Kent

Rutland City Mayor Michael Doenges (left) spoke at a Partners in Housing meeting in Downtown Rutland on Friday, Jan. 31.

wrappers (agencies that assist those in need of housing) gathered to discuss solutions. Stephen Box, a Rutland City-based housing advocate, led the discussion alongside Mike Waugh of Verent Solutions and Scott Graves, a developer focused on financing solutions for housing projects.

Box emphasized the critical role of small-scale landlords and community-driven investment:

“In the state of Vermont, 80% of the housing is owner-occupied. Of the remaining 20%, 80% of that is mom-and-pop landlords. In other words, mom-and-pop landlords are providing the bulk of affordable

LOCAL HOUSERS > 27

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← **LOCAL HOUSERS** from page 25

housing. And yet, 80% of the funding goes to the nonprofits. How can that be?”

The disparity between funding sources and who is providing housing raises key questions about how to support small-scale developers and landlords actively bringing units back online.

Rutland City Mayor Michael Doenges, who attended the meeting, acknowledged the scale of Vermont’s housing crisis.

“When people talk about affordable housing, they’re usually talking about government-funded, federally-financed housing that costs about \$450 a square foot to build right now,” Doenges said. “It’s extremely expensive. Today, I just had two different conversations with people that are looking to build under \$200 a square foot, and that gets into the ‘somewhat reasonable for today’ category. And I know there’s ways to do it for less than that as well.”

This high cost of construction makes rehabilitating vacant properties an attractive alternative, particularly if public-private partnerships or a land bank system can help reduce financial barriers for small-scale developers.

**Identifying the obstacles to bringing housing online**

One of the opening challenges in repurposing vacant housing is identifying property owners and determining whether they are willing to sell, renovate, or partner with developers.

“In Rutland, it’s not that we lack housing—it’s that a lot of it is offline. Some of these homes have been abandoned for years. Some are owned by out-of-state individuals who don’t even realize their properties have become rundown,” Box explained.

The recent Vermont Housing Needs Assessment found that 10,879 vacant and abandoned homes exist throughout the state, representing 3% of Vermont’s housing stock. Additionally, the state estimates that 24,000 to 36,000 homes need to be added by 2029 to meet housing demand.

As explored in the state’s recent study under Act 181 of 2024, a proposed Vermont Land Bank could help facilitate acquiring and redeveloping these vacant homes—not just in Rutland but across Vermont. Land banks have proven successful in other states, allowing communities to:

- Acquire vacant and tax-delinquent properties.
- Repurpose abandoned homes and commercial buildings for housing.
- Support economic development by stabilizing neighborhoods.

If implemented, a land bank in Vermont could offer a structured way to support housing advocates in Rutland, making it easier to turn distressed properties into livable spaces.

**Connecting housing stakeholders**

To address the immediate challenges in Rutland, Partners in Housing aims to create a database of vacant properties, track their ownership status, and develop partnerships to bring these homes back online. The database is a first step in a larger strategy, which includes:

- Coordinating with local and state officials to identify priority properties.
- Developing financial incentives for small-scale landlords and developers to take on rehab projects.
- Exploring how a potential Vermont land bank could complement local housing efforts.

Mike Waugh of Verent Solutions presented a technology-driven plat-

form designed to streamline the rental and tenant support process, including:

- Connecting landlords, tenants, and social service organizations.
- Reducing paperwork and administrative burdens for rental assistance programs.
- Providing real-time data on available housing units.
- Ensuring fair and accessible lease agreements.

“Part of the problems in relation to the ability for wrappers to be able to provide the support that’s needed is that these wrappers tend to be siloed, they tend to be fragmented, the systems that they use tend to be complicated to navigate... There’s intense case management needs,” Waugh said.

Waugh emphasized that Rutland could serve as a model for how small cities can revitalize housing stock through better coordination and technology. “We want to make products and services that enable you guys to meet the need and bring these units back online,” he added.

Scott Graves, an economic developer who specializes in securing financial backing for housing projects, pointed out that most affordable housing in Vermont is provided by small, independent landlords—not large developers.

To better support local investment, Graves proposed creating investment pools where small-scale landlords and investors can finance property rehabilitation together.

If established, a Vermont Land Bank could further bolster these efforts by creating a dedicated, sustainable funding source to assist small landlords and developers in bringing properties back into the housing market.

“If Vermont adopted a land bank model, it could help smaller communities achieve their economic development goals,” said Vermont Economic Development Commissioner Joan Goldstein.

Finding a sustainable funding source for such an initiative remains a key challenge, but if implemented correctly, it could significantly enhance efforts like those underway in Rutland.

*For more information, visit: [partnersinhousingvt.com](http://partnersinhousingvt.com).*



Submitted

← **HOUSING TARGETS** from page 24

which Governor Scott outlined during his press conference on Jan. 21.

“Every community in Vermont needs more homes now,” said Governor Scott. “My team will continue to be committed to make structural changes that will help communities, ease regulation, and incentivize housing in all parts of the state, so more Vermonters can find an affordable place to live.”

“We have got to pick up the pace,” said DHCD Commissioner Alex Farrell. “These targets reinforce what we already know: we are not adding new homes fast enough to meet current demand, let alone even modest growth. At DHCD, we are working on innovative ideas to help boost housing production, including building out water and sewer infrastructure to encourage construction. We hope the legislature will support these efforts,” Farrell added.

“As regional planners, we recognize that these statewide and regional numbers may be a lot for some municipalities to absorb,” said Devon Neary, executive director of the Rutland Regional Planning Commission and

current VAPDA Chair. “We are committed to work with local cities and towns to help break the numbers down to achievable goals over-time. These targets represent aspirational goals for the state to reverse our housing and demographic trends.”

“Every community in Vermont needs more homes now,” said Governor Scott. “My team will continue to be committed to make structural changes that will help communities, ease regulation, and incentivize housing in all parts of the state, so more Vermonters can find an affordable place to live.”

As a part of ACT 181, DHCD will be required to report to the Legislature on progress being made towards these targets annually. No such tool for measuring housing development in the state existed, so DHCD partnered with the Vermont Center for Geographic Information (VCGI) to create a new data dashboard. The Housing Development Dashboard utilizes data from a variety of sources, including E911 sites across the state to determine where

new housing units are being developed.

“This dashboard is a first of its kind. It’s as close to a real time look at where housing units are being generated in Vermont as we have ever had before,” said John Adams, director of the Vermont Center for Geographic Information. “While we’ve pulled together a variety of data sources to determine where and when housing is being built, the dashboard is a work in progress, and we will continue to work with partners to dial in accuracy going forward,” Adams added.

The first report out of the dashboard and progress towards regional housing targets will be in 2026.

In the interim, the dashboard has taken the average of homes built annually between 2021 and 2024 and compared that to the targets to give DHCD a current statewide look at housing production progress.

Currently the state is only building 27% of the homes it needs annually to meet the 2030 targets outlined.

For more information, visit: [Housingdata.org](http://Housingdata.org).

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# PHIL SCOTT OUTLINES PROPOSAL FOR MAKING IT 'FASTER, EASIER AND LESS EXPENSIVE' TO BUILD HOUSING

The governor will again push for expanding Act 250 exemptions and limiting challenges to new housing projects

By Carly Berlin/VTDigger

*Editor's note: This story, by Report for America corps member Carly Berlin, was produced through a partnership between VTDigger and Vermont Public.*

During the first days of his fifth term in office, Gov. Phil Scott emphasized a familiar priority: create more housing across Vermont. At a press conference at the Statehouse Jan. 21, members of his administration outlined how they want lawmakers to do that.

They began by underscoring just how sluggish homebuilding across the state has become, pointing to a new set of legislatively-mandated "housing targets" (see story on page 24) unveiled by administration officials alongside a map to track them. If Vermont wants to ease homelessness, grow its workforce, fill its schools and encourage more people to move here, the state will need over 41,000 additional homes by the end of the decade, and over 172,000 by 2050, according to the analysis.

"Right now, we're only building about a quarter of what we need to meet our targets," Scott said. "Which is why it's important we focus on housing this legislative session — especially in areas like appeals and Act 250 regulation to make it faster, easier and less expensive to build here."

Administration officials want to make it harder for opponents to block new housing projects, particularly in areas where local and state land-use rules have sought to encourage more housing growth. Reforming the appeals process was a priority for the Republican governor's administration last legislative session, but few of its recommendations made it to the finish line.

This year, the administration will push to raise the standards for when a neighbor of a proposed housing development can challenge it in court, said Alex Farrell, Scott's housing commissioner.

FASTER, EASIER TO BUILD > 39



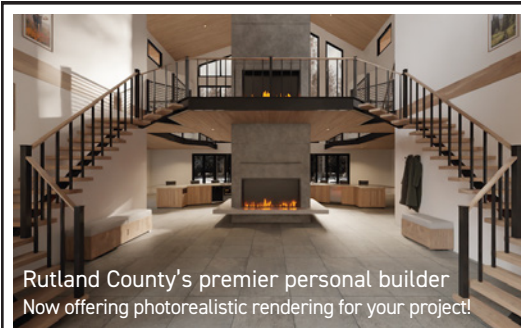
Courtesy Gov. Scott, FB  
Vermont Governor Phil Scott has proposed reforming Act 250 to help build homes faster and easier.



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Courtesy Seth Shaw

Left: Yard crew loading materials circa 1981. Middle: Former long time employee Roger Neil chats with Seth (circa 1981). Right: mid-winter yard scene circa 1982.

## MOUNTAIN LUMBER AND HARDWARE: NEW NAME, REMODELED, SAME RELIABLE SERVICE FOR 56 YEARS

By Victoria Gaither

In 1969, the Woodstock Festival was held on a dairy farm in Bethel, New York; Apollo 11 astronauts landed on the moon; Vermonter's picked up trash on the first Green Up Day (a state tradition now held on the first Saturday in May), and Vermont Public Radio broadcasted for the first time.

While all that was happening, Bill Shaw opened Killington's Goodro Lumber, now Mountain Lumber and Hardware.

The lumber yard and hardware store still occupy the same space at 4489 U.S. Route 4 in Killington, but the family business is currently getting a makeover — including a new name, logo and sign.

Seth Shaw, Bill's son and now business partner, explained, "We are tearing the store apart. We are putting in a new floor, taking all the existing inventory, and shuttling it from one corner to the next, laying a new series of floors down, new lighting, new paint, a new experience for our customers."

The plan also calls for converting some of the warehouse space into retail. Seth said, "We don't need the warehouse space anymore because there is such a frequent flow of shipments in there. We don't need to backstock as much as we used to."

The remodel will better allow Seth to look through inventory and take stock of what is selling and what is not leaving store shelves. He said store flow is essential for better customer service. And many things will not change in the makeover, he added, "We want folks to walk in and easily find what they are looking for. The entry isn't going to change; the exit isn't going to change."

To hear Seth discuss the renovation project is to listen to a man who cares deeply about his family's business and community.

"Family-run businesses are somewhat of a dying breed, or if they aren't dying, they are poised to be less and less setup to be successful and transitioned down through generations," explained Seth Shaw.

It wasn't a given that Seth was going into the family business despite growing up at the lumber yard. He left Vermont as a young man and had no intentions of joining his dad and mother, Cathy, but in his 20s, Seth had summers off because he was a teacher and would work in the store; that later life experience changed him.

"In my 20s, taking a stab at it during the summers, I began to get a keen sense of what it meant to work in an established relevant enter-

prise and a kind of a machine in our summer community. We are a part of this industry that supports local builders and enhances the homeowner's experience for so many people who walk through our doors."

Perhaps it was the hammering, saw noise, and phones constantly ringing at the shop, that reminded Seth fondly of his childhood, that drew him back in his 20s and helped him decide to join his mom, dad, and now wife, Jenny, in the family business.

The Killington community is beloved by the Shaws, as their businesses are beloved as a staple in the local and regional community.

When Killington Homeowner Anne Kirby needed new windows in 2018

for her classic Vermont Farm House, she went to Mountain Lumber and Hardware and ended up saving money.

"I ordered all new windows for my 1900 house, 13 windows in total. Seth was very thorough and came and measured everything. Since I wasn't going to find anyone to install in the fall, people were booked out. Seth encouraged me to take advantage of a sale, purchase now, and store the windows over the winter in my barn so they would be ready in the spring. It was a cost-saving

solution that he thought of."

Kirby says the knowledge and expertise make Mountain Lumber and Hardware a gem in the Killington community.

Kirby is an artist who sometimes needs her boards sized and help to navigate paint, and said they are always helpful. She also loves the "last minute Vermont products like honey, at checkout, feels good to buy local."

Seth said, "Showing up and being there for our customers every day is the key to what we do and ensuring the product here will last. There is no use in selling products to people that will be falling apart."

"I am conscious of the fact that builders have the option to come here or go elsewhere to source their product. It's exciting to think that I can point to many locations in town over the last 25 years built from our materials, that are still thriving," he added.

Over 55 years, serving thousands of people from construction builders to homeowners building a backyard shed or trying to find the right screw for the project, Mountain Lumber and Hardware continues to move forward with technology and makes life easier in many ways.

← **MOUNTAIN LUMBER** from page 30

Seth smiles about how things used to be done with some customers, "I got napkin drawings," he remembered. "But now technology has changed. Now people are taking pictures of a plumbing problem and saying, hey, this pipe is leaking and is connected like this, and they pull out their phones and show me the picture of what's not working, and I can do so much more with a picture than a drawing."

Seth said, "Showing up and being there for our customers every day is the key to what we do and ensuring the product here will last. There is no use in selling products to people that will be falling apart."

Jenny Shaw, his wife and partner in business, has a background in business and once worked for the National Park Service and says old and new can work hand in hand. "I can contrib-

ute using more digital tools and things like shared Google Drive, and we can look at the same document, which saves time and is more efficient."

She mentions that working alongside Cathy allows her to pick up tips and pointers on how the business works, and joining old and new techniques makes it a better company.

Family businesses are unique in hiring people, so when then-customer Bruce Pauley needed help with his home in Plymouth on a recommen-

dation from a neighbor, he turned to Mountain Lumber and Hardware. After working with the staff on his nine-year home project,

"I found myself with some extra time on my hands. Although I am retired, I don't like being idle and prefer working, so when Seth offered me a part-time job, I was ready."

Pauley has been tasked with some of the renovation work and is excited about the improvements. Adding that customers needing to use the restroom "are welcome!"

Reflecting on the work experience, he added, "Everyone tries exceptionally hard to be very helpful, whether you are looking for a single screw to match one that was lost to someone needing thousands of board feet of lumber."

Customers will see everyday seasonal items on the shelves, and, if Jenny Shaw has her way, gardening and pet supplies eventually, too!

But for now, what excites Seth about the future of Mountain Lumber and Hardware "is continuing to be a relevant entity selling products that work to build this community whatever shape or form that might take."



By Victoria Gaither

Seth Shaw works to dismantle shelves and moving product to get the store ready for a complete facelift to enhance the customer experience and add efficiency.

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# NEW 15,000 SQUARE FOOT DISTILLERY, TASTING ROOM AND WORKFORCE HOUSING IN KILLINGTON SEEKS PERMITS

**By Polly Mikula**

KB22 LLC submitted its site plan and PUD application to the town of Killington proposing a new 15,000 square foot distillery, tasting room/restaurant and workforce housing off Route 4 in Killington. The entry would be 85 feet east of the Greenbrier, before the intersection with Route 100, according to the site plan and PUD application submitted to the town by Nicole Kesselring, president of Enman Kesselring Consulting Engineers.

The proposed development would be on 5.6 acres of a 58-acre parcel and would include the development of a distillery with a tasting room/restaurant, a warehouse building, and an 8-unit multi-family dwelling building, marked as "workforce housing" on the plans.

The 15,000 square foot distillery

building would be used mainly for manufacturing (12,600 square feet) with the remaining 2,400 square feet developed to be a tasting room and restaurant. A separate warehouse building and an 8-unit multifamily building would also be constructed on the 5.6 acres as

part of Phase 1.

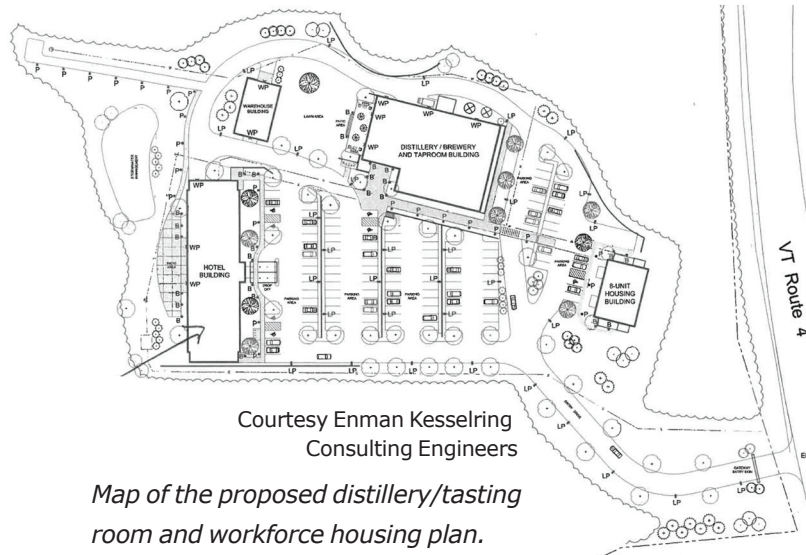
The distillery tasting room is permitted for 200 seats (two meals per day), according to the wastewater and water supply system design submitted with the site plan and PUD application.

Phase 1 shows 103 parking spaces — exceeding the 80 required.

In the future, a 60-room hotel will be part of the development but is not part of this Phase 1 application.

Construction is anticipated to begin later this year following the issuance of state permits and is anticipated to take 18 months, according to the site plan and PUD application.

The development review board will hold a public hearing of the plan Thursday, Feb. 20 at 6:30 p.m. at the Public Safety Building and via Zoom.



Map of the proposed distillery/tasting room and workforce housing plan.



Courtesy Enman Kesselring Consulting Engineer

Above: rendering of the proposed new 15,000 sq. ft. distillery and tasting room. Bottom left: rendering of the 8-unit workforce housing. Bottom right: map of parcel.

# A VISION IN THE CLOUDS: SCANDINAVIAN-INSPIRED LUXURY LIVING AT 2,400 FEET

By James Kent

At one of the highest buildable elevations in Killington, a new vision for mountain living is taking shape. This two-home compound offers a rare blend of modern Scandinavian design, cutting-edge energy efficiency, and breathtaking panoramic views. Envisioned by architect and developer Erik Rhoden, this project brings Nordic craftsmanship and innovation to Vermont's premier ski destination.

Rhoden, a Swedish-licensed architect (including several New England states) with extensive experience in Nordic building techniques, knew precisely what he wanted when creating this development.

"The quality and energy efficiency of panel construction coming out of Finland and Sweden are unmatched," Rhoden said.

After seeing a Polar Life Haus home in Helsinki, he knew he wanted to bring that level of craftsmanship to the U.S.

The two-home compound is designed to fit seamlessly into its natural surroundings. Built entirely in Finland, at Polar Life Haus, the homes will be shipped to Vermont and assembled on-site, with local crews handling the finishing touches. The panel construction ensures tight, energy-efficient seals, while 12-inch-thick exterior walls provide superior insulation and noise reduction. Polar Life Haus' HTWS, integrated window solutions, offer high-energy efficiency while maximizing the stunning external views.

Inside, every detail reflects Scandinavian precision. Swedish-engineered doors feature concealed hinges and magnetic locks for a seamless aesthetic. The exterior is clad in hand-selected Finnish spruce, designed to weather gracefully over time.

While the concept images provide an approximation of the potential of these dwellings upon completion, the external footage surrounding these home designs are the actual views of the Killington property and what the homeowner will experience.

## Two unique residences, one Unmatched location

This semi-detached duplex consists of two distinct residences, each offering its own luxurious living experience:

### Home 1 – \$1,589,000

- Size: 1,713 sqft | Bedrooms: 1 | Bathrooms: 3 | Stories: 3
- Two-story living space with full-height triple-pane windows and a wood-burning stove
- Open library/TV area, sauna, and a southern-facing balcony
- Walk-out lower level with a flexible art studio or rec room, full bath, laundry, and patio with a fire pit

### Home 2 – \$2,989,000

- Size: 3,976 sqft | Bedrooms: 2 | Bathrooms: 4 | Stories: 3 + Penthouse Level
- Spacious open-concept kitchen and dining area overlooking a grand two-story living space
- Private library/TV room and a half-bath
- Two en-suite bedrooms, including a primary suite with glass railing views of the living space below
- Penthouse-level family room with a bar/kitchen area, sauna, and rooftop terrace with a hot tub

With radiant heating, mini-split cooling, and a high-performance membrane roof, these homes are designed for energy efficiency without sacrificing comfort or style.

Once one unit is sold, construction can begin, with an estimated timeline of 12-14 months from groundbreaking to move-in.

For those looking to own a one-of-a-kind mountain retreat, this project offers an unmatched combination of design, craftsmanship, and some of the best views in Killington.

For more information, visit: [killingtonvalleyrealestate.com](http://killingtonvalleyrealestate.com).



Renderings by John Gentile at Blue Pixel 3D





Renderings by John Gentile at Blue Pixel 3D





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Ryan Bent Photography

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← **FASTER, EASIER TO BUILD** from page 29

“Unless you can demonstrate that the project is out of line with the local and state land-use regulations, it’s going to be really hard to bring an appeal, unless, then, you can demonstrate some really undue harm,” Farrell said of the administration’s proposal, which he said is modeled off a law from Washington state.

The Scott administration also wants to make changes to a major housing and land-use reform law passed last year. That law took aim at Act 250, Vermont’s state-wide development review program, and made temporary carve-outs for some new housing projects while a yearslong mapping process gets underway to determine Act 250’s reach in the future.

Those near-term exemptions have already shown signs of success, prompting developers to move forward with projects they said they wouldn’t otherwise have pursued. The carve-outs are mainly tied to state-designated downtowns and villages, Farrell said, and administration officials want to expand them to areas served by water and wastewater infrastructure, to give more housing projects a chance to bypass Act 250.

Scott has long cited the added cost, time, and risk the Act 250 process adds to new housing projects. He said his goal is not to tear down the law, which is heralded by some environmentalists.

“It’s really, actually, I think, a good thing that he stepped up and is proposing something concrete,” Mihaly said. “So in the next weeks, we’ll be dealing with it piece by piece.”

“I want to be clear, we’re not asking to get rid of Act 250 and land use regulation altogether, because I think we all agree we don’t want houses to litter our mountainsides or development that replaces our farmland,” Scott said. “What we’re asking for is to make it easier and faster to develop in the places where it makes sense, where there’s existing infrastructure, or the ability to add to what’s already there.”

Officials also want to create more opportunities for smaller towns to build that infrastructure. They proposed creating a new financing program called “Strategic Projects for Advancing Rural Com-

munities,” which would function like a smaller-scale tax increment financing program. The new program would allow municipalities and developers to borrow funding for infrastructure upgrades needed to build a new housing project against its future value, said Lindsay

“We’re not asking to get rid of Act 250 and land use regulation altogether, because I think we all agree we don’t want houses to litter our mountainsides or development that replaces our farmland,” Scott said. “What we’re asking for is to make it easier and faster to develop in the places where it makes sense.”

Kurrle, secretary of the Agency of Commerce and Community Development.

The administration’s housing policy priorities largely mirror the platform of Let’s Build Homes, a new coalition that launched in January to lobby for loosening barriers to building housing for people at all income levels.

But legislative support for the proposed package is so far unclear. Last January, when the Scott administration unveiled its housing omnibus bill, a tripartisan group of backers joined the governor to voice their support. Yet on Tuesday, no legislators took the podium alongside Scott.

Asked if the administration has legislative buy-in for the package, Scott said, “there will be a number of people, I think, that will be interested in this.” Despite last year’s long list of sponsors, the 2024 bill was never taken up in a committee, he noted.

“This is our initiative, and we’ll be able to point to that and hopefully find some support along the way,” Scott said.

Rep. Marc Mihaly, D-Calais, who chairs the House Committee on General and Housing, said in a brief interview that his committee plans to “carefully consider” the administration’s bill.

“It’s really, actually, I think, a good thing that he stepped up and is proposing something concrete,” Mihaly said. “So in the next weeks, we’ll be dealing with it piece by piece.”

For more information visit: [governor.vermont.gov](http://governor.vermont.gov).



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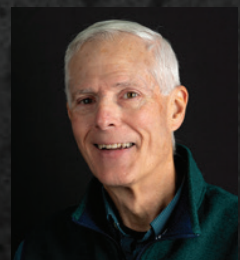
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Submitted

Newly remodeled cabins just south of Brandon off Route 7 are modern and luxurious.

## FROM ADAMS TO EMROSE: VACATION SITE IN BRANDON GETS A BIG MAKEOVER

**By Steven Jupiter**

*Editor's note: This story was originally published in The Reporter, based in Brandon. Jupiter is the editor of that publication.*

For the better part of the past year, everyone driving down Route 7 south of Brandon Village has wondered about the transformation of the old Adams cabin resort—most recently known as the Autumn Mountain Winery & Cabins. The compound's 20 cabins have undergone a marked metamorphosis from quaintly rustic to elegantly modern. And everyone has been curious to know what's going on down there.

The suspense is over: new owners Chris and Nirvanie Jablonski have finally announced the opening of EmRose Luxury Cabins, the latest incarnation of a resort that locals of a certain age remember as The Adams.

"As a child, it was my dream to own something like this," said Chris, who grew up in New York City but whose family is originally from Poland. He couldn't believe his luck when the property popped up for sale online.

"I saw it on Facebook Marketplace," he laughed. "I thought, 'This is meant to be.' I came up to take a look and saw the potential."

Having worked in the construction business—he runs an electrical contracting company in New York—he wasn't daunted jumping into a project as big as this. In addition to the 20 cabins, there's a main house, which older Brandonites will remember as The Adams restaurant, and a barn. The Jablonskis have made the main house their living quarters

when they're on site, though the interior is still in fairly unfinished condition.

They bought the property in November of 2023 and began renovating the cabins in February of 2024. Though they haven't altered the footprint of the cabins, not much remains of the original structures. They've gotten new electrical, plumbing, roofs, and interiors. Instead of classic New England white, they're now an on-trend brown with black roofs and enormous windows.

"We were surprised by the amount of work that was needed. Nothing could be saved. We spent a lot of time planning the design," said Chris. "Everything is very well thought out."

Nirvanie, who also grew up in New York, did most of the design work.

"We thought a lot about materials and used a lot of European techniques," she said. "We wanted it to be calm and tranquil. No matter what you were doing during the day, you have someplace peaceful to come back to at night."

The cabins are minimalist, with neutral colors and sleek furnishings.

"We wanted to avoid clutter," added Nirvanie.

"There will be people who want something more traditional, but we're offering something different for Vermont," said Chris.

The Jablonskis also wanted to make sure that the cabins were comfortable throughout the year, from Vermont's notoriously frigid winters



Courtesy Base Camp at Bear Mountain

Rendition shows what the 24 duplexes will look like once completed. The estimated timeline would have the first phase of the project completed by as early as the second quarter of 2026. The townhomes start at \$2.9m and feature floor-to-ceiling windows with views of Bear Mountain.

## BASE CAMP AT BEAR MOUNTAIN PLANS TO BEGIN VERTICAL CONSTRUCTION THIS FALL

102 residential units, slope side at Killington Resort's Bear Mountain offers a new high-end ski-on, ski-off community

By Polly Mikula

Twenty-four 4-bedroom, 4-bath duplex townhouses with attached 2-car garages are underway at Bear Mountain in Killington. All of the townhomes will have ski-in ski-out access on the Bear Cub Trail.

Site clearing for the new slope side duplex development at Killington Resort's Bear Mountain began this past October and will resume with "heavy earth work" this spring as soon as conditions allow, "typically April 15-May 1," estimated developer Steve Malone, of Ottauquechee Realty Advisors. "Vertical construction will likely begin around September 1 with the first delivery of completed units in Q2 or Q3 of 2026," he said.

"Vertical construction will likely begin around September 1 with the first delivery of completed units in Q2 or Q3 of 2026," Malone said.

In total the Base Camp at Bear Mountain community will consist of 102 residential units, when fully build out. The first phase, now underway, includes 12 buildings with 24 townhomes. The first five buildings (10 townhomes) are underway, one of which will be a model unit, Malone noted. The construction of the remaining seven buildings of Phase 1 will be "predicated on pre-sales," Malone noted, adding that he expects the timing to be swift. "Once buyers can go into a model unit the sales are quick," he said. "At this high-end price point, usually folks like to see what their buying."

Ottuquechee Realty Advisors, LLC has part-

nered with Prestige Real Estate as its listing agent for sales of the units.

Heidi Bomengen, co-owner and broker at Prestige Real Estate, said that five of the nine townhomes available (10 are being built but one will be the model home) are currently under contract with three signed and two more underway. Sold units are located on one side of buildings 6, 11 and 12, 11 and both sides of building 10.

The base prices depend on location of the units within the complex and range from \$2.9 million to \$3.25 million. Then there are options for a few upgrades, the largest of which is \$400,000 to finish the lower level adding about 1,400 square feet to the property for a total of 4,000 square feet per townhome. With these

BASE CAMP AT BEAR > 43



By James Kent

On Monday, Nov. 11, key stakeholders met at Bear Mountain to officially break ground on the ski-on ski-off duplex development. Top, left pictured (l-r): Mike Solimano, Carol Malone, Steve Malone, Richard Saunders, Paul Bieber, Kaitlyn Hummel, Jennifer Price, Adam Price, and Kyle Cornell. Right: Killington Resort President and CEO Mike Solimano smiles with Steve Malone, VP of development.

← **BASE CAMP AT BEAR** from page 42

add-ons, “a few of the units are under contract for \$3.62 million,” Bomengen said. “There are not many option for upgrades as most of them are included in all the units,” she added, explaining owners could also add a heated patio and walkway.

With added options, the price per square foot is approaching \$1,000, Malone noted. A record high for Killington,

and the region at large. But Malone noted that a comparable option at Park City would fetch \$3,000 per square foot, and at Aspen it’d be \$4,000 per square foot.

“We’re a drive-to market, so we don’t expect Killington to ever be as high as Aspen, but at \$1,000 per square foot, it’s still a great deal for

such an offering,” Malone said.

This will be the third ski-in ski-out development at Killington by the managing Ottauquechee Realty Advisors partners Steve Malone and Richard Saunders. The first two were Top Ridge and The Lodges within Sunrise Mountain Village, both developed along the Sun Dog trail.

Future Base Camp at Bear Mountain development phases will include a multi-family offering and a custom home offering. Phase 2 will add 72 residential units consisting of townhomes and multi-family buildings. Phase 3 will consist of six single-family residences.

For more info, visit: [basecampatbearmt.com](http://basecampatbearmt.com).



**LOCAL FURNITURE COMPANY IS THE GO-TO FOR HIGH-END FINISHES IN MODEL HOMES**

By Polly Mikula

Steve Malone, developer of the new Base Camp at Bear Mountain townhomes, says all his model homes are decorated by Pompanoosuc Mills furniture, (a.k.a. “Pompy”) based in Thetford, Vermont.

“It’s deluxe, Vermont-made furniture and a wonderful local company,” Malone said. “I’ve used Pompy for all of my model homes and many owners use them too... [many buyers] want to come in and have it turn-key, they don’t want to pick out every last detail. These guys simply do a great job.”

Pompanoosuc Mills, was founded 50 years ago in 1973 by Dwight Sargent. “It was the summer between my first and second year at Tucks school [of Business at Dartmouth College],” Sargent explained in a video posted on his website: Pompy.com. “It was just myself and one other employee who could work as needed, which was a great way because sometimes we had work and sometimes we didn’t.”

Recalling his early days, Sargent told the Burlington Freepress. “I saw a lot of trees, and I knew other people were making furniture in the Boston area. I thought I could do that. When you’re in your 20s, you think you can do a lot.”

Sargent began selling furniture out of his garage workshop — about 600 square feet — and took an ad out in a small local newspaper.

It worked. By the end of the 1970s his little company had grown to 30 employees.

In 1976, they opened their first showroom in Burlington and incorporated to become an s-corp.

Today the company has 9 showrooms, in Vermont (Burlington and Thetford), New Hampshire (Concord, Hanover and Nashua), Massachusetts (Natick), Pennsylvania (Philadelphia) and Connecticut (West Hartford) and a 75,000-square-foot production facility in Thetford, in addition to its 15,000-square-foot showroom there.

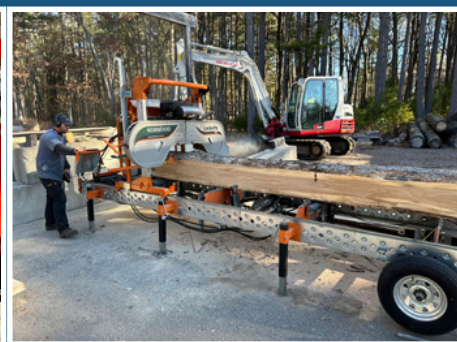
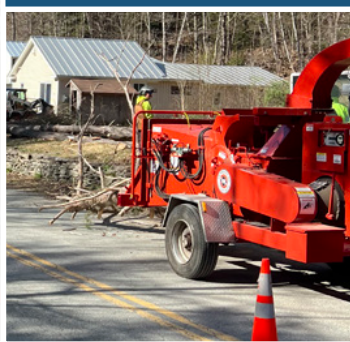
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← **EMROSE CABINS** from page 41

through the increasingly sweltering summers. The huge triple-pane front windows, which were imported from Poland, were intended to let in as much winter sunlight as possible to keep the units warm.

“The cabins not only keep heat in in winter, but also keep heat out in summer,” Chris said. “All the cabins have heat pumps for A/C as well. Everything is done to the most recent energy standards. The cabins should be good for the next 50 years.”

The cabins have kitchens, decks, and barbecues. A few “VIP” suites also have their own saunas.

Chris has done as much of the construction work himself as he could, to keep expenses down. But he’s also used local tradesmen whenever needed—the plumbing, for example—and now has a small crew that works for him directly.

“Bills add up really fast when you outsource,” he laughed.

One of the most noticeable changes to the property has been the landscaping. Chris took down many of the trees that loomed over the cabins.

“They were old and dying,” he said. “It was all about safety. There’s zero chance now of any tree coming down on any of the units.”

But the landscape won’t remain barren. They’ll plant fruit trees to go along with the grapevines that remain from the winery.

“We want guests to be able to pick their own fruit,” said Nirvanie.

They also plan a poolside bar, billiards and ping pong in the barn, a playground, and an indoor playroom.

As if all that weren’t enough, the Jablonskis hope to expand the main house to allow them to create a hall for weddings and events. And they plan to revive the restaurant—there’s still a huge commercial kitchen on the premises.

“We’ll have classic American food but with ethnic specials like West Indian curries and Polish pirogi,” said Nirvanie, whose family is originally from Guyana in South America.

They anticipate getting these additions done by 2026.

Business is already starting to pick up for them. They have a handful of cabins already available to rent and reservations are coming in. They had reservations for Thanksgiving and New Year’s Eve as well. They’ve had skiers on their way to Killington. They have a bunch of reservations for next spring: overflow from weddings at the Lilac Inn and even from Middlebury College graduation.



Submitted

*Pictured (l-r): Nirvanie, Rosie, Chris and Emily Jablonski, the new owners.*

The revitalization of the site brings more visitors to Brandon, which brings more revenue to local businesses and more revenue to the town through the 1% local option tax.

“The town has been really helpful. It was a culture shock,” laughed Chris, contrasting Brandon’s embrace of new business with New York City’s endless barriers and red tape.

“Even when I didn’t realize I needed certain permits from the state, the state inspectors wanted to help,” he added.

“And everyone we’ve met in Brandon so far has been really nice,” said Nirvanie. A young family—Chris and Nirvanie are both 40 and have two daughters, 5-year-old Rosie and 9-year-old Emily (hence the name “EmRose”)—the Jablonskis expect to settle in Brandon as the business accelerates.

“As a businessman, I really love the mentality I’ve found here of wanting to bring people into Vermont,” said Chris. “It’s what I want to do, too.”



Submitted

*Views of the site when it was The Adams cabin community with a dated-looking dining room and modest cabins. The recent renovations modernized it all.*





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Want to know what's been going on in the market this past year? Check out our latest Rutland County Market Report for 2024



Courtesy WLA and Mountain Green Condo Association

A rendering of Mountain Green Condominium building No. 3 once the current renovations are completed in 2027 shows updated roofs, balconies and facades.

## MOUNTAIN GREEN CONDOS \$48M RENOVATIONS IS UNDERWAY

By Polly Mikula

Mountain Green Condominium Association, a 45-year-old, 215-unit association with a restaurant, spa, gym and two pools located across from Snowshed Lodge on East Mountain Road, is embarking on a \$48 million renovation.

The renovations, under DEW Construction Corporation, will take about 2 1/2 years to complete.

Work began in 2023 and is expected to be completed in 2027, according to Adam Carne from the Board of Mountain Green.

Owners voted in favor of a \$18 million assessment in 2022, and another \$29 million was approved March 11, 2024 for the work.

Jamie Fox, the general manager, explained in an interview last year with the Mountain Times that the second \$29 million became necessary after realizing \$18 million wasn't going to cover the costs.

"As we started to look at the cost of materials and what it's taking to do the job, the overall cost of what we wanted to do became apparent, that increased it exponentially," he said.

"We have the ability to stretch it out over six years if we wanted," Fox

said. "The longer we go, the more expensive materials get."

"We've had multiple architects and engineers investigate our buildings to be sure we are uncovering deficiencies and addressing them properly," explained Adam Carne, president of the Mountain Green board, after the second portion of the assessment was approved. "There

were some structural issues around the indoor pool and garage area that were remedied in 2022 and 2023.

There are no [further] significant structural concerns that we are aware of but we know there is still water infiltration due to our failing roof and envelope which is being addressed as part of the repair project. If left unchecked, the continued water infiltration would lead to structural issues that could eventually lead to condemnation," he said, adding: "By doing a complete

siding and roof replacement, rather than just going over the existing structures, we are able to see what's going on under the skin, address any issues that are uncovered and seal our buildings properly."

When complete, Mountain Green's buildings will have new standing seam metal roofs on all three buildings, new decks and balconies, new

"As we started to look at the cost of materials and what it's taking to do the job, the overall cost ... increased it exponentially," Fox said.

MOUNTAIN GREEN > 49



Courtesy WLA and Mountain Green Condo Association

A rendering of Mountain Green Condominium building No. 2 and No. 3 (left and right, respectively) shows modern upgrades to ensure longevity.



## ← MOUNTAIN GREEN from page 48

siding, insulation, new windows and skylights and accessible entryways, as well as upgrades to the HVAC systems, sprinklers, elevators, parking garage and restaurant including newly designed façade. It also includes \$1.5 million in upgrades to the health club, which includes a pool, two hot tubs, sauna and a steam room.

### Costs for owners

Starting this past July, owners began to pay the assessment quarterly — the cost depends on the size of each unit and it’s particular amenities, like skylights.

Assessment estimates are listed on the Mountain Green website:

- A studio unit: ~\$128,000
- A one-bedroom unit: ~\$180,000
- A two-bedroom unit: ~\$266,000
- A three-bedroom unit: ~\$334,000

### Future value

“Mountain Green’s transformation reflects our community’s thoughtful, data-driven approach toward our future,” the associations website ([mountaingreenresort.com/the-assessment](http://mountaingreenresort.com/the-assessment)) states. “After years of consultations with engineering and construction professionals, owners made the carefully considered decision to invest in these comprehensive renovations. As owners, we did not make this decision lightly — we took the time to gather all of the information and data we needed, had many, many conversations, and then voted as a community. It was necessary and critical for our collective success, including livability and the value of our homes.”

“The results are becoming evident — from our new roofs and upgraded amenities to rising property values,” the association continued on its site. “We’re excited to see Mountain Green emerging as one of

Killington’s premier ski properties, ideally positioned to benefit from the resort’s upcoming village development.”

Great Gulf’s plans to construct a village at the Snowshed/Ramshead base areas includes 32,000 square feet of commercial space and 239 new housing units.

Mountain Green will be central to that new village — a major factor for many of Mountain Greens newest owners.

Nathan Mastroeni, of the Elevations Real Estate Team at REAL Broker LLC, anticipates the value of condos will rise dramatically when the village becomes a reality.

“The location is pretty cool because...you’re going to walk right into the village,” Mastroeni said.

*Katy Savage contributed to this reporting.*



Courtesy Mountain Green Condo Association  
New roofing is planned to seal the envelope of all three condo buildings.



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# VERMONT STATE UNIVERSITY'S CONSTRUCTION MANAGEMENT PROGRAM GAINS INDUSTRY RECOGNITION, ADDRESSES WORKFORCE SHORTAGES

Vermont State University's (VTSU) Construction Management program is making strides in addressing Vermont's skilled labor shortage while achieving national recognition with a new accreditation. The program, which prepares students for high-demand careers in construction, has earned accreditation from the Applied and Natural Sciences Accreditation Commission of ABET, affirming its commitment to excellence in industry-recognized education.

For students like Kyel Tuckerman, this accreditation further validates the program's impact. Initially hesitant about college, Tuckerman found his place at VTSU after meeting a student ambassador from the program. Now, in his second year, Tuckerman has completed an internship with Casella Construction, where he worked on a hydroelectric pipeline project in Rutland.

"This program teaches both the hands-on work and the management side—estimating, contracting, and pre-construction planning," said Tuckerman. "Seeing alumni in leadership



By Karen Pike  
Vermont State University student Kyel Tuckerman (left) received classroom training as part of the school's Construction Management Program.

roles on my internship project gave me confidence that this degree will help me climb the ladder in my career."

The Construction Management program offers both associate and bachelor's degrees, providing flexibility for students exploring

career options. With small class sizes and strong faculty support, many students, including Tuckerman, transition seamlessly from the associate to the bachelor's program.

## Strong job placement and competitive salaries

With Vermont facing a shortage of skilled workers, VTSU's program plays a critical role in training the next generation of construction professionals. According to program coordinator Suzanne Pickett, VTSU's Construction Management graduates enjoy a 100% job placement rate, with many securing job offers before graduation.

"We graduate 10-15 students each year, and they all find work in the field," said Pickett. "The average starting salary for our four-year graduates is close to \$90,000, which is tough to beat. Our graduates step into careers as field engineers, project managers, and estimators—essential to keeping Vermont's construction industry strong."

VTSU CONSTRUCTION MANAGEMENT > 51

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## ← VTSU CONSTRUCTION MANAGEMENT from page 50

### Industry recognition and workforce impact

The program's new ABET accreditation, retroactively applied from Oct. 1, 2021, through September 2030, adds a competitive advantage for graduates entering the workforce. The accreditation signals to employers that students have completed a rigorous, industry-aligned curriculum that meets national standards.

"We're really proud to achieve this accreditation," said Pickett. "For employers looking to fill critical management roles, this recognition further reinforces the quality of our graduates."

Local industry leaders, including Casella Construction and the Associated General Contractors of Vermont, recognize the program's value in developing Vermont's workforce.

"We look forward to meeting each new class of students from VTSU," said Brian Rossier, site superintendent for Northern Vermont at Casella Construction. "We know we'll get graduates

with a great work ethic and the technical and management skills needed to run a successful construction business."

Sarah Mearhoff, Director of Advocacy and Communications for the

Associated General Contractors of Vermont, echoed that sentiment:

"At a time when Vermont is desperate for skilled workers, this accreditation will set students on the path to long, rewarding careers in the trades, with room for personal and professional growth. Vermont State University is taking a crucial step in strengthening Vermont's construction workforce."

### A pathway to success

For students like Tuckerman, the program offers more than just education—it provides career security.

"Being able to put ABET accreditation on my resume gives me a leg up when looking for jobs," he said. "It's a reassurance that my investment in this degree will pay off."

"We look forward to meeting each new class of students from VTSU," said Rossier. "We know we'll get graduates with a great work ethic and the technical and management skills needed to run a successful construction business."

With a strong job market, high earning potential, and national accreditation, VTSU's Construction Management program is positioning Vermont's students and economy for a stronger future.

For more information on the program, visit: [vermontstate.edu/academic-programs/construction-management-bs](http://vermontstate.edu/academic-programs/construction-management-bs).



By Karen Pike

Vermont State University's Construction Management Program students also received field training as part of their coursework.



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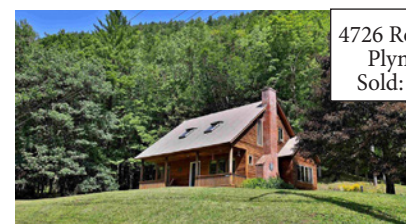
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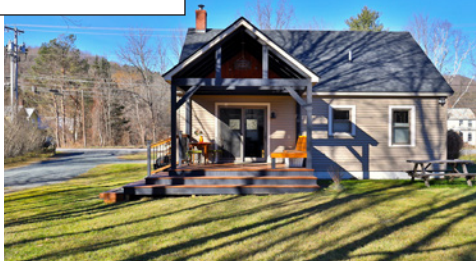


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# Discover the Killington Community



## Killington Forward initiative

The Town of Killington is currently undergoing a multi-year infrastructure investment to build its first municipal water system and reconstruct its main road to better serve its residents and businesses as well as support growth. In order to finance the projects, the town qualified for a Master TIF District designation and brokered a development agreement with Great Gulf who will be developing the Killington Village at the Snowshed/Ramshead base area.

### Municipal water

A new municipal water system will serve residents and businesses on Killington Road, providing clean, reliable water which is necessary for growth and redevelopment.

### New Killington Road

The reconstruction of Killington Road will make it safer for drivers as well as bikers and pedestrians with bus pull-offs, sidewalks and bike paths.

### Workforce housing

Once the municipal waterline is extended to the base of Killington Road, a workforce housing development can get underway.

### Resiliency

Killington has taken a proactive approach toward roadway infrastructure by adapting a 50-year storm design calculation.

## Phase 1 has begun

The first section of Killington Road — from Route 4 to Anthony Way — was reconstructed this summer; kicking off the first major construction of the Killington Forward initiative.

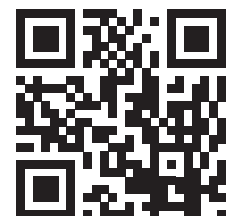
Work is underway for the water transmission line from Route 4 uphill to East Mountain Road, just east of Highridge condominiums. Continuing work on the well house and the high pressure pump station on Route 4 (along "the flats").

The partnership between private developers and the town's municipal government to fund public infrastructure will catapult the community into a new phase of growth.



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Cannabis has not been analyzed or approved by the Food and Drug Administration (FDA). For use by individuals 21 years of age and older or registered qualifying patient only. KEEP THIS PRODUCT AWAY FROM CHILDREN AND PETS. DO NOT USE IF PREGNANT OR BREASTFEEDING. Possession or use of cannabis may carry significant legal penalties in some jurisdictions and under federal law. It may not be transported outside of the state of Vermont. The effects of edible cannabis may be delayed by two hours or more. Cannabis may be habit forming and can impair concentration, coordination, and judgment. Persons 25 years and younger may be more likely to experience harm to the developing brain. It is against the law to drive or operate machinery when under the influence of this product. National Poison Control Center 1-800-222-1222.







### PLYMOUTH: BEAR HILL ROAD

- Bedrooms: 6
- Baths: 8
- SqFt: 8,309
- Acres: 2.05

**Price: \$2,950,000**

MLS# : 5023210

Designed by famed Vermont Architect Robert Carl Williams and exquisitely crafted by Moore Construction, this ski-country masterpiece features the finest finishes and most thoughtful details.

Floor to vaulted-ceiling windows offer incredible mountain views. Custom stonework surrounds three separate fireplaces on the main floor

The open concept main floor com-

bines kitchen, dining and living areas — perfect for entertaining — and the professional kitchen is certainly up to the task. Six en-suite bedrooms can sleep up to 30 comfortably. Other amenities include a pro-level fitness room, sauna, steamroom, game room and a stone hot tub that can seat 10.

Located just minutes from both Okemo and Killington resorts.



By Dave Young



TOWN OF  
**KILLINGTON**  
VERMONT

# Town of Killington Solid Waste

2981 River Road (Behind Town Garage)

Phone Number: (802) 422-3241, Ext 7

## Hours

### Winter

(November 2, 2024 to March 31, 2025)  
Saturday & Monday 8:00 a.m.-4:00 p.m.  
Sunday 8:00 a.m.-12:00 p.m.

### Summer

(April 5, 2025 to October 27, 2025)  
Saturday & Monday 8:00 a.m.-4:00 p.m.

**Dates for pick up of hazardous household waste are:**

April 12, 2025 - 11:30am-1:30pm

**Killington Hazardous Waste Day is done in conjunction with the Rutland County Solid Waste District. Proof of residency is required!**



*\*Please note: Construction/Demo debris or other non-acceptable waste must be take to the Rutland County Solid Waste District Transfer Station & Drop-off Center.*

# Killington Properties SOLD in 2024



*See what  
they sold for*

## 607 Rim Road, Killington

Listed: \$397,000 (11/22/2023) | **Sold: \$340,000 (8/13/2024)**



MLS #: 4978451

Unique 4-bedroom Cyclodome home designed by architect Robert Melik Finkle. Features include a wood-burning fireplace, sauna, swing beam, fire pole, and antique phone booth. Located near Great Eastern ski bridge with winter mountain views. Sold as-is, ideal for renovation or new construction.

## 214 Alran Road, Killington

Listed: \$649,000 (4/12/2024) | **Sold: \$649,000 (9/27/2024)**

The Tower House is a 3-bedroom retreat abutting the Green Mountain National Forest. Features vaulted ceilings, a stone fireplace, sauna, hot tub, and modern kitchen. Direct access to Sherburne Trails and minutes from Killington Resort. Strong rental history and prime location for year-round enjoyment.



MLS #: 4991177

## 257 Rim Road, Killington

Listed: \$679,000 (12/28/2023) | **Sold: \$701,000 (3/29/2024)**



MLS #: 4980957

Updated 4-bedroom, 2-bath home just 2/10 mile from Great Eastern ski trail. Features include a wood-burning fireplace, cathedral ceilings, hardwood floors, radiant heat, and a private deck. Fully furnished with strong rental history. Move-in ready with mountain views and easy access to skiing.

## 309 Ladyslipper Lane, Killington

Listed: \$749,000 (3/28/2024) | **Sold: \$775,000 (5/31/2024)**

This 3-bedroom, 2-bath contemporary home is conveniently located off Killington's Access Road, making it ideal for rentals or personal use. Featuring a bright dining room with three-sided windows, an updated kitchen with open shelving, and a spacious garage for ski gear storage. Just minutes from skiing, mountain biking, and golf, this home offers year-round enjoyment in Vermont's premier resort town.



MLS #: 4989470

## 213 Alran Road, Killington

Listed: \$699,999 (4/5/2024) | **Sold: \$500,000 (7/8/2024)**

Custom-built contemporary home on 7.6 acres near Killington Access Road. Features an open-concept great room, wraparound deck, 3 en-suite bedrooms, and a detached garage with a game room and bar. Sold as-is, ideal for renovation or investment.



MLS #: 4990326

# Killington Properties SOLD in 2024



See what  
they sold for

## 1992 E Mountain Road, Killington

Listed- \$925,000 | **Sold- \$900,000** |



The Hilltop Chalet is a newly renovated, 3-bedroom, 4-bath Vermont ski home near Killington. It features a gourmet kitchen, multiple living spaces, a hot tub room, a heated garage, and a stunning river rock fireplace. Enjoy mountain views from the deck, plus a game room, bunk room, and cozy amenities.

**MLS 4987652**

## 338 Lakewood Drive, Killington

Listed: \$659,000 (7/1/2024) | **Sold: \$589,500 (11/8/2024)**



Spacious 4-bedroom Cape with mountain views, two fireplaces, and a heated 2-car garage. Features a large yard, workshop space, and potential for expansion. Near Killington hiking and biking trails, plus easy access to ski resorts, restaurants, and shopping. Ideal for year-round living or vacation home.

**MLS #: 5003248**

## 532 Tanglewood Drive, Killington

Listed: \$749,000 (4/19/2024) | **Sold: \$749,000 (7/9/2024)**



This updated 4-bedroom, 2-bath chalet is perfectly located for year-round enjoyment in Killington. Offering easy access to skiing, mountain biking, golf, and hiking, the home sits in a private setting just off the Killington Access Road. Featuring an open-concept kitchen, dining, and living area with floor-to-ceiling windows, plus a spacious deck for summer relaxation. With strong rental potential and level road access, this property is an excellent investment or personal retreat.

**MLS #: 4992114**

## 104 Priscilla Lane, Killington

Listed: \$1,290,000 (7/3/2024) | **Sold: \$1,230,000 (12/26/2024)**



Stunning Douglas Fir Timber Frame home with a three-car garage, nestled at the end of a cul-de-sac near Killington Road. Features a gourmet kitchen, vaulted ceilings, radiant heat, energy-efficient design, and a finished basement with a bar and game room. Private patio with a fish pond and model train.

**MLS #: 5003524**

## 762 Roaring Brook Road, Killington

Listed: \$910,000 (6/1/2024) | **Sold: \$910,000 (7/17/2024)**



Centrally located, five minutes from skiing and golf, this 4-bedroom, 4-bath Craftsman-style home offers mountain charm. Features include a stone fireplace, ensuite master with jetted tub, updated bathrooms, new 2024 furnace, and recent roof replacement. A turnkey property in a prime Killington location.

**MLS #: 4998384**

## 60 Brookside Drive, Killington

Listed: \$1,650,000 (9/13/2024) | **Sold: \$1,600,000 (11/8/2024)**



Ski-in, ski-out contemporary home just steps from the Home Stretch and Great Eastern trails. Fully renovated in 2017 with a gourmet kitchen, solid walnut cabinetry, radiant heat, and a rebuilt fireplace. Features a private hot tub, full-house generator, ski boot room, and stunning mountain views

**MLS #: 5014241**

## 186 Big Rock Road, Killington

Listed: \$3,999,000 (6/26/2024) | **Sold: \$2,810,000 (10/29/2024)**



Ski-in, ski-out luxury home on the Great Eastern Ski Trail at Killington Resort. Features seven bedrooms, ten baths, a heated boot room, a game room with bar, multiple fireplaces, a sauna, a hot tub, and a separate two-bedroom apartment. Recently upgraded septic system. A premier slope-side retreat.

**MLS #: 5002480**

## 373 Tanglewood Drive, Killington

Listed: \$579,000 (10/26/2023) | **Sold: \$555,000 (1/26/2024)**



"Snow Haven" is a cozy 4-bedroom chalet in the Tanglewood neighborhood, just minutes from Killington Access Road. Features an open-concept living area, wood-burning fireplace, and an expansive deck with winter views. Level driveway for easy parking. Sold furnished and ready for a four-season retreat.

**MLS #: 4975640**

# Woodstock Properties SOLD in 2024



See what  
they sold for

## 144 Town Farm Road, Woodstock, VT

Listed: \$1,995,000 (November 16, 2022) | **Sold: \$1,800,000 (April 15, 2024)**



MLS: 4937127

The Lewis Farm is a 130-acre Vermont farmstead featuring a 3-bedroom brick farmhouse, a 2-bedroom contemporary home, a south-facing studio, and a historic red barn with stables. Located above Green Mountain Horse Association, the property includes hayfields, woodlands, a riding ring, and trails. Scenic views and land for additional development.

## 34 High Street, Woodstock

Listed: \$960,000 (Apr. 24, 2024) | **Sold: \$1,147,500 (Jun. 7, 2024)**



MLS: 4992596

This 4-bedroom, 4-bath 1840s Village Colonial has been fully renovated with rich hickory plank floors, a massive fieldstone chimney, and a chef's kitchen featuring a soapstone island and Neolith counters. The home offers a cozy living room with a wood-burning fireplace, a secluded deck, and beautifully landscaped outdoor spaces just a short stroll from Woodstock Village.

## 13B River Street, Woodstock

Listed: \$1,929,000 (July 31, 2024) | **Sold: \$1,929,000 (Oct. 3, 2023)**



MLS: 4972497

Built in 2021, this 3-bedroom, 4-bath contemporary home offers modern luxury in the heart of Woodstock. Featuring an open floor plan, vaulted great room with stone fireplace, gourmet kitchen, and first-floor primary suite. Beautifully landscaped with stone patios, a wrap-around porch, and a finished heated garage space for office or recreation.

## 917 Carlton Hill Road, Woodstock

Listed: \$849,000 (May 29, 2024) | **Sold: \$875,000 (July 25, 2024)**



MLS: 4997696

This 3-bedroom, 3-bath 1975 Raised Ranch offers long-range mountain views just 2.5 miles from Woodstock Village. Featuring an open layout, vaulted ceilings, two fireplaces, updated energy-efficient systems, solar panels, and a spacious deck, this home is a peaceful retreat. Convenient to Hanover, Killington, and the Upper Valley.

## 506 Westerdale Road, Woodstock

Listed: \$799,000 (Oct. 31, 2023) | **Sold: \$840,000 (Jan. 5, 2024)**



MLS: 4976244

This 3-bedroom, 2-bath 1987 contemporary horse farm sits on 5+ private acres with an Amish-built barn, riding ring, and fenced paddocks. The updated home features a vaulted living room with exposed beams, a chef's kitchen with granite counters, and a wraparound deck overlooking a rolling lawn and private swimming pond. Just minutes from Woodstock Village.

## 411 Church Hill Road, Woodstock

Listed: \$1,775,000 (July 30, 2024) | **Sold: \$1,850,000 (Jun. 24, 2024)**



MLS: 50019804

The Schoolhouse is a fully renovated 3-bedroom, 3-bath home overlooking South Woodstock Village. Originally an elementary school (1903-1960), this historic Queen Anne-style residence features 11'7" ceilings, tall windows, and spacious, light-filled rooms. Modern upgrades include a gourmet kitchen with marble counters. Walking distance to local dining, trails, and GMHA equestrian events.

## 42 River Street, Woodstock

Listed: \$649,000 (Jan. 19, 2024) | **Sold: \$570,000 (Jun. 7, 2024)**



MLS: 4982767

This 3-bedroom, 3-bath New Englander (1890) offers 1,930 sq. ft. of living space along the Ottauquechee River. Featuring a patio with water views, a wood-burning fireplace, and proximity to Woodstock Village and hiking trails, this charming home blends historic appeal with a prime riverside location.

## 182 Rose Hill, Woodstock

Listed: \$2,200,000 (Oct. 11, 2024) | **Sold: \$2,350,000 (June 26, 2024)**



MLS: 50024651

This historic 5-bedroom, 5-bath Colonial, built in 1910, has been beautifully renovated while maintaining its classic charm. Featuring a spacious living room with a fireplace, a gourmet kitchen, and a sunroom, the home offers elegant yet cozy spaces. The third floor includes a private apartment, and the landscaped grounds boast expansive decks and patios. Just a short walk to Woodstock Village.

# Woodstock Properties SOLD in 2024



*See what  
they sold for*

## 77 Central Street, Woodstock

**Listed: \$975,000 (Jun. 27, 2024) | Sold: \$1,000,000 (July 31, 2024)**

This 4-bedroom, 2-bath 1826 Cape blends historic charm with modern luxury. Featuring a gourmet kitchen with Wolf and Sub-Zero appliances, a cozy living room with a fireplace, and a stunning library dining room, this home offers elegant living in the heart of Woodstock Village. Beautifully landscaped with lush perennial gardens.



MLS: 5002564

## 40 Evergreen Court, Woodstock

**Listed: \$749,999 (July 19, 2024) | Sold: \$785,000 (July 19, 2024)**

This 2-bedroom, 2-bath 1972 Cape sits on 0.74 acres in a peaceful Woodstock setting. Featuring a spacious layout, modern updates, and a 2-car garage, this home offers a blend of comfort and convenience. Located near village amenities, with easy access to outdoor recreation, making it a great full-time or vacation residence.



MLS: 5006301

## 2115 East Woodstock Road, Woodstock

**Listed: \$475,000 (Oct. 4, 2024) | Sold: \$470,000 (Dec. 17, 2024)**

This 3-bedroom, 2-bath Gambrel-style home (1971) offers 1,536 sq. ft. of living space with river views and a versatile floor plan. Featuring a bright kitchen, open living/dining area, deck, and updated appliances, it's an ideal vacation home or investment property just minutes from Woodstock Village and ski resorts.



MLS: 5017382

## 16 Pomfret Road, Woodstock

**Listed: \$698,000 (Oct. 25, 2024) | Sold: \$678,000 (Oct. 25, 2024)**

This 3-bedroom, 2-bath 1947 Colonial sits on 0.81 acres with mountain views and rolling terrain. Featuring a spacious interior, updated kitchen, and a 1-car garage, this home offers both charm and convenience. Located minutes from Woodstock Village, it's an ideal year-round residence or retreat.



MLS: 5020042

# Rutland Properties SOLD in 2024



See what  
they sold for

## 256 Susan Lane, Rutland Town

Listed: \$589,000 (9/29/2023) | Sold: \$550,000 (3/27/2024)



This 4-bed, 3.5-bath ranch-style home offers a spacious and open living area, an updated kitchen with stainless steel appliances, and a large island. The primary suite includes a full bath, while the finished basement adds additional living space. A two-car attached garage and a level lot in a quiet neighborhood make this home an inviting and practical choice.

MLS #: 4972213

## 161 Heather Lane, Rutland Town

Listed: \$629,000 (5/2/2024) | Sold: \$605,000 (8/2/2024)



This spacious 5-bed, 3-bath ranch sits on a quiet cul-de-sac, offering a blend of community and privacy. Conveniently located near Route 4 for easy access to Killington, this home features an open-concept kitchen, dining, and living space with high ceilings, dual wall ovens, and updated appliances. The master suite includes a walk-in closet and en suite bath. A finished lower level adds a game/family room, two additional bedrooms, and a full bath. Outside, a fenced backyard, deck, and heated two-car garage complete this inviting property.

MLS #: 4993774

## 140 Curtis Avenue, Rutland City

Listed: \$349,900 (2/27/2024) | Sold: \$375,000 (3/26/2024)



Modern Cape with an open floor plan, radiant tile kitchen floors, and a first-floor primary suite. Features a fenced backyard, patio, sunroom, and finished basement. Includes a detached two-car garage and efficient propane heating. Conveniently located near parks, schools, and downtown amenities.

MLS #: 4986211

## 180 Grove Street, Rutland City

Listed: \$549,000 (5/18/2024) | Sold: \$542,000 (7/8/2024)



This charming 1930 Garrison-style home near Rutland Country Club offers 4 bedrooms, 2.5 baths, and three fireplaces. The spacious living and family rooms provide inviting spaces for entertaining, while the large chef's kitchen and sunroom add to its appeal. Set on a double lot with an electronic pet fence, this home features a landscaped patio and a two-car garage. Conveniently located just 20 minutes from Killington Ski Resort.

MLS #: 4996374

## 91 North Street Extension, Rutland City

Listed: \$350,000 (3/11/2024) | Sold: \$395,000 (5/9/2024)



Recently renovated 3-bedroom, 2-bath ranch with mountain views. Features an open kitchen/dining area, first-floor laundry, and a spacious basement ready for finishing. Located near trails, shopping, and ski resorts. Includes a two-car garage and paved driveway. Move-in ready with modern updates.

MLS #: 4987553

## 32 Catherine Drive, Rutland City

Listed: \$449,000 (6/1/2024) | Sold: \$430,000 (9/17/2024)



Spacious Cape-style home on nearly an acre in Stratton Estates. Features 4 bedrooms, 3.5 baths, a large kitchen with pantry, multiple living spaces, and a finished lower level. Covered porch, fenced yard, and attached two-car garage. Convenient to Rutland amenities.

MLS #: 4998399

## 65 Litchfield Avenue, Rutland City

Listed: \$450,000 (3/22/2024) | Sold: \$465,000 (4/17/2024)



Charming 1937 Cape-style home in Northeast Rutland with 4 bedrooms, 2.5 baths, and 2,505 sq. ft. Features include hardwood floors, built-ins, updated kitchen with granite counters, marble fireplace, and five heat pumps. Covered patio, fenced yard, and two-car garage. Near Killington Ski Resort and Vermont lakes.

MLS #: 4988951

## 14 South Main Street, Rutland City

Listed: \$399,900 (6/5/2024) | Sold: \$388,000 (7/30/2024)



Victorian-style home with original details, hardwood floors, and stained-glass windows. Features a spacious wrap-around porch, landscaped courtyard, and multiple fireplaces. Configured as a primary residence with a second-floor apartment and additional rental potential. Convenient downtown location near parks and amenities.

MLS #: 5000238

# Rutland Properties SOLD in 2024



*See what  
they sold for*

## 170 Church Street, Rutland City

Listed: \$440,000 (6/14/2024) | **Sold: \$400,000 (9/4/2024)**



Classic 1938 Colonial with 4 bedrooms, 1.5 baths, and a spacious updated kitchen with granite countertops. Features a formal dining room, propane fireplace, walk-in closets, and a private backyard with a deck. Includes a two-car garage with an EV charger. Located in a desirable neighborhood.

**MLS #: 5000868**

## 10 Thrall Avenue, Rutland City

Listed: \$325,000 (9/26/2024) | **Sold: \$350,000 (11/22/2024)**

Charming three-bedroom, two-bath Cape in a desirable neighborhood. Features a beautifully updated kitchen with high-end appliances, a landscaped yard with raised garden beds, and a large two-car barn for extra storage. Insulated basement offers potential work or studio space. Move-in ready and thoughtfully restored.



**MLS #: 5016144**

## 332 Sunset Drive, Rutland Town

Listed: \$479,000 (7/1/2024) | **Sold: \$475,000 (9/25/2024)**



Private Colonial-style home offers 3 bedrooms, 2.5 baths, and 2,018 square feet of living space. The oversized kitchen features large windows overlooking the private yard, a sunny eating area, and a propane fireplace. A spacious living room with a wood stove and built-ins provides a cozy retreat. The primary suite includes a walk-in closet and a private bath. Heat pumps offer added comfort in the summer months. Located on a cul-de-sac, this home offers privacy while remaining close to Pico and Killington ski areas.

**MLS #: 5003236**

## 156 Deborah Drive, Rutland Town

Listed: \$435,000 (7/17/2024) | **Sold: \$410,000 (10/24/2024)**

Beautifully updated raised ranch in Grandview Estates. Features 3 bedrooms, 2.5 baths, an open-concept living space, renovated kitchen, and spacious family room with propane fireplace. Includes a three-season porch, landscaped yard, and a two-car garage. Close to Killington and local amenities.



**MLS #: 5005472**

## 130 Thistle Hill Place, Rutland Town

Listed: \$798,000 (7/26/2024) | **Sold: \$798,000 (7/26/2024)**

This 2007 custom-built contemporary home offers breathtaking Green Mountain views and high-end craftsmanship. Featuring a gourmet kitchen with granite countertops, radiant heated floors, a propane fireplace in the living room, and a newly added home office with skylights. The primary suite includes a walk-in closet, jacuzzi tub, and walk-in shower. Additional highlights include a finished basement, attached two-car garage, and proximity to skiing and outdoor recreation.



**MLS #: 5006987**

**WED**  
2/12

### S.E.A.T. Exercises

9-10 a.m. (Wednesdays) Godnick Adult Center, 1 Deer St., Rutland. \$6 per individual class or \$5 per class when paying for the whole month upfront. A brand-new, chair-based full body workout led by Melissa Cox. rutlandrec.com/godnick or 802-773-1853.

### Winter Naturalist Series: Nordic Ski Adventure

10 a.m.-12:30 p.m. Prosper Road Trailhead, Marsh-Billings-Rockefeller National Historical Park, Woodstock. Free. Enjoy cross-country skiing on moderate trails through northern hardwood forests, led by park naturalists. Recommended for intermediate and advanced skiers. Trail passes (\$20-\$35) and rentals available at Woodstock Inn & Resort Nordic Center. nps.gov/mabi.

### Michelob ULTRA Ski Bum Race Series

10 a.m.-2 p.m. Wednesdays through March 12. Highline ski trail, Killington Resort, Killington. \$60 per individual. Open to skiers, snowboarders, and telemark skiers ages 21+. Compete weekly for Ski Bum glory, followed by après parties with food, drink specials, and prizes from 4-6 p.m. Training course available 10 a.m.-noon. Registration required. killington.com/ski-bum-race-series.

### Active Seniors Lunch

11:30 a.m. (Wednesdays) The Lookout Tavern, 2910 Killington Road, Killington. \$5 donation towards the meal. 908-783-1050.

### Gentle & Restorative Yoga

11:30 a.m.-12:30 p.m. (Wednesdays) Wise Pines, 184 Hartland Road, Woodstock. \$15 or \$30 for three classes. Yoga class for seniors. wisepines.com/events.

### Diabetes Support Group

1-2 p.m. (Monthly, 2nd Wed.) RFRMC Diabetes & Endocrinology Center, 160 Allen St., Rutland. Free. For patients managing diabetes, to discuss challenges, ask questions, and provide support. Hosted by Community Health and Rutland Regional Medical Center's Diabetes & Endocrinology Center. Contact Michele Redmond at 802-277-5327. chcr.org/diabetes-support-group.

### Public Skating

2-3:40 p.m. Union Arena, 80 Amsden Way, Woodstock. Adult \$8, Youth \$6, Seniors \$5, Child under 3 Free, Super Senior (70+) Free. Skate rentals \$7 (figure or ice hockey). unionarena.net.

### Cribbage for Adults

3-5 p.m. (Wednesdays) Hartland Public Library, 135 Route 5, Hartland. Free. hartlandlibraryvt.org/calendar or 802-436-2473.

### Public Skate

3-5 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. rutlandrec.com/giorgetti.

### Bone Builders at the Chaffee

3:30-4:30 p.m. (Wednesdays) Chaffee Art Center, 16 S. Main St., Rutland. Free. Heather Wilson leads a bone-building class focused on weight training and balance exercises. chaffeeartcenter.org.

### Diabetes Support Group

5-6 p.m. (Monthly, 2nd Wednesday) Community Health Castleton, 261 Route 30, Castleton. Free. For patients managing diabetes, to discuss challenges, ask questions, and provide support. Contact Michele Redmond at 802-277-5327. chcr.org/diabetes-support-group.

### Community Meeting – Future of the Library

5:30-7 p.m. Rutland Free Library, 10 Court St., Rutland. Free. Join a discussion on the community's needs and vision for a new library and civic center. rutlandfree.org.

### Ladies & Lasers Night – Necklace Making

**Workshop**  
6 p.m. Sherburne Memorial Library, 2998 River Road, Killington. \$25. Participants will create laser-cut necklaces in a fun and engaging environment. Please register to guarantee a spot. Sherburnelibrary.org.

### Texas Two-Step Dance Series

6:30-7:30 p.m. (Beginner), 7:30-8:30 p.m. (Intermediate) Artistree, 2095 Pomfret Road, South Pomfret. \$70. Four-week series through Feb. 26 teaching the fundamentals of the Texas Two-Step. Intermediate class for those with prior experience. Register at hisawyer.com/artistree/schedules/activity-set/1107845.2.6.

### WRIF Comedy Night

7 p.m. Briggs Opera House, 5 S. Main St., White River Junction. \$25. Kick off WRIF with a night of comedy featuring headliner Paul Ollinger and comedians Ian Levy, Rufat Agayev, and Shaunak Godkhindi. Proceeds support Junction Arts & Media's year-round events and education programming. uvjam.org.

**THURS**  
2/13

### Intermediate Line Dance

9:30-10:30 a.m. (Thursdays) Godnick Adult Center, 1 Deer St., Rutland. rutlandrec.com/godnick or 802-773-1853.

### Survivors Support Group

10 a.m.-noon. (Thursdays) Godnick Adult Center, 1 Deer St., Rutland. Free. Fliers are available at the Godnick Center or call 802-775-3232. rutlandrec.com/godnick.

### Bone Builders

10 a.m. Sherburne Memorial Library, 2998 River Road, Killington. Free. Weights are provided. sherburnelibrary.org or 802-422-4323.

### Lunchtime Skate

11:30 a.m.-1 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. Discounted admissions and skate rentals. Check site for pricing and details. rutlandrec.com/giorgetti.

### Chaffee: Artery

Noon. (Thursdays) Adults. Connect and create with others. \$10-\$20. Painting in all mediums welcome. No set topic or instructor, attendees will work on their individual artwork. Must pre-register. chaffeeartcenter.square.site.

### Ukelele Group

Noon-1 p.m. (Thursdays) Chaffee Art Center, 16 S. Main St., Rutland. Free. Attendees will play a collection of sheet music. All levels welcome, ages 12+. Must pre-register by Wednesday at noon. chaffeeartcenter.square.site.

### Michelob ULTRA Race World

1-3 p.m. Thursdays through March 13. Pico Mountain, 73 Alpine Dr., Killington. Refer to website for details. Weekly race series featuring individual and team competitions, followed by after-parties at the Last Run Lounge with food, prizes, and Michelob ULTRA specials. picomountain.com.

### Play Bridge!

2-4 p.m. (Thursdays) Norman Williams Public Library, 10 The Green, Woodstock. Free. Beginners are welcome to observe. normanwilliams.org or 802-457-2295.

### Full Moon Snowshoe

5:30-7:30 p.m. Hartford Town Forest, 171 Bridge St., White River Junction. Free. Enjoy a guided snowshoe under the full moon, a great workout and social experience. Participants should dress for cold weather and bring a headlamp. Snowshoes available if needed. Hot chocolate and snacks provided after the hike. hartfordvt.myrec.com.

### Pride of Woodstock 365 – LGBTQ+ Community

**Mental Health Discussion**  
6 p.m. Artistree Community Arts Center, 2095 Pomfret Road, South Pomfret. Free. Join Pride of Woodstock, Vermont, and Chris Nial, CEO of MadFreedom Advocates, for an open discussion on LGBTQ+ mental health. This session provides a safe, supportive space to discuss mental health challenges, resources, and alternative approaches. Open to LGBTQ+ individuals 18 and older. RSVP required. prideofwoodstockvermont@gmail.com.

### Mac & Cheesy Palentine's Day Potluck

6-7 p.m. Norwich Public Library, 368 Main St., Norwich. Free. Bring your best mac and cheese to share or come ready to taste and vote for the cheesiest creations. Awards will be given, and chefs should bring a crockpot, serving utensil, and ingredient list. RSVP required. norwichlibrary.org.

### Sip 'n' Dip at Chaffee Art Center

6-8 p.m. Chaffee Art Center, 16 So. Main St., Rutland. \$35. Enjoy a creative night out following along with instructor Sally Hogan to paint a bird on a snowy branch in acrylics. Perfect for a date night or evening with friends. BYO wine. All supplies included. Pre-registration required. chaffeeartcenter.org.

### Women's Circle

6-8 p.m. Vermont Farmers Food Center, 251 West St., Rutland. Free. A welcoming and inclusive community social and learning space for women and gender-expansive individuals ages 18 and up. Light refreshments provided. socialtinkering.org/womenscircle.

### Backyard Sugaring

6:30 p.m. Abbott Memorial Library, 15 Library Road, South Pomfret. Free. Learn the basics of small-scale maple sugaring with lifelong Pomfret resident and experienced maple producer Vern Clifford. Discover tips, see equipment, and gain insight into tapping your own trees. abbotmemoriallibrary.org.

### Stick & Puck

7:45-9:15 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. rutlandrec.com/giorgetti.

**FRI**  
2/14

### Intro to Improv Dance

10-11:30 a.m. (Fridays through Feb. 28) Artistree, 2095 Pomfret Road, South Pomfret. \$150 for the entire class. Participants of all experience levels to explore creative self-expression through dance. The class incorporates various movement prompts, group and solo compositions, and music from diverse genres. Opportunities for reflection and somatic introspection are included. Registration required: hisawyer.com/artistree/schedules/activity-set/1111816?source=semesters.

### Friends of the Rutland Free Library Book Sale

10 a.m.-2 p.m. Rutland Free Library, 10 Court St., Rutland. By donation. Browse thousands of gently used books, CDs, DVDs, and puzzles for all ages, including rare and antique selections. Limit of two grocery bags per family; no book dealers. Proceeds support library programs and projects. rutlandfree.org.

### Bone Builders

11 a.m.-noon. (Fridays) Chaffee Art Center, 16 S. Main St., Rutland. Free. Heather Wilson leads a bone-building class that focuses on weight training and balance exercises to improve strength, balance, and bone density. chaffeeartcenter.org.

### Women's First Fridays - Wellness

11 a.m.-2 p.m. Jackson's Gore Courtyard, 77 Okemo Ridge Road, Ludlow. Join this women-focused event for a Group Ski and Ride at 11:30 a.m., followed by a yoga fitness class from 1-2 p.m. at the Spring House. A valid 24-25 Season Epic Pass or paid lift ticket is required for the ski portion. Registration required. okemo.com.

### Red Cross Blood Drive

11 a.m.-5 p.m. Universalist Church, 7 Church St., Woodstock. Free. Celebrate Valentine's Day by giving the gift of life. Donate blood and help save lives in the community. redcrossblood.org.

### Connections & Interconnections of Life Weekly Group

Noon-1 p.m. (Fridays) Chaffee Art Center, 16 So. Main St., Rutland. Free. A place to share thoughts, philosophies, spirituality, cultures, and more in a respectful way. All are welcome. Must RSVP: chaffeeartcenter.square.site.

### Stick & Puck

1:30-2:50 p.m. Union Arena, 80 Amsden Way, Woodstock. \$10 per session. Helmet required; other gear strongly recommended. unionarena.net.

**PICO SKI EDUCATION  
FOUNDATION SILENT  
AUCTION FUNDRAISER**

**SATURDAY @ 6 P.M.**





← **Calendar:** Email events@mountaintimes.info.....  
from page 64

### Stick & Puck

2:30-4:30 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. rutlandrec.com/giorgetti.

### Torchlight Snowshoe

4:30-6:30 p.m. Billings Farm & Museum, 69 Old River Road, Woodstock. \$7-\$12, free for ages 2 & under, \$5 members, free for member children. Take a Valentine's Day torchlit stroll, snowshoe, or ski along scenic trails, meeting National Park Rangers along the way. End the evening by the fire with complimentary s'mores and cocoa. billingsfarm.org/torchlight-snowshoe.

### Writing Workshop with Kim Dana Kupperman

5-7 p.m. Cover to COVER Books, 158 So. Main St., White River Junction. Purchase "The Best American Essays 2024" in lieu of a class fee. Join author and editor Kim Dana Kupperman for a generative workshop exploring an essay on love, followed by a writing prompt. Limited to 10 participants. robj@coverhomerepair.org or call 603-252-7956.

### Murder Mystery Valentine's Dinner

6:30 p.m. The Farmstand Café & Market, 912 Route 4A W, Hydeville. \$75. Step into the roaring 1920s for a Gatsby-era murder mystery while enjoying a farm-to-table seasonal four-course dinner. Dress the part or come as you are. The evening kicks off with appetizers and mingling at 6:30 p.m., with dinner served at 7:15 p.m. Advanced ticket purchase required. thefarmstandcafe.com.

### Pink the Rink – Castleton Women's Hockey Game

6 p.m. Spartan Arena, 100 Diamond Run Mall Pl., Rutland. \$7 adults, \$4 seniors, \$2 students. Vermont State University's Castleton Women's Ice Hockey team hosts the 16th Annual Pink the Rink game against Elmira College, raising funds for the Foley Cancer Center. Limited edition pink jerseys will be auctioned, with a basket raffle, bake sale, and free Pink the Rink t-shirts for the first 200 fans. Jersey auction: 32auctions.com/ptr2025.

### Myra Flynn – Vermont After-Hours Series Kickoff

7:30 p.m. Woodstock Town Hall Theatre, 31 The Green, Woodstock. Vermont singer-songwriter Myra Flynn takes the stage for a special Valentine's Day performance, blending soulful vocals with indie-folk influences. The Vermont After-Hours Series offers top-tier performances with local food and drink. pentanglearts.org.

**SAT**  
2/15

### Tri Town Collectors Club Show & Sale

9 a.m.-3 p.m. Manchester VFW, 280 Depot St., Manchester Center. Free. Browse and shop a wide variety of collectibles, including coins, paper money, vintage sports cards, stamps, postcards, and more. A special quiz for collectors will be featured. Vendors can reserve a free table by contacting Joe Fuller at 802-379-2353 or pepsijoseph@yahoo.com.

### Winter Group Hike

10 a.m.-12:30 p.m. Fairgrounds Trailhead, 131 Town Farm Road, Poultney. Free. Join Slate Valley Trails for a guided winter hike led by SVT volunteers. Explore the trails, meet fellow hikers, and enjoy the beauty of winter in a group setting. slatevalleytrails.org.

### Pokémon Go Birding

10 a.m.-2 p.m. Vermont Institute of Natural Sciences (VINS), 149 Natures Way, Quechee. Included with general admission. Professor Oak enlists birders of all ages to spot real-life Pokémon—Vermont's winter birds—during the Great Backyard Bird Count. Snap photos of different species, report your findings to Pokémon scientists, and earn collectible cards for each bird you identify. Help real-world scientists while enjoying this interactive birding adventure. vinsweb.org.

### Vermont Winter Farmers Market

10 a.m.-2 p.m. Vermont Farmers Food Center, 251 West St., Rutland. Free. Shop local produce, crafts, and goods every Saturday through May 10, 2025. vtfarmersmarket.org.

### Winter Wildlife Celebration

10 a.m.-4 p.m. Vermont Institute of Natural Sciences (VINS), 149 Natures Way, Quechee. Included with general admission. Celebrate Vermont's wildlife and discover how animals adapt to winter with live raptors, songbirds, and even reindeer from the Vermont Reindeer Farm. Participate in the Great Backyard Bird Count, enjoy winter games, and learn from expert educators about the wonders of the season. Special activities include reindeer encounters, birding challenges, a storytelling session, and live animal ambassador presentations. vinsweb.org.

### Kids Oil Painting

11 a.m.-noon. Chaffee Art Center, 16 So. Main St., Rutland. \$25. Kids ages 6-11 can learn the Alla Prima oil painting technique, applying wet paint to wet paint in one sitting. Instructor Spencer Pelkey will guide participants step by step to complete a finished painting. All supplies included. Pre-registration required. chaffeeartcenter.org.

### Learn to Crochet

11 a.m.-12:30 p.m. Green Mountain Yarn & Fiber, 715 US-4, Rutland. \$25. Monthly beginner-friendly crochet class covering basic stitches, terminology, and pattern reading. Participants will start a simple project in class. Bring a size H hook and worsted weight yarn. Preregistration required. greenmountainfibers.com.

### Rutland Railway Association & Model Club

11 a.m.-3 p.m. 79 Depot Lane, Center Rutland. See an operating HO scale model railroad set up and displays of hundreds of rare or antique model trains, photographs, signs and more. facebook.com/p/Rutland-RailwayAssociati on-100066761013097/.

### Art at the Chaffee: Drop N' Paint

Noon-2 p.m. (Saturdays) Chaffee Art Center, 16 So. Main St., Rutland. \$25 per person, instructor help optional with a fee. All ages. Supplies and images to paint are provided. Must pre register by Friday noon at: chaffeeartcenter.org.

### Teen Oil Painting at Chaffee Art Center

12:30-2:30 p.m. Chaffee Art Center, 16 So. Main St., Rutland. \$25. Teens ages 12-17 can explore the Alla Prima oil painting technique, a method of applying wet paint to wet paint in one sitting. Instructor Spencer Pelkey will provide step-by-step guidance to help participants complete a finished painting. All supplies included. Pre-registration required. chaffeeartcenter.org.

### Learn to Knit

1-2:30 p.m. Green Mountain Yarn & Fiber, 715 US-4, Rutland. \$25. Beginner-friendly class covering casting on, knitting, purling, and basic stitch patterns. Participants need US size 8 knitting needles and worsted weight wool yarn, available for purchase in the shop. Preregistration required. greenmountainfibers.com.

### Film Screening: 'From Earth to Earth'

1:30-3 p.m. Rutland Free Library, 10 Court St., Rutland. Free. Watch From "Earth to Earth: The Lost Art of Dying in America" and join a Q&A with board member Jim Hogle and cemetery member Bailey McLaughlin to discuss natural burial. rutlandfree.org.

### Black History Month Art Auction

3-6 p.m. Chaffee Art Center, 16 So. Main St., Rutland. Free. Celebrate local high school artists from Southern and Central Vermont while supporting Black-owned businesses. Art and gift baskets from local businesses will be auctioned, with proceeds benefiting the community. Drop in for food, drinks, and an afternoon of art. chaffeeartcenter.org.

### Kids Corner Holiday Activities – DIY Trail Signs

4-5:30 p.m. Snowshed Lodge, 3861 Killington Road, Killington. Free. Enjoy an afternoon of family fun with kid-friendly activities, including DIY trail signs, a coloring corner, and board games. killington.com.

### West Coast Swing Dance Classes

4-6 p.m. West Rutland Town Hall (upstairs), 35 Marble St., West Rutland. \$15 per class. Learn West Coast Swing with flexible registration options for individual nights or the full series. 4-5 p.m.-Teens. 5-6 p.m.-Adults. Pre-registration required. vtwestiebest@gmail.com.

### Public Skate

4:15-5:45 p.m. Wendell A. Barwood Arena, 451 Highland Ave., White River Junction. \$5 per person; skate rentals and sharpening available for \$5 each. Season passes also available. Enjoy public skating at this family-friendly venue. hartfordvt.myrec.com.

### Stick & Puck

5:30-7:00 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. rutlandrec.com/giorgetti.

### Pico Ski Education Foundation Silent Auction

**Fundraiser**  
6-9 p.m. Andrea Mead Lawrence Lodge, 73 Alpine Drive, Killington. \$75. Enjoy an adults-only cocktail reception with live entertainment by Aaron Audet as the Pico Ski Education Foundation's silent auction concludes. Hors d'oeuvres, beer, and wine included. picomountain.com.

## REAL RUTLAND FEUD

SATURDAY @ 7 P.M.



### Real Rutland Feud

7 p.m. Paramount Theatre, 30 Center St., Rutland. \$30-\$35. Ten teams from local businesses and organizations compete to win the Real Rutland Feud trophy and raise funds for the Real Rutland Regional Marketing Initiative. Expect laughs, friendly rivalries, and a fierce title defense from last year's champions, Rutland County Pride. paramountvt.org.

### Public Skate

7:15-9:15 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. rutlandrec.com/giorgetti.

**SUN**  
2/16

### Stick & Puck

8:45-10:45 a.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. rutlandrec.com/giorgetti.

### Public Skating

11 a.m.-12:10 p.m. (Sundays) Union Arena, 80 Amsden Way, Woodstock. Adult \$8, Youth \$6, Seniors \$5, Child under 3 Free, Super Senior (70+) Free. Skate rentals \$7 (figure or ice hockey). unionarena.net.

### Public Skate

3:15-4:30 p.m. Wendell A. Barwood Arena, 451 Highland Ave., White River Junction. \$5 per person; skate rentals and sharpening available for \$5 each. Season passes also available. Enjoy public skating at this family-friendly venue. hartfordvt.myrec.com.

### Kids Corner Holiday Activities – DIY Snow Globes

4-5:30 p.m. Snowshed Lodge, 3861 Killington Road, Killington. Free. Create your own snow globe, plus enjoy a coloring corner and board games for family fun. Free Ben & Jerry's ice cream also available this day. killington.com.

**MON**  
2/17

### Puzzle Palooza

2-4 p.m. Godnick Adult Center, 1 Deer St., Rutland. Free. Gather a team of 2-4 players and race to complete a 500-piece puzzle in this fun, fast-paced competition. Prizes awarded for speed, spirit, and creativity. Doors open at 1:30 p.m., and team captains must register in advance. Children under 16 must be accompanied by an adult. rutlandrec.com.

## Calendar:

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**Kids Corner Holiday Activities – Cookie Decorating**  
4-5:30 p.m. Snowshed Lodge, 3861 Killington Road, Killington. Free. Decorate cookies, enjoy a coloring corner, and play board games for an evening of family-friendly holiday fun. [killington.com](http://killington.com).

# TUES

## 2/18

### Stick & Puck

11:30 a.m.-1:30 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. [rutlandrec.com/giorgetti](http://rutlandrec.com/giorgetti).

### Public Skate

1:45-3:45 p.m. Giorgetti Arena, 2 Oak St. Ext., Rutland. \$5 for city residents, \$8 for nonresidents, and \$5 skate rentals. [rutlandrec.com/giorgetti](http://rutlandrec.com/giorgetti).

### Handcraft Gathering

2-4 p.m. (Monthly, 3rd Tuesday) Abbott Memorial Library, Library St., So. Pomfret. Bring your knitting, crocheting, embroidery, or mending projects. [abbottmemoriallibrary.org](http://abbottmemoriallibrary.org).

### Alzheimer's Support Group

4-5 p.m., (Monthly, 2nd Tuesday) Community Health, 71 Allen St., Suite 403, Rutland. Free. A monthly meeting for Alzheimer's caregivers and family members to share experiences and support one another. The group is run by participants with hands-on experience in caregiving. [chcrr.org](http://chcrr.org).

### Line Dance Classes

5:30-7:30 p.m. (Tuesdays) Bradford Methodist Church, 186 N Main St., Bradford. \$10. Easy line dancing at 5:30 p.m., perfect for novices, followed by a 6:30 p.m. beginner-level class. All ages welcome. Bring water and wear comfortable shoes. No need to register in advance. [jeanbeanslinedancing@gmail.com](mailto:jeanbeanslinedancing@gmail.com).

### Rutland Area Toastmasters

6-7:30 p.m. (Monthly) Courcelle Bldg, 16 North St. Ext., Rutland. Develop public speaking, listening, and leadership skills. Guests welcome. 802-775-6929. [toastmasters.org](http://toastmasters.org).

### Gather Together with Social Tinkering

6-8 p.m. Vermont Farmers Food Center, 251 West St., Rutland. A welcoming and inclusive community social for all ages, featuring games, puzzles, and activities. Participants are encouraged to bring a musical instrument, game, or crafting project. [socialtinkering.org/gathertogether](http://socialtinkering.org/gathertogether).

## ONGOING

### 'Antigone'

Feb. 14-15 & 20-22, 7:30 p.m.; Feb. 16 & 23, 2 p.m. Barnard Town Hall, 115 N. Road, Barnard. \$15-\$20. BarnArts presents a reimagining of "Antigone," featuring Anne Carson's contemporary translation and a vibrant, music-filled staging. Directed by Erin Bennett, this production blends ancient tragedy with modern energy, performed by a talented cast of BarnArts regulars. [barnarts.org](http://barnarts.org).

### 'The Art of Life': Exhibition

Chaffee Art Center, 16 So. Main St., Rutland. Free. "The Art of Life" exhibit, featuring photographs and collages by Robert Black. Works by Chaffee artist members will be on display and for sale. Donations appreciated. Exhibit runs through March 1. [chaffeeartcenter.org](http://chaffeeartcenter.org).

### Cooking Classes at Mission Farm

Check website for classes and registration. The Kitchen at Mission Farm, 316 Mission Farm Road, Killington. Learn to cook, host an event, or teach a class in Mission Farm's open kitchen space. [missionfarmkitchen.org](http://missionfarmkitchen.org).

### 'FACES in Harmony'

Chaffee Art Center, 16 So. Main St., Rutland. Free. Highlights include "artwork of faces," "The Peace Train," an annual photo contest, and a community wall. Through Feb. 28. [chaffeeartcenter.org](http://chaffeeartcenter.org).

### 'King James'

Though Feb. 16. Barrette Center for the Arts, 74 Gates St., White River Junction. \$34-\$74, \$24 youth and student tickets. Rajiv Joseph's play follows superfans Matt and Shawn as they bond over LeBron James' tenure with the Cleveland Cavaliers, navigating their friendship through shared love of basketball. [northernstage.org](http://northernstage.org).

### Magic of Maple

Feb. 15-23, 10 a.m.- 4 p.m. Billings Farm & Museum, 69 Old River Road, Woodstock. Celebrate Vermont's maple history with sugar on snow, crafts, children's stories, and interactive exhibits on sugaring traditions. Explore historic photographs, learn about maple tapping, and sample sweet treats. Public sleigh rides available Feb. 18, 20, and 22, weather permitting. Advance tickets recommended. [billingsfarm.org](http://billingsfarm.org).

### Okemo Innkeepers Race Series

Mondays, January - March, 10 a.m.-noon. Wardance slope, Okemo Mountain Resort, Ludlow. The 43rd annual race series welcomes skiers and snowboarders of all skill levels, ages 18-80, competing as teams or individuals. Enjoy a fun, competitive league with awards at season's end. Social gatherings follow on Monday evenings, 5-7 p.m., at local establishments. Contact Ken at [okemoracing@gmail.com](mailto:okemoracing@gmail.com).

### Rutland Winterfest 2025

Feb. 14-22 Various locations, Rutland. Celebrate winter with over 30 free and low-cost events during nine days of frosty fun. Enjoy night sledding on Center Street, human foosball, snowshoeing, ice skating with Bigfoot, and more. Recognized as a Top Winter Event by the Vermont Chamber of Commerce, Winterfest brings the community together with classic and quirky cold-weather activities. See page 13 for a full list of activities. [rutlandwinterfest.com](http://rutlandwinterfest.com).

### Skating Lessons

Tuesday through March 5, 5:30-6:30 p.m., and Wednesdays, through March 6, 4:20-5:20 p.m. Union Arena Community Center, 80 Amsden Way, Woodstock. Skating lessons for all abilities, including Snowplow Sam (ages 3-5), Basic Skills (ages 6+), and Pre-Free to Free Skate levels. Winter session includes participation in the Annual Ice Show on March 9. Registration and details at [uaskateclub.com](http://uaskateclub.com).

### The Art of Grace Dorman

Through March 28. Main Street Museum, 58 Bridge st. White River Junction. Exhibit of artist Grace Dorman's art. [mainstreetmuseum.org](http://mainstreetmuseum.org).

### White River Indie Film Festival

Feb. 13-16, Junction Arts & Media (JAM), 5 S. Main St., White River Junction. Annual festival showcasing global indie films, documentaries, and local filmmaking talent. Events include #PitchFest, filmmaker workshops, panel discussions, and screenings exploring romance and activism. Feature films include "A Photographic Memory," "Hundreds of Beavers," "No Other Land," and "To a Land Unknown." Comedy night fundraiser and Valentine's Day party also planned. [wrfif.org](http://wrfif.org).

### Women's Nordic Ski Skate Clinics

Wednesdays, 8:30-10 a.m., Fridays, 9:30-11 a.m. Woodstock Nordic Center, 14 The Green, Woodstock. \$30 per session or \$150 for six sessions. Intermediate to advanced skiers can join Olympian Tessa Westbrook to improve skate skiing technique. Sessions run through the end of the season, weather permitting. Registration at the Nordic Center lodge. [woodstockinn.com](http://woodstockinn.com).

## UPCOMING

### Puzzle and Games Camp

Feb. 18-20, 9 a.m.-3 p.m. Artistree Community Arts Center, 2095 Pomfret Road, South Pomfret. Young artists ages 5-12 can explore creativity and problem-solving through puzzle and game design. Campers will craft their own jigsaw puzzles, board games, and playing pieces while learning drawing, painting, and crafting techniques. Afternoons include indoor and outdoor play, plus classic group games in the Hayloft. [artistreevt.org/](http://artistreevt.org/)

### Pointe Noir Cajun Band – Mardi Gras Celebration

Feb. 21, 7-9 p.m. Seven Stars Arts Center, 5126 VT Route 14, Sharon. \$20 + fee in advance, \$25 at the door, free for children under 12. Celebrate Mardi Gras with the lively sounds of Pointe Noir Cajun Band, featuring seasoned musicians with deep roots in Louisiana's Cajun and Zydeco traditions. Doors open at 6:30 p.m., and Brocklebank Beer will be available. [sevenstarsarts.org](http://sevenstarsarts.org).

### Rabies Vaccination & Microchip Clinic

Feb. 22, 9-11 a.m. Lucy Mackenzie Humane Society, 4832 Route 44, West Windsor. \$20 per rabies vaccination, \$20 per microchip. First-come, first-served clinic for dogs and cats—no appointment necessary. Dogs must be leashed, and cats must be crated. Animals must be at least 3 months old and have had their last rabies shot at least 10 months ago. Bring a prior rabies certificate to qualify for a three-year certificate; otherwise, a one-year certificate will be issued. [info@lucymac.org](mailto:info@lucymac.org) or call 802-484-5829.



# CHOICES

RESTAURANT & ROTISSERIE

**Dine in or take out:**  
2820 Killington Rd  
802.422.4030  
[ChoicesVT.com](http://ChoicesVT.com)

*In-house made pasta, breads, and desserts*

*21+ Wines by the glass* *Chef owned*

**Open 6 nights a week**  
(Closed Wednesdays)  
5:00 - 9:00 PM

# Eat Drink Shop Local

# [MUSIC Scene]

By DJ Dave Hoffenberg  
Have a music scene coming up? Email [djdavehoff@gmail.com](mailto:djdavehoff@gmail.com)

**WED**  
2/12

**KILLINGTON**

2 p.m. K1 Base Lodge – Sammy B

6 p.m. Killington Cafe & Wine Bar – Open Mic hosted by Liz Reedy

6 p.m. Rivershed – Scott Forrest

8 p.m. Jax Food & Games – Nick Bredice

**LUDLOW**

6 p.m. Off the Rails – Learn to Line Dance

**POULTNEY**

7 p.m. Poultney Pub – Open Mic hosted by Lobo

**QUECHEE**

6 p.m. The Public House – Chris Pallutto

**RUTLAND**

8 p.m. Center Street Alley – Full PA/Backline Open Mic hosted by Josh LaFave

**LUDLOW**

6:30 p.m. The Killarney – Irish Sessions with Gypsy Reel

7 p.m. Off the Rails – Sammy B

**POULTNEY**

6 p.m. Poultney Pub – James Joel

**QUECHEE**

6 p.m. Public House Pub – Name That Tune Bingo with DJ Dave: Valentine's Edition

**RUTLAND**

8 p.m. Angler Pub – A Sound Space Open Mic hosted by Caber Wilson

8 p.m. Center Street Alley – Karaoke 101 hosted by Tenacious T

**SOUTH POMFRET**

7 p.m. Artistree – Open Mic Night

**WOODSTOCK**

6:30 p.m. Ottauquechee Yacht Club – Rhys Chalmers

**FRI**  
2/14

**BARNARD**

7:30 p.m. Town Hall – Antigone BOMOSEEN  
5:30 p.m. Bomoseen Lodge and Taproom – George Nostrand

**BRIDGEWATER**

8 p.m. Woolen Mill Comedy Club – Valentine's Day Comedy Show

**CASTLETON**

6 p.m. Blue Cat Bistro – Carl Anton

**KILLINGTON**

1 p.m. Bear Mountain Base Lodge – Duane Carleton

2 p.m. K1 Base Lodge – Chris Pallutto and Daniel Brown

2 p.m. Pico's Last Run Lounge – Rhys Chalmers

2 p.m. Snowshed's Long Trail Pub – Nick Bredice and Liz Reedy

4 p.m. The Foundry – Just Jamie

5:30 p.m. Killington Cafe & Wine Bar – Rick Webb

6 p.m. Rivershed – Kevin Herchen

7 p.m. Still on the Mountain – Nick Bredice and Liz Reedy

7:30 p.m. McGrath's Irish Pub – Live Music

7:30 p.m. The Foundry – King Margo

8 p.m. North Star Lodge Star Lounge – Big John's Boys

8 p.m. Pickle Barrel – Garden State Radio

9 p.m. Jax Food & Games – Just Jamie

9 p.m. Wobbly Barn – Pulse

**POULTNEY**

6 p.m. Poultney Pub – Jared Johnson

**QUECHEE**

5 p.m. Harry's Cocktail Lounge – Live Music with Peter Concilio

5:30 p.m. Public House Pub – Kind Bud

**RANDOLPH**

7:30 p.m. The Underground Listening Room – Jaded Ravins with Bow & River

**RUTLAND**

6 p.m. Stonehedge Indoor Golf – Duane Carleton

**WOODSTOCK**

7:30 p.m. Town Hall Theatre – Myra Flynn: Valentine's Day Concert

**SAT**  
2/15

**BARNARD**

7:30 p.m. Town Hall – Antigone

**BRIDGEWATER**

8 p.m. Woolen Mill Comedy Club – Comedy Show with headliner Bret Raybould and featured comedian Ish Gupta

**KILLINGTON**

1 p.m. Skyeship Base Lodge – Nick Bredice

2 p.m. K1 Base Lodge – King Margo

2 p.m. Pico's Last Run Lounge – Daniel Brown

2 p.m. Snowshed's Long Trail Pub – Duane Carleton

3 p.m. Still on the Mountain – Apres Ski Dance Party with DJ Dave

4 p.m. Pickle Barrel – Jamie's Junk Show with special guest opener Jenny Porter & Krishna Guthrie

4 p.m. The Foundry – Music by Cooper

6 p.m. O'Dwyers Public House at the Summit Lodge – Rambletree

6 p.m. Preston's at the Grand Hotel – Liz Reedy

6 p.m. Rivershed – Kevin Herchen

6:30 p.m. Still on the Mountain – Sammy B

6:30 p.m. Wobbly Barn – Krishna Guthrie Band

7 p.m. The Foundry – Jenny Porter

7 p.m. Vermont Craft – Nick Bredice

7:30 p.m. McGrath's Irish Pub – Live Music

8 p.m. Jax Food & Games – Aaron Audet Band

8 p.m. North Star Lodge Star Lounge – Big John's Boys

**KILLINGTON** continued...

9 p.m. Pickle Barrel – Garden State Radio

9 p.m. Wobbly Barn – Pulse

10 p.m. Pickle Barrel Crow's Nest – Jamie's Junk Show

**LUDLOW**

9 a.m. Okemo's Sunburst Six Bubble Chair – Lift Line Dance Party with DJ Dave

2 p.m. Okemo's Jackson Gore Courtyard – Apres Afternoon with Rhys Chalmers

2 p.m. Okemo's The Bull – Ryan Fuller

**PITTSFORD**

7 p.m. Hilltop Tavern – DJ Night

**POULTNEY**

Noon. Poultney Pub – Vinyl with Ken

**QUECHEE**

5:30 p.m. Public House Pub – Jennings & McComber

6 p.m. Harry's Cocktail Lounge – Live Music with Rivalry

**STOCKBRIDGE**

7:30 p.m. Wild Fern – Rick Redington & Tuff Luv

**WOODSTOCK**

6:30 p.m. Ottauquechee Yacht Club – Majik Box Trio

**SUN**  
2/16

**BARNARD**

2 p.m. Town Hall – Antigone

**BRIDGEWATER**

**CORNERS**  
3 p.m. Long Trail Brewery – North County Band

**KILLINGTON**

Noon. Rivershed – Brunch with Kevin Herchen

1 p.m. Bear Mountain Base Lodge – Liz Reedy

1 p.m. Pico's Last Run Lounge – Duane Carleton

2 p.m. K1 Base Lodge – Daniel Brown and Nick Bredice

2 p.m. Snowshed's Long Trail Pub – Chris Pallutto and Liz Reedy

5 p.m. Pickle Barrel – Jamie's Junk Show

6 p.m. Liquid Art – Tboneicus Jones

6 p.m. Rivershed – Rick Webb

6 p.m. Still on the Mountain – Open Mic Night hosted by Indigenous Entertainment

6 p.m. The Foundry – Jazz Night with the Summit Pond Quartet

**KILLINGTON** continued...

6:30 p.m. Wobbly Barn – Krishna Guthrie Band

7 p.m. North Star Lodge Star Lounge – Big John's Boys

8 p.m. Jax Food & Games – Jenny Porter

8 p.m. Pickle Barrel – Dalton & The Sheriffs

9 p.m. Wobbly Barn – Pulse

**LONDONDERRY**

6 p.m. New American Grill – Liz Reedy

**LUDLOW**

9 a.m. Okemo's Sunburst Six Bubble Chair – Lift Line Dance Party with DJ Dave

11 a.m. Okemo's Solitude Lift – Sunday's with Sammy B

2 p.m. Okemo's The Bull – Gordon Turrisi

7 p.m. The Killarney – Sammy B

**QUECHEE**

2 p.m. Harry's Cocktail Lounge – Live Music with John Lackard

**RUTLAND**

9 p.m. C.J's Suds South – Karaoke with Sunset Entertainment

**STOCKBRIDGE**

7:30 p.m. Wild Fern – Rick Redington's Looping Mayhem

**MON**  
2/17

**KILLINGTON**

2 p.m. K1 Base Lodge – Duane Carleton

2 p.m. Snowshed's Long Trail Pub – Chris Pallutto

6 p.m. Rivershed – Mandatory Mondays with Name That Tune Bingo by DJ Dave

6 p.m. The Foundry – Blues Night with John Lackard

6 p.m. Vermont Craft – Liz Reedy with Nick Bredice

8 p.m. Jax Food & Games – Rhys Chalmers

**LONDONDERRY**

6 p.m. New American Grill – Sammy B

**LUDLOW**

2 p.m. Okemo's The Bull – Chuck and John

5 p.m. Little Mexico – Sammy B

8:30 p.m. The Killarney – Open Mic Night hosted by Indigenous Entertainment

**RUTLAND**

7 p.m. Angler's Pub – Trivia hosted by Sunset Entertainment

**STOCKBRIDGE**

5 p.m. Wild Fern – Bow and River

**TUES**  
2/18

**KILLINGTON**

2 p.m. K1 Base Lodge – Alex Shier

2 p.m. Snowshed's Long Trail Pub – Liz Reedy

6 p.m. Rivershed – Nick Bredice

7 p.m. The Foundry – Jenny Porter

8 p.m. Jax Food & Games – Taco Tuesday with Rick Webb

**LUDLOW**

2 p.m. Okemo's The Bull – Sammy B

**PITTSFIELD**

7 p.m. Town Hall – Open Jam



# White River Indie Film Festival 2025 explores love, activism, and global cinema with a lineup of stories that inspire, challenge, and connect

Thursday, Feb. 13 through Sunday, Feb. 16.—WHITE RIVER JUNCTION—The White River Indie Film Festival (WRIF) returns to the Upper Valley, bringing an electrifying selection of global indie films, compelling documentaries, and locally produced works. Hosted at JAM – Junction Arts & Media and the Briggs Opera House, this year’s festival carries the theme “Hand Over Heart,” intertwining romance and activism to showcase how love—whether for another person or a cause—can drive meaningful change.

## A cinematic exploration of love and resistance

The 2025 WRIF lineup highlights personal and political narratives, showing how acts of defiance and devotion stem from the same source: deep compassion. Whether through stories of rekindled romance or movements confronting injustice, this year’s selections invite audiences to reflect on love’s transformative power.

Among the highly anticipated films is “A Photographic Memory,” a daughter’s poignant attempt to understand her late mother—a pioneering photojournalist—through the images she left behind. The film will accompany “Endlessly an Observer,” a short documentary on Vermont photographer Suzanne Opton, whose work will be displayed in the Briggs Opera House lobby.

For fans of queer cinema, “Young Hearts” (Belgium) offers a tender exploration of young love, while “The Balconettes” (France), co-written by Céline Sciamma, takes audiences on a campy, ghostly, and revenge-fueled ride. Meanwhile, “No Other Land” (Palestine), a Berlinale Best Documentary Winner and Oscar nominee, will screen alongside a discussion on the intersection of art and activism moderated by Dartmouth College historian Aseel Najib.

If comedy is what inspires, 2024’s indie sensation, “Hundreds of Beavers,” screening on Feb. 13, shouldn’t be missed. This brilliant blend of cartoon slapstick and silent films is a true crowd pleaser.

## Expanding the festival experience

Beyond screenings, WRIF fosters community engagement through a variety of interactive events:

- **Stand-Up Comedy Night (Feb. 12)** – Featuring Paul Ollinger, this event doubles as a fundraiser for JAM’s community programs.
- **#PitchFest (Feb. 13)** – Local filmmakers pitch their next big ideas in a fast-paced competition for funding and support.
- **Filmmaker Friday at JAM (Feb. 14)** – Workshops and a VT/NH filmmaking panel connect creatives with industry insights.
- **Emerging Filmmakers Brunch (Feb. 15)** – An informal gathering at Putnam’s Vine/Yard where up-and-coming talent can network.

## Spotlight on Vermont’s storytellers

Vermont filmmakers and their stories take center stage at WRIF. “Love of the Land,” by Travis Van Alstyne, will be among the Emerging Filmmakers selections, alongside two Vermont-based communal living films, “Free Farm” and “Far Out.” Esteemed director Paul Schrader’s “Oh, Canada,” starring Richard Gere, will also make its regional debut.

The festival wraps up with “To a Land Unknown,” a gripping migration thriller offering an intimate look at the Palestinian diasporic experience. The closing film will be paired with Emerging Filmmaker Annika Murdock’s “Deepfake Girl.”

For a complete schedule, ticket information, and festival passes, visit: [ujam.org](http://ujam.org).



By James Kent

A sign displayed in White River Junction announced the upcoming White River Indie Film Festival, occurring Feb. 13-16.

Courtesy IDMB

Pictured above from top to bottom: “No Other Land,” “Balconettes,” and “Young Hearts,” each offering a unique story and perspective.

# 'I'm Still Here': When they come for you

Walter Salles' "I'm Still Here" takes the viewer inside one family's struggle under the 1970s Brazilian dictatorship

Award-winning Brazilian filmmaker Walter Salles does what all great filmmakers do when tackling heavy subject matter; he drills down to focus on one family amid tumult, providing the viewer a ringside seat into life under a Brazil's brutal military dictatorship without trying to tackle every facet of the history behind a regime which lasted from 1964 to 1985. Born in 1958, Salles lived outside of Brazil until his family returned when he was 15, around 1973. His experience living under the Médici dictatorship no doubt shaped his desire to tell a story about the period. Several of Salles' previous films, "Central Station," "The Motorcycle Diaries," and "City of God" (which Salles served as producer) all circle social and economic conditions in Latin America. With his latest, "I'm Still Here," Salles delivers one of his best and most important films.

I've watched many films like "I'm Still Here" in my life, and every time, I find myself thinking during the viewing how fortunate I am that I did not live through those times in those places. Often, I followed those thoughts with, "At least I live in a country where that cannot happen." As I sat at the Nugget Theater in Hanover, NH, on a Saturday afternoon watching "I'm Still Here," new thoughts invaded my brain space. While the circumstances and conditions of this story, set in late 1970/early 1971, with a couple of time jumps in the third act, are much different than what is currently taking place in the United States, some of the similarities provide an eerie feeling of, "Well, it probably won't happen here, but I can no longer say it can't." Thus, "I'm Still Here" provides relevance in its story of the past—a warning—that if we're not careful, democracy can slip through our fingers instantly.

The story drops us six years into the Brazilian dictatorship, a right-wing military Junta that was backed and aided by the US government during the height of the Cold War and fears of growing communist spread in Latin America. This film is based on a memoir by Marcelo Reubens Paiva about the forced disappearance of his father, Rubens Paiva, in January 1971. When we meet the Paiva family, it's December of 1970. Rubens is a happy family man with a loving wife, Maria, four daughters, and a son. Rubens, a civil engineer by trade, is in the early stages of planning the family's new home in Rio. The Paiva's appear to be upper-class, as they live in walking distance to the beaches of Rio, and have a live-in housekeeper.

While the events of an escalating military presence appear as a backdrop during this first act, the audience understands that the situation is growing more precarious as the government seeks to crack down on armed resistance, using the kidnapping of an ambassador by leftist guerrillas as an opportunity to use a policy of torture and fear to quell further dissent. We don't see any direct evidence of Rubens' involvement with any resistance movement, although there are some clues that he may be sympathetic to the opposition.

The Paiva's send their oldest daughter to live in England

with refugee friends who fear reprisals coming from the government. All of this unfolds against moments of normalcy, happiness, and family celebration. One of the masterful strokes in Salles' film is that people still need to live when dealing with life under a dictatorship. Oppression doesn't mean the death of the happiness; it is that essence of life and joy the Paiva family will soon need to exist when the worst comes knocking on their front door.



## Screens and Streams

By James Kent

Armed men, clad in leather jackets and with serious looks, show up at the Paiva's residence and demand Rubens come with them to answer questions. It is during this home invasion we learn that Rubens was a former congressman representing the labor party of Brazil's former government before it was absolved during the military coup. After a brief exile from Brazil, Rubens returned, seemingly giving up all political actions, so it is a shock to

both Rubens and his family that he should be taken away for questioning.

With Rubens gone and armed men still keeping an eye over the household, the film shifts firmly in focus to Rubens's wife, Maria, in a tour-de-force performance by Fernanda Torres, who must try to make sense of unnerving events while not upsetting her keepers, and not scaring her children. We feel the fear contained inside Maria through Torres' brilliant acting. And then, in another horrifying revelation, after 24 hours with no returned husband, both Torres and her oldest remaining daughter in the house are forced to leave the home for questioning too.

Salles' decisions as director are to keep the audience in the dark about what is happening as much as its protagonists are. We learn the facts of Rubens' disappearance when his wife Maria does. After nearly two weeks under arrest in a military-style prison, Maria is released (her daughter was let go after one day), but what happened to Maria's husband, Rubens, is the crux of the film's second act.

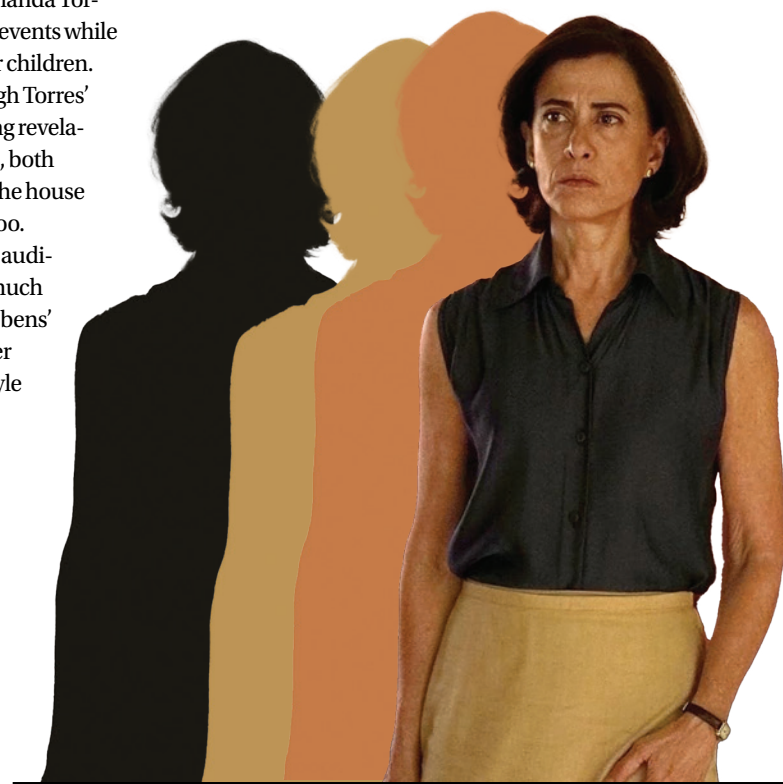
We feel Maria's growing dread that her husband will never return, and getting the government to admit what happened, or even trying to get proof that the government even took him for questioning, proves a challenge. All the while, Maria must find a way to keep her family going, which is no small feat in a country where, in 1970, the wife needed her husband's signature to withdraw money from a bank account.

Yes, "I'm Still Here" is at times bleak.

There will be no happy ending for the Paiva family regarding their patriarch, Rubens. The true story of Rubens Paiva was that he was tortured and murdered a day after his arrest. His body was never found. And while the film is about this travesty and Maria's quest to learn the truth, it is also a story of resilience and life affirmation. Maria refuses to let this atrocity destroy her family. In two bookends to the film, we see how the Paiva family succeeded beyond the events of Rubens' disappearance and murder.

Throughout its nearly two-and-a-half-hour runtime, Salles recreates a 1970s Brazil that feels so immediate and real that one marvels at the production team who pulled it off. The movie, shot on 35mm, looks authentic to the period. Despite the grim subject, Salles finds magical moments that stay with the audience, reminding us that there can be joy and happiness in the past marred by tragedy. By all accounts, Rubens Paiva was a wonderful dad and husband. "I'm Still Here" honors his memory, warning that authoritarian regimes may seek to destroy those who disagree, but it cannot destroy their spirit, or what they stand for, if we refuse to let them.

*James Kent is the publisher's assistant at the Mountain Times and the co-host of stuffweveeseen.com.*

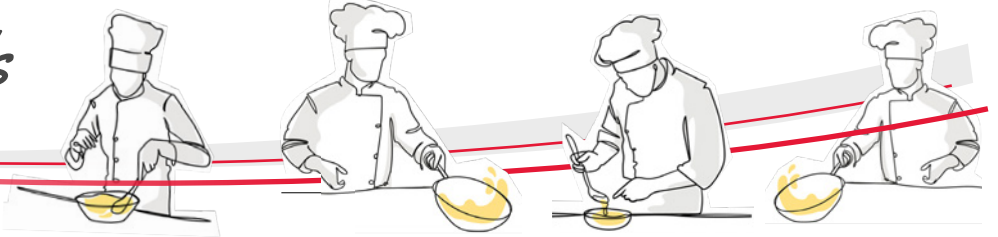


Courtesy Sony Pictures Classics  
*Fernanda Torres gives a searing performance in the Oscar-nominated "I'm Still Here," now playing in select theaters.*





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## BarnArts reimagines 'Antigone' with a playful approach

Friday, Feb. 14 through Sunday, Feb. 23—BARNARD —BarnArts launches its 2025 season with a bold new production of "Antigone," running Feb. 14-15 & 20-22 at 7:30 p.m. and Feb. 16 & 23 at 2 p.m. at Barnard Town Hall. This reimagined take on Sophokles' classic tragedy, translated by poet Anne Carson, blends humor, music, and movement, creating a vibrant performance that highlights the gravity and joy of life's struggles.

Director Erin Bennett envisions "Antigone" through the lens of a scrappy street performance featuring a cast of nine BarnArts actors who bring the production to life with juggling, singing, and original music. The show embraces a lively, contemporary aesthetic while staying true to the timeless themes of justice, defiance, and love.

"The language completely floored me," Bennett said, who discovered Carson's translation while researching her Dartmouth master's thesis. "It's so full of humor, humanity, and poetry."

The play follows Antigone as she challenges the decree of King Kreon, who refuses to bury her brother after a brutal war. Her act of defiance sets off a powerful chain of events that forces the people of Thebes to confront their values and fears.

### A unique and engaging adaptation

Anne Carson's translation strips the text to its core themes, making it accessible to modern audiences while preserving its ancient roots.

"Catholics have been known to love it, but so have anarchists, libertarians, Marxists, and poets of all time," says actor Aaron Michael Hodge (Haimon).

The cast was immediately drawn to Carson's language. Kevin Donohue (Kreon), a Dartmouth Classics graduate, praised the script as "fresh, idiomatic, and modern, while still dedicated to the source material."

Bridgette Hammond (Antigone) noted, "Each word is powerful and meaningful, which is both a joy and a challenge as an actor—there are no throwaway lines, nowhere to hide."

Bennett's artistic direction elevates "Antigone" beyond traditional tragedy. "Grief and tragedy are not relegated to the shadows," she explained. "Antigone is willing to die

for what's right, even when all the beauty of living is at her fingertips. I want the audience to see that the world she would leave behind is imperfect, sometimes violent, but filled with music, dancing, and love."

### A cast of BarnArts regulars with a new face in the lead

BarnArts newcomer Bridgette Hammond (Antigone) joins a cast of familiar faces, bringing experience from a decade of Chicago's dance and theater scene. "It's a tight-knit community that at the same time has been so welcoming," she shared.

Returning BarnArts actors include:

- Aaron Michael Hodge (Haimon) – 11 BarnArts productions since 2015
- Dory Psomas (Messenger) – 6 shows since 2017
- Olivia Piepmeier (Guard) – 5 shows since 2023
- Kyle Huck (Teiresias) – 4 shows since 2022
- Kevin Donohue (Kreon) – 4 shows since 2023
- Fergus Ryan (Polyneikes) – 3 shows since 2024
- Julianne Borger (Ismene) – 2 shows since 2024
- Laura Montgomery (Eurydike) – 2 shows since 2024

"BarnArts has reinvigorated the high school theater kid within me," Borger said, echoing the sentiments of many cast members.

Bennett worked closely with the cast to integrate their unique skills into the show—the result: a production brimming with unexpected elements, including kazoos, a ukulele, and tambourines. Original music is being developed in collaboration with BarnArts music directors Carol Cronce and Neal Cronce.

Costume designer August Doughty crafted a contemporary and timeless aesthetic, evoking the look of a ragtag group of traveling performers. Linda Treash serves as producer and set designer, with Corey Doughty handling lighting design and Eben Farinas as master carpenter.

"Erin has deep hands-on theater experience, academic study, and a pure love of theater that shines through," BarnArts Executive Director Linda Treash said. "I knew she would bring something truly special to this production."

*Tickets for "Antigone" are \$20 for adults and \$15 for students and can be purchased in advance at barnarts.org.*



Actors rehearsed the prologue fight scene in BarnArts' upcoming production of "Antigone."

Courtesy BarnArts



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By Brook Geery

Killington Resort- Snowmaking - January 2025

## Beast Week celebrates the team behind the mountain, Feb. 8-14

By Brooke Geery, Killington Resort

With winter well underway, The Beast is running like a well-oiled machine, thanks to its dedicated and enthusiastic team. It takes a lot of people to keep things going. In fact, Killington Resort is one of the largest employers in the state of Vermont with over 1,500 employees during the winter season. During this busiest time of the year, the resort celebrates Beast Week from Feb. 8-14, 2025 to say thank you to the hardworking people who make it all possible.

This year, the Beast Week events kicked off with Freebee Day, because who doesn't love free stuff? The Human Resources department, which is the engine behind the whole celebration, hands out goodies all day.

On Superbowl Sunday, Beast Team members enjoyed the big game with a pizza they made themselves, using a free pizza kit.

The evening also included a photo contest of the Beast Team members' completed pie, with the winner scoring a \$100 Visa Gift Card.

Monday night the fun was at the Bubby tubing park, where the team got to join in on a free tubing party with refreshments provided by Rollin' Rooster. On Tuesday, it was more free food, with a hearty breakfast sandwich available.

On Wednesday, the party is at the Wobly Barn, where the team is invited to a luau, complete with a limbo contest and tunes from DJ Stevie B. If dancing the night away makes you hungry, good news, because a free international lunch is served on Thursday. Finally, free Ben and Jerry's Ice Cream makes Valentines Day that much sweeter as Beast Week wraps up on Friday.

Beast →74

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# Noam Pikelný and Friends bring world-class talent to the stage

*Editor's Note: Correction: In the Feb. 5 print edition of the Mountain Times we listed this show as cancelled. This was an error on our part. This show will go on as scheduled. We apologize for any confusion.*

Friday, March 28 at 7:30 p.m.—Rutland—Acclaimed banjo virtuoso Noam Pikelný will take the stage for an evening of masterful musicianship and bluegrass innovation. Recognized as one of the finest banjoists of his generation, Pikelný is a founding member of the Punch Brothers, a group praised by The Boston Globe as “a virtuosic revelation” and described by The New Yorker as “wide-ranging and restlessly imaginative.”

Pikelný's accolades include the first-ever Steve Martin Prize for Excellence in Banjo and Bluegrass, two International Bluegrass Music Association Banjo Player of the Year awards, and a Grammy for Best Folk Album in 2019 for “All Ashore with the Punch Brothers.” In addition to his solo work, Pikelný has been performing with the new bluegrass supergroup Mighty Poplar and co-hosting “The Energy Curfew Music Hour,” a podcast with Chris Thile and Punch Brothers, released by Audible in Fall 2024.

This “can't miss” evening with Pikelný promises dazzling technique, deep musicality, and a showcase of bluegrass at its finest. Tickets are \$25-\$40 and available now.

For more information, visit: [paramountvt.org](http://paramountvt.org).



By Justin Camerer

Acclaimed banjo virtuoso Noam Pikelný and Friends will perform at the Paramount Theatre in Rutland on Friday, March 28.



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# LIVE Aldermanic Forum

Wednesday, February 19<sup>th</sup> at 6pm

Moderated by Rich Clark,  
Professor of Political Science at Vermont State University Castleton

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## ← **Beast:** from page 72

Of course, fun employee events are just one of the perks of working at The Beast. No matter what department, everyone has their own favorite thing about it. "My favorite thing about working here is that we have this incredible playground right outside our office door," said Business System Administrator Eunice Macdonald-Rice.

"My favorite thing about working at Killington is meeting all of the people, both the guests and co-workers," says Susan Dafni, who splits her time working in tickets at Ramshhead, Snowshed and K-1. "I also really love handing out stickers to children that come to tickets."

Suzette Aguilar, a barista at the Killington Grand Café agrees it's all about the people. "My favorite thing is all the nice people I meet from all walks of life. I have met so many wonderful people who come into the cafe and I enjoy talking and getting to know each one of them."

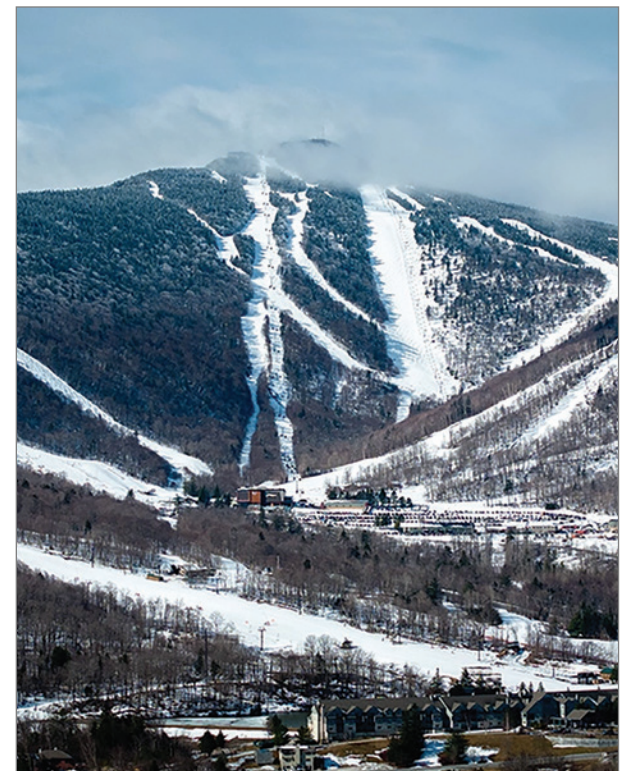
John Foran, who works in resort maintenance agrees. "I sincerely enjoy interacting, assisting, and problem solving with all the employees throughout the resort. Each day comes with a new adventure!"

Great co-workers and guests are a year-round occurrence says Snowshed food and beverage supervisor, and golf pro shop manager Chris Kenison. "My favorite thing about working at Killington is the variety of people that I get to work with on a daily basis. I love to meet new people and get to know them each year."

But for team leader for lift operations Leo Guterrez Nolasco, it's about the activities, too. "I can ski all the time even if I'm working and have fun, first run of the day. Also, I get the opportunity to meet new people from all over the world, this place feels like my second home. I've been coming to Killington year after year because of the people and the friends I made here. Back in Mexico there's no way to do this

kind of sport."

And working in the Mountain Sports School, Gwen Verity said, "My favorite thing about working at Killington is the kind and supportive community at mountain sports, united by our stoke for sliding on snow! Also, tiny kiddos on skis are pretty darn cute!"



Courtesy Killington Resort  
Celebrating the team that keeps The Beast running.

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# An evening filled with plenty of Atmosphere

Last Tuesday, Feb. 4, Atmosphere brought their “Imagine The Fun Tour” with Sage Francis and Mr. Dibbs to the Pickle Barrel Nightclub. You don’t see many Tuesday night concerts at the Pickle, but what you did see was a sold-out crowd. The place was packed with locals, tourists, and people you haven’t seen at the Pickle in years.

The tour name, a nod to the Atmosphere album, “You Can’t Imagine How Much Fun We’re Having,” released in 2005, aims to capture the essence of early 2000’s nostalgia and a callback to the days when Slug, Sage Francis, and Mr. Dibbs last toured together.

“I’m thrilled to celebrate the 20-year anniversary of ‘You Can’t Imagine How Much Fun We’re Having,’” Slug said. “I had no idea that we would still be here to enjoy this moment. I’m excited to run around the country with Sage Francis and Mr. Dibbs. This is almost like what it used to be, except we are older and smarter, and we eat healthier. I’m looking forward to seeing them every day and exchanging recipes.”

“The first time I toured with Atmosphere was 25 years ago, which may have been the funnest time of my life,” Francis added. “Eventually, they dropped me off in a field and said, ‘You’re free now. You know, like, run free! And that was with a lot of the same crew who are being reunited on this 2025 tour, which is something I never expected, and I’m very honored to be considered again. I just hope they don’t drop me off in a field again. But if they do, I will keep running.”

“How many times in life do you really get to come full circle?” Mr. Dibbs said. “In one decade we’re a bunch of think we know it all kids traveling the whole world makin’ a life, makin’ a name, inventing sandwiches, secret languages and having epic after show kung-fu battles. Now, here we are 25 years later, brothers, come full circle and back to how we started.”

Mr. Dibbs kicked off the show with an incredible DJ Set. Sage Francis came out next and had the place jumpin’. He sampled some great songs like “Can I Kick It” by Tribe Called Quest and Rage Against the Machine, and ended with one of my favorite songs, “Broken Wings” by Mr. Mister. He rapped over it, and then we all sang the chorus. It was incredible. The crowd was obviously there to see

Atmosphere because there wasn’t a spot to be had to watch the show. Talk about commanding the crowd; Slug did that from song one, right to the end. Ant was behind him, mixing and producing the tracks.

The crowd went absolutely wild during the encore, and then Slug brought Sage out to perform a freestyle with him. Before they did that, it was the “Don’t give your phone to a stranger” part of the show. A few people handed Slug their phones as if he was supposed to take a selfie with them, but instead, he was passing their phones out in the crowd to random people. It was hilarious, and it took people a while to get their phones back.



Rockin’ the Region  
By Dave Hoffenberg

“Let that be a lesson to you. Good luck, go find your phones.” Slug said. The freestyle they performed was off the chain. Is that what the kids say these days? Regardless, it was awesome. After the song, Slug and Sage hugged. Sage left the stage, and Slug did one more oldie but a goodie before the night was over. Atmosphere

debutted close to 30 years ago, older than some of the kids in the crowd. It didn’t matter because, old or young, that entire show was awesome.

Atmosphere has maintained a course of rigorous output for over two decades, releasing over two dozen studio albums, EPs, and collaborative side projects in as many years. In that time, the venerated duo have maintained a legacy of bringing honesty, humility and vulnerability to the forefront of their music, continually challenging themselves to evolve without straying too far from their roots.

Slug has proven masterful at storytelling and writing compelling narratives, leaving a trail of his own influence while paying homage to the rappers and songwriters who helped shape him.

Ant has skillfully molded the soundtracks with inspiration from soul, funk, rock, reggae, and the wizardry of hip-hop’s pioneering DJs and producers, creating his trademark sounds while providing the pulse for songs about life, love, stress, and setbacks

Atmosphere has been a musical shepherd at its essence, and with each subsequent album comes a new journey as they guide generations of listeners through life. They’re from Minneapolis, MN. That last line has to be a nod to Prince, also from Minneapolis, MN.



A sold-out crowd packed the Pickle Barrel on Feb. 4 to see Atmosphere.

By Dave Hoffenberg



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For over two decades, Rutland Winterfest has been a beloved community tradition, growing from a four-hour event into a week-long celebration during winter break. This year, the fun runs from February 14–22, so bundle up and get ready for an unforgettable winter adventure!

### Fan-Favorite Events & Schedule:

**Vermont qualifier for the National Snow Sculpting Competition and Chili Competition – Sunday, Feb. 16, 11a.m.-1p.m.**

Watch Depot Park transform into an open-air snow gallery as talented artists sculpt masterpieces from massive blocks of snow. Stop by to support the artists and judge delicious chilis from local chefs.

**Center Street night sledding – Tuesday, Feb. 18, 6 – 8 p.m.**

Downtown transforms into a snow-covered sledding hill, and we've got the snow tubes ready for you! Just bundle up, wait your turn, and enjoy the ride!

**The great Bigfoot chase – Wednesday, Feb. 19, 11a.m.-1:30 p.m.**

Join a town-wide scavenger hunt to track down Bigfoot! Start at the Rutland Free Library, solve clues leading to different downtown locations, enjoy snacks along the way, and wrap up your adventure by meeting Bigfoot himself back at the library!

**Human foosball – Thursday, Feb. 20, 1 – 8:30 p.m.**

Dive into a life-sized version of foosball with tournaments for all ages! The schedule includes Kids Free Play, a Free Teen Tournament, and an Adult Team Tournament. Grab your teammates and get in the game for an unforgettable, action-packed experience!

And so much more! Find all event details at [rutlandwinterfest.com](http://rutlandwinterfest.com).



Courtesy [rutlandwinterfest.com](http://rutlandwinterfest.com).



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**Solutions** From page 15

### Crossword

A	T	P								T	H	O	R						
T	U	L	A							G	O	O	S	E					
O	V	A	L							O	R	I	O	L	E				
M	A	N	E	T						S	C	A	L	D	E	D			
I	L	E	U	S						P	I	O	N	E	E	R			
C	U	T	T	H	E	M	U	S	T	A	R	D							
						N	I	L	I	R	S								
						A	A	R		A	L	Y							
						B	I	B		B	D	L							
						H	O	L	L	Y	W	O	O	D	S	I	G	N	
						R	O	O	M	I	E	R			A	W	A	R	E
						M	A	R	T	E	N	S			D	E	M	O	S
						E	N	D	I	N	G				A	B	U	T	
						S	K	E	E	T					R	I	C	E	
						H	E	S	S						C	H	R		

### Sudoku

5	6	2	4	8	3	9	7	1
7	1	3	9	5	2	6	4	8
4	8	9	1	7	6	2	3	5
1	4	6	8	9	5	7	2	3
3	9	5	7	2	1	4	8	6
8	2	7	6	3	4	5	1	9
9	7	1	5	4	8	3	6	2
6	3	4	2	1	9	8	5	7
2	5	8	3	6	7	1	9	4

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# Rutland County Humane Society



**Beau**—2-year-old. Neutered male. Domestic shorthair.



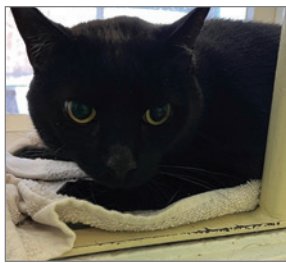
**Tyrone**—2-year-old. Neutered male. Hound mix.



**Larry**—Adult. Male. Hamster.



**Curly**—Adult. Male. Hamster.



**Brucks**—9-year-old. Neutered male. Domestic shorthair.

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Closed Sun. & Mon. • www.rchsvt.org

**LUNA**

**Luna**—4-year-old. Spayed female. Domestic longhair.

**BAILEY**

**Bailey**—5-year-old. Female (spay date set). Terrier mix.



**Mo**—Adult. Female. Hamster.



**Sponge**—7 1/2-year-old. Neutered male. Domestic shorthair.



**Saffron**—9-year-old. Spayed female. Domestic shorthair.



**Diesel**—2-year-old. Neutered male. Pit mix.



**Monopoly**—2-year-old. Spayed female. Domestic shorthair.



**GINGER**

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\*By appointment only at this time. lucymac.org



**ROSCOE**

**Springfield Humane Society**  
401 Skitchewaog Trail, Springfield, VT • (802) 885-3997  
\*Open by appointment only. spfldhumane.org

# Cosmic Catalogue

## **Aries** March 21 - April 20

You might be seeing the light at the end of the tunnel. It won't be much longer before Mars, your guiding star, moves in direct motion again. It's time for you to start making some decisions. Choices won't be easy, but they need to be locked in. It may not be the time to take action just yet, but you also can't remain in no man's land either. Sometimes, making a choice is the hard part. Execution of said choice is the easy part.

## **Leo** July 21 - August 20

Nothing ventured, nothing gained. Like a ship, it is safe in the harbor. However, ships are not built to stay moored. You, too, aren't meant to be playing safe right now, especially in relationships. Not dissimilar to the ocean, you may fear what lies beneath the surface. There is only one way to find out. Take a deep dive. You'll either have an amazing adventure or uncover the treasures you've always wanted. Pull up anchors and set sail.

## **Sagittarius** November 21 - December 20

Life tends to get better when you can shake a little bit of sugar on it. This can take shape as a dash of romance or doing more of what you love to do. It can be about reminding yourself of the big picture of love, even if things feel unsure or uncertain. Rather than focus on the details as you have been, see things from the big-picture perspective that you know. Keep the faith. See the good. The faults will always be there if you choose to look at them. Don't.

## **Taurus** April 21 - May 20

As far as the entire zodiac is concerned, you're renowned for being the most stubborn. All that being said, what is it costing you right now to not embrace the changes you know you need to embrace? What are you fearing? Really? Fear everything and run, or face everything and rise. You're stronger than you think. Put your hand on your heart and feel that pulsing organ inside you. Let it guide you forward. You won't regret making a heartfelt choice. Take action.

## **Virgo** August 21 - September 20

Sit this week out if you can. Sure, you'll be tempted to do what you usually do – work hard, solve problems, and step up for anyone who needs it. That said, you may need to ask yourself at what cost? If you've got the energy to burn, then burn it. But, if you are already running on empty, you may need to make wiser choices about what is right for you and what is not. Sometimes, the help you can give is the help you give to yourself.

## **Capricorn** December 21 - January 20

In life, we get what we work for. For some, we get what we settle for. As for the work, you have that down pat; there are no issues there. However, due to being such a hard worker, you don't always get what you're due. At some level, financial, emotional, or energetic, you really need to up your game now if you're putting in the effort and not feeling as though you're getting what you could figure out what you need to do to change that.

## **Gemini** May 21 - June 20

It's one thing to have goals, dreams, and desires. Everyone does. However, few people take the daily action that aligns with the things they say they want. Everyone is guilty of this to varying degrees. If you've found yourself not in alignment with what you tell yourself you want, then change that. It's the little things done daily that add up and overflow over time. Whatever you choose, make sure it truly fills your cup. Make it worth your while. Live a life of meaning.

## **Libra** September 21 - October 20

You are well-starred for living your best life this week in terms of fun, frivolity, and romance! However, you've got to be in it to win it, as they say. So, if you're planning on keeping a low profile, don't. Accept the invitations. Do something that involves a friendship group or community. Nothing changes until you do. Show up. Be active. Your life can really change for the better by putting your best foot forward in all areas of life.

## **Aquarius** January 21 - February 20

Nothing can change your life or your relationship quite like a different choice. It could be the choice to be authentic in ways you've not been. It could be taking a different course of action to influence your current relationship status. If where you are and where you want to be don't align, then it really is up to you to change. No one can do this for you. Make a change. Transform your life. It really can be that simple.

## **Cancer** June 21 - July 20

You really need to start taking some real action when it comes to your finances and/or your self-confidence. If you aren't where you want to be, then chances are you're simply avoiding the action you know you need to take. What is making you comfortable in not doing the thing? Recognize that and banish it. Free yourself from the fear of having everything you actually want. This isn't the time for you to play life small.

## **Scorpio** October 21 - November 20

This week can really bring the breakthrough changes you've been hoping for, especially career-wise. Things have been slow, thanks to ruler retrograde action. However, the longer you have to draw back your bow, the longer you have to get your aim right. Even if you do happen to feel a little uncertain this week, do be sure to make any choices with authenticity. Saying no can be as powerful as saying yes, especially if you are unsure. You can always reserve the right to change your mind too.

## **Pisces** February 21 - March 20

The word desire is often misconstrued. It can be considered selfish or hedonistic. However, desire is the genesis from which all creation stems. Right now, when you look at your schedule and the things you're doing on the daily, is that based on desire? Is that leading to the things you want, or are you caught in the trap of activity rather than achievement? Some hard but necessary choices may need to be made this week. They will lead to better outcomes in time. Have faith in that.

## Turning point

Each one of us has the capacity to go with the flow. To look at something, then look away. If it doesn't concern you, then no harm, no foul. Just keep doing what you were doing. As you were.

You draw your line.  
You blur your line.  
Then, sometimes, something happens that forces you to cross your line.

Something happens. Something changes. Something you thought was carved in stone. It could be a change of mind, a change of heart. It could be an event, an image, or something so shocking or wrong that you cannot look away. You cannot keep doing what you were doing. You cannot be as you were.

What was once complicated is now crystal clear. There is no turning back. The tables have turned. The rules have changed. Nothing is the same. You are not the same. No one is the same.

Maybe you've been afraid to face something head-on, not because you fear the outcome, but because you fear feeling your feelings about it.

Draw your line.  
If you've been putting up with too much or not enough, blur your line.

If there is somewhere in your life where you've been asking for permission rather than forgiveness, cross your line.



Cosmic Catalogue  
By Cassandra Tyndall

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Cassandra has studied astrology for about 20 years. She is an international teacher of astrology who has been published all over the globe.

# Bees are at home in natural holes and hollows

On a subzero morning, I clip into skis and head out across my meadow, gliding between desiccated husks of sundial lupine (*Lupinus perennis*) poking up above the snow. I imagine this spot eight months ago, as I watched bumblebees, mason bees, and sweat bees forage among them. Back then, in June, the world was exploding with sounds and colors, insects on the wings, and birdsong in the humid air. Today, there is silence.

As a pollination ecologist, I spend much of my time chasing solar-powered creatures, crouched among wildflowers, observing an intimate interaction between two of life's kingdoms. The common denominator of it all is sunlight, which provides plants with energy to grow and produce the nectar and pollen necessary for powering the flight of tiny creatures, redistributing energy throughout the ecosystem. But now, in the depths of winter, sunlight is scarce, and the hum of insects will be absent from the landscape until the first willows bloom. The creatures I spend so much time thinking about are gone for half the year. Yet, they haven't truly disappeared – the progeny of those bees I observed among the lupine are likely nearby, awaiting the return of the sun.

Signs of overwintering bees can be found almost anywhere, with the exception of the European honeybee (*Apis mellifera*). Having evolved in the tropics, honeybees never experienced selection pressures resembling a New England winter. Instead of hibernating, they huddle together in the hive, sipping honey and generating warmth by movement. They emerge during thaws, searching in vain for floral rewards.

Our native bees, on the other hand, are well-adapted to winter and rely on environmental cues to time their emergence. Most solitary bees complete their larval stage and pupate during the growing season before entering diapause, a state of arrested development. They overwinter as pupae, resuming development when their preferred food blooms. Less commonly, some species overwinter as larvae or, in rare cases, as fully developed adults.

Whatever stage of life they overwinter, bees must remain protected from predators, extreme temperatures, and desiccation. About 70 percent of solitary bees overwinter

in nests below ground. The rest are scattered throughout the landscape, tucked into stems, logs, rocks, and snags.

Perhaps the easiest above-ground nests to observe are those of the genus *Ceratina*. These small, turquoise carpenter bees hollow out the pithy interior of dead branches on sumac, elderberry, or raspberry. Find a broken stem on any of these shrubs, and you'll likely see a small entrance hole where pupae are hidden.



## The Outside Story

By Jason Mazurowski

Artificial "bee houses" and natural snags riddled with beetle holes are also great places to look. Occupied nests are capped with materials determined by the genus inside: mud for mason bees (*Osmia spp.*), mashed-up leaf material for leafcutter bees (*Megachile spp.*), and sap for resin bees (*Heriades spp.*). Unoccupied nests from previous winters are often easier to spot at first, with small exit holes chewed through the entrance.

Then there are the elusive bumblebee queens: all New England's bumblebee species overwinter as adults. Unlike honeybees, bumblebees evolved in tundra-like conditions and are adapted to cool, short-growing seasons. Their annual colonies die in the fall, leaving only reproductive females to become next year's queens, much like seeds of an annual plant.

After mating in the fall, future queens find safe places to overwinter before emerging to establish new colonies in early spring. Despite being relatively abundant, little is known about where these queens go. Incidental observations suggest that they hunker down beneath leaf litter, under bark, inside rotten logs, or in shallow underground burrows, yet few have ever been found. Community science projects like 'Queen Quest' aim to collect more systematic observations and shed light on how they survive the winter.

Each of my morning excursions through the snow-covered woods is a reminder that mysteries linger beneath the snowpack, even among our most familiar and studied creatures. Like them, I patiently wait for those first warm April days when the sun brings those welcome sounds, smells, and colors back to the landscape, and I can dust off my insect net and hand lens and head out to meet them.

Jason Mazurowski is an ecologist, naturalist, and adjunct instructor at the University of Vermont—illustration by Adelaide Murphy Tyrol. *The Outside Story* is assigned and edited by Northern Woodlands magazine and sponsored by the Wellborn Ecology Fund of New Hampshire Charitable Foundation: nhcf.org.



# Active composting in winter

By Benjamin Block

Compost, the dark, crumbly, earthy-smelling material produced by natural decomposers, provides many benefits to gardeners and non-gardeners alike. Converting garden waste, kitchen scraps, and various paper items into compost at home reduces the amount of waste that ends up in landfills and saves households money on garbage fees. Most importantly for gardeners, compost provides a nutrient-filled soil amendment.

"Hot composting" is commonly done by creating a "compost pile" that is a combination of greens (material high in nitrogen) and browns (material high in carbon). The process is pretty simple, given the correct ratio of materials and enough water and oxygen.

Here in Vermont, however, a critical component of composting is missing during our many months of winter: heat. Compost piles generate heat through aerobic decomposition (with oxygen).

Piles with the right combination of greens and browns can exceed 160 degrees Fahrenheit. Compost temperatures depend on several conditions, so different decomposers, including microbes and other critters, do their jobs at various temperatures.

As decomposers use up oxygen, nitrogen, and water at the center of the pile, temperatures begin to drop. In winter, outside temperatures wick heat away from the pile until these decomposers significantly slow down or, if frozen, stop altogether.

So, what options are available to continue composting through the winter and have material ready for spring planting?



By Amy Record

A "compost thermometer" can be used to determine if compost is at the optimal temperature for active decomposition.

Here are some options that may be right for you.

## Hot composting: Don't let winter stop you

Some intrepid gardeners don't let Mother Nature stop their hot composting. A sufficiently voluminous compost pile, with enough thermal mass as well as insulation, can keep a compost pile warm enough through winter to continue decomposition. The goal is to prevent the center of the pile from freezing, so the warmer you keep the pile, the faster the materials will decompose.

This option requires some experimentation and continual active management. There are examples online of DIY-insulated compost bins. Some commercial options also are available.

## Vermicompost: Make friends with worms

If braving the elements to compost is not your idea of fun, indoor vermicomposting may be right for you. Vermicomposting relies on worms (usually red wigglers) to turn kitchen scraps into a compost called "worm castings."

A small worm colony can munch through a pound of food scraps in a week. There are many commercial containers designed for vermicompost and plenty of online guidance on properly caring for your colony of banana peel-munching buddies.

## Bokashi composting: Ferment your scraps

Another indoor-composting option is called "Bokashi composting." While technically not composting, it is an anaerobic method to break down food scraps. The input material is fermented by bacteria, not decomposed. Beyond everyday food scraps, Bokashi will also process cooked leftovers, meats, and dairy products.

Mix the fermented solids, considered a "pre-compost," deep into the soil or add them to the compost to finish the decomposition process. Bokashi-specific composters and the starter bacterial inoculant (sometimes called Bokashi bran) are available online.

## Cool composting: Take the winter off

Cool composting is a technique where microbes and other decomposers take their time, especially during winter when decomposition slows considerably. You may need to dig snow out of your compost bin to find room for food scraps and other nitrogen-rich materials.

A compost recipe should include browns, so be sure to have easy access to leaves, wood shavings, or other carbon materials to layer with the greens. Come spring, mix them up, and your compost will come alive again.

The first three options will yield soil amendments for spring gardening, whereas a cool composting pile will need warm temperatures to break down winter additions.

Benjamin Block is a UVM Extension Master Gardener Intern from Montpelier.



# The young and the restless

Many years ago, when my son was a budding teenager, I got into a heated debate with him after coming home from baseball practice. The details are foggy, but my recollection is that I was disappointed with his effort that day, so I lectured him about the benefits of focus and hard work.

I'll admit that I've always taken advantage of any opportunity to corner my son's full attention. And in a world of constant distractions, the one space I can always count on to nurture this is inside the cab of my truck. That is my domain, and my son knows it, so if I decide it's time to discuss something in that space, he has to comply.

At some point during this discussion, he must have reacted flippantly because I remember popping off in a fairly direct and heated manner. And when his attitude didn't change, I went full angry-dad, lecture-mode.

When I tell my coworkers that I can get heated and even lose my temper, they always find it difficult to imagine. I'm pretty laid back in most situations, and the people I work with generally regard me as easy-going and relaxed. But at home or when I'm alone, I can get agitated under the right circumstances. And one of those circumstances is apparently when my son approaches activities with a half-ass demeanor.

Looking back, I remember thinking that he was particularly abstinent with me, almost as if he was purposefully agitating me, which is something he never does. One thing about my son is that when he sees me get serious, he generally sits up and pays attention respectfully.

Needless to say, it took me some time to calm down. And when I did, I made sure to circle back to calmly make my point, tell him I love him, and ensure he understood what transpired.

Fast-forward a couple of weeks, and for whatever reason, I looked at my son's phone. I can honestly say that, over the years, I've never discovered any behavior out of the norm or different from anything I did. He's had his "things" with the girls and the occasional dabbling with partying, but nothing that ever got me worried.

I used to check his Snapchat account and iMessage interactions to ensure he wasn't heading in any dangerous direction. Inevitably, it was the group chats where I'd discover the most honest information. My son has always had a close-knit group of friends

with whom he traversed adolescence into adulthood. They love to tease, brag, and command authority over one another, but ultimately, they have always remained tight.

While perusing his texts, I came across one thread where my son posted something like, "You think your dad is tough. Check this out..." My curiosity perked up as I pressed the play button to what looked like a blurry video. The content of the video resembled a phone that was pressed against someone's clothing, with very little light being allowed in to discern what was being recorded. However, the audio was bright and clear.

I listened intently and quickly realized that the voice I was hearing was my own. Within a short time, I came to the shocking realization that my son had recorded me yelling at him from that day in the truck and then passed it around to his friends.

To say I was mortified would be an understatement. I went from shock to sadness to immense anger in less than a minute. Once I composed myself, I had to figure out how I would handle the obvious betrayal. The approach I settled on was to walk into his room, sit on the side of his bed, calmly rouse him from his sleep, and then nonchalantly play the video.

I've never seen my son go from completely unconscious to penetrating focus in such a short time. I may have actually seen his soul leave his body when he realized my discovery. In fact, he was so visibly shaken that I couldn't help but go soft on him. I did, however, make it a point to say how disappointed I was and how I thought he could be a better person, especially to his father.

This week's film also features someone looking to be a better version of themselves, but in this case, it involves a black market drug and the possibility of self-destruction.

Demi Moore portrays a Hollywood starlet who has been cast aside because of her age. In an effort to regain her fame and youthful looks, she agrees to take a secretive drug and, in doing so, alters her life in unfathomable ways.

If you like different and indulgent, definitely give this one a try. It's got a wild and unpredictable storyline that will either repulse you or have you begging for more. There's Oscar buzz surrounding Demi on this one, which would certainly be a feel-good win for most moviegoers.

A youthful "B-" for "The Substance," now available to rent on Amazon Prime Video.

Got a question or comment for Dom? You can email him at [moviediary@att.net](mailto:moviediary@att.net).



**The Movie Diary**  
By Dom Cioffi



# Backcountry lessons

We all do dumb things in our 20s, right? When you are testing the boundaries of life to see which lines are flexible and which are legit. But in your 20s, you don't have any experience in life, and you certainly cannot imagine listening to those who went before you. You might not mean to break the rules, but you are sloppy; you don't really care about what the rules mean and how they might affect others. You just want to live your life and screw the man.

I like to call these moments the times we almost died, but luck was on our side. We're a lot smarter now. We make much better choices. We've read the mountaineers' bible, Freedom of the Hills, and taken Wilderness First Responder classes. The BF was even a ski patroller for a few years, back when they made minimum wage. Since those early years, we've purchased ice axes, crampons, and beacons...and studied how to use them properly.

Our first mistake was going to a party at Cooper's at the end of the day. We went with a large group of people with various

experience levels in skiing and backcountry awareness. At the end of the party, we skied back down and went home. Only to find out that one guy hadn't told anyone it was his first time there and didn't return to the trail for hours and hours, having gotten lost in the woods. If you ski with me now, I am paranoid about everyone making it back to the trailhead.

Literally. A few years later, we made the mistake of talking about going off the backside while in the gondola. We had our backpacks full of our backcountry necessities, but the random dude must have missed that part. Because when we stopped at the first meeting point, the random dude was there. He followed strangers into the woods, thinking we were getting the powder.

We were pissed that he would endanger himself so easily. Who just follows tracks into the woods when you don't know where they're going? Even Team PomPom knows that. We got the guy out of the woods and left him at the trailhead to find a ride.

I've made decisions where I've been too powder-hungry to notice my surroundings

Living the Dram → 87



**Living the Dream**  
By Merisa Sherman



By Merisa J. Sherman

When venturing into unfamiliar terrain, it is always wise to exercise caution, stay alert, and observe any indicators of potential danger to ensure a safe and informed journey.



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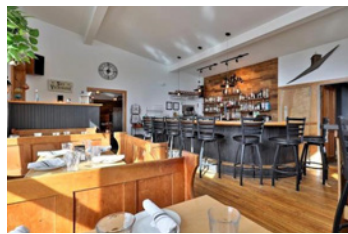


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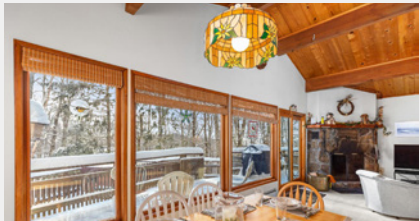


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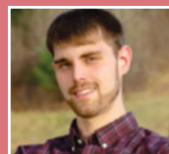
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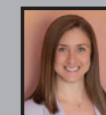
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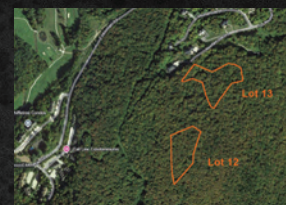


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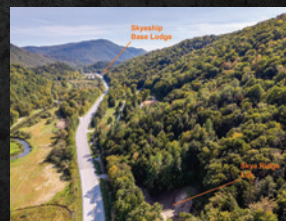
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Listed by **Bret Williamson**, Broker, Owner

**← Harrison:**  
from page 9

all students are assigned to a public school, but via a lottery, some could choose another option. Public comments on education reform efforts can be sent to the Agency of Education at: [aoe.ed.policy@vermont.gov](mailto:aoe.ed.policy@vermont.gov).

In a statement over the weekend, the governor's office pushed back. For more details on the plan, visit [governor.vermont.gov/strongerschools](http://governor.vermont.gov/strongerschools).

The House Energy & Digital Infrastructure Committee listened to several climate and energy-related bill introductions, including repealing the Clean Heat Standard and removing the lawsuit provision of the state's Global Warming Solutions Act. As the lead sponsor of both bills, the committee challenged me with sharp questions in a cordial exchange. It was not clear whether they were going to pursue any changes or bills related to previously enacted laws where the governor's vetoes were overridden. The committee has not scheduled any further testimony on either bill as of this writing.

Both the Senate and House Health Care Committees have been looking into the unsustainable rise in healthcare costs and access in rural areas of the state. It is not clear what changes, if any, will be proposed. A new coalition of business and union leaders and a tripartisan group (including former Governor Jim Douglas) says VT Healthcare 911 (VHC911) is sounding the alarm. The group said Vermont's premiums are the most expensive in the country, creating a healthcare emergency for our businesses, public institutions, private and public-sector employees, farmers, taxpayers, and anyone living in Vermont.

VHC911 says Hospital costs are the primary driver of premium increases. VHC911, therefore, has analyzed public data to help policymakers focus on hospital budgets. Since 2021, our hospital costs have grown from 35% to 44.5% of our healthcare spending (reaching \$3.8 billion). Almost half of all healthcare spending in Vermont is in hospitals, more than regional and national averages.

With the legislature's self-imposed deadline of March 14 to get bills advanced from their initial policy committees, the next few weeks could be an indication if the rest of the session will advance in a way that suggests the message on the need for bipartisanship was received. Actions speak louder than words.

**Other news**

The House Environment Committee took some testimony on the controversial 3-acre Rule for stormwater control. Commercial, non-profit and private residential developments will likely face significant costs in the next few years to comply with the regulations. Some of the testimony indicates it is the least cost-effective tool for lake cleanup efforts.

Vermont Health Commissioner Dr. Mark Levine is set to retire after serving in that post since 2017 when Phil Scott became governor.

According to the Office of Finance and Management, 14% of Vermont's General Fund expenditures are committed to pension obligations for the state employees and teachers' pension funds. A share of the state contributions is to pay down the unfunded liability that each fund has incurred.

**Public hearing on the governor's recommended FY 2026 budget**

The Vermont House and Senate Committees on Appropriations will hold two joint public hearings on Thursday, Feb. 13, at 1:45 p.m. and Thursday, Feb. 20, at 5 p.m. via in-person or videoconference. The Committee will take testimony to the governor's recommended budget adjustments at the above date and time.

The public hearings afford Vermonters the opportunity to request increases (or decreases) in funding in areas of state government, like payments to certain providers. Any increase in spending could result in the reduction of the \$77 million the governor put aside to lower property taxes.

*Jim Harrison is the state representative for the Rutland-11 district, which includes Chittenden, Killington, Mendon & Pittsfield. He can be reached at [JHarrison@leg.state.vt.us](mailto:JHarrison@leg.state.vt.us) or my cell at 802-236-3001.*

## Rikert Outdoor Center expands accessibility with Adaptive Bike Days

RIPTON—This winter, the Rikert Outdoor Center is launching Adaptive Bike Days, a program aimed at making outdoor recreation more accessible for individuals with mobility challenges. Running every Wednesday through March, this initiative allows participants to explore Vermont's winter landscapes on specially designed adaptive bikes.

The program is offered free of charge and takes place from 10 a.m. to noon at Rikert's scenic outdoor center in Ripton. Participants are encouraged to bring a helmet and a friend to ride with. Those who have their own adaptive trike or bike with tires 4.0 or larger are welcome to bring their own equipment.

"Outdoor recreation is a cornerstone of Vermont's identity, and we believe everyone deserves the opportunity to share in that experience," said Jane Moulton, Program Coordinator at Rikert Outdoor Center. "With Adaptive Bike Days, we aim to remove barriers and open the door to meaningful and memorable winter adventures."

**Expert support and personalized experiences**

Each session accommodates 2-4 riders, with additional space available for those bringing their bikes. Participants receive expert guidance from adaptive biking specialist Anja Wrede of RAD-Innovations and volunteers from Rikert Outdoor Center and RAD. With extensive experience in designing and fitting adaptive cycling equipment, Wrede ensures that each rider is matched with the right

bike for their needs, providing both comfort and confidence on the trails.

Riders will start in Rikert's stadium oval, a safe area ideal for getting comfortable with the equipment. Depending on individual abilities and snow conditions, some may explore the Battell Trail or even venture onto longer trails with a friend familiar with the routes. The flexible program structure ensures that every participant's tailored experience suits their comfort level and needs.

For those interested in participating, a fitting session can be scheduled by contacting Anja Wrede at 802-382-0093 or [anja@rad-innovations.com](mailto:anja@rad-innovations.com).

**A commitment to accessibility and inclusion**

Rikert Outdoor Center has been actively working to make its trails and facilities more accessible for individuals of all abilities. The Adaptive Bike Days program builds on this mission, fostering a welcoming space where everyone can enjoy the outdoors.

"Our goal is simple," said Moulton. "We want to empower individuals to see winter as an opportunity for fun, freedom, and connection—no matter their ability."

Whether you're new to adaptive biking or a seasoned outdoor enthusiast, Adaptive Bike Days offers an inclusive and exciting way to experience winter in Vermont.

For more information, visit: [rikertoutdoor.com/rikert-adaptive-bike-days/](http://rikertoutdoor.com/rikert-adaptive-bike-days/).



By Anja Wrede  
A volunteer from Rikert Outdoor Center helps facilitate a memorable winter adventure at a recent Adaptive Bike Day event.



Courtesy Hase Bikes  
The Rikert Outdoor Center currently offers Adaptive Bike Days every Wednesday through March.

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← **Living the Dream:**  
from page 81

and see that I'd reached the point of no return. You know, where you see a line going in the wrong direction, get stuck in a brush bog, and will have to walk/shuffle at least an hour in deep snow to find your way back. So unbelievably stupid. There's a very good reason why I spend all summer hiking—I want to know exactly where I am at all times. So I wasn't lost, but I sure didn't like where I was at the time—and neither did my friends who didn't know where I'd gone (pre-cell phones). Thankfully, we made it out before nightfall—at the exact point where I thought we would.

We didn't confine our stupidity to the Killington Area. We've done stupid stuff at Tux, too. Like the time our golden retriever, Vespi, saved our lives. We were hiking up Left Gully with a group of friends. Everyone was focused on the terrain and minding their own business when Vespi got in front of the lead hiker. We called her off, but she went right back and blocked him. She never did this, forcing us to pause just long enough to notice our surroundings. The sun had dropped behind the ridgeline, and the snow had frozen.

We were screwed. Everything was so firm that our pole tips were bouncing off the snow. We didn't have axes and crampons then (this trip was the catalyst for those purchases). In order to put your ski on, the person below you had to hold your downhill ski because there was no way of

digging in to make a shelf. There was no way you were going to put a ski down and have it stay there. So we held each other's gear on a 35-degree slope while we fumbled around with our transitions. Three out of five of us fell, each sliding about halfway down. The BF had forgotten to zip his vents up and ended up with a nasty raspberry on his thigh. To this day, it's still my scariest moment on skis.

As we skied into the bowl, our tails between our legs in shame, a group of old, wise men stood drinking beers and laughing at us. Wildcat Ski Patrollers. They had the idea to stick it out and see when we would realize our stupidity or if we would need them. Thankfully, Vespi saved the day. And the patrollers rewarded her with treats.

Backcountry wisdom takes years to develop, as well as knowledge of the terrain and your limitations—like when your powder stomach gets so hungry you cannot hear your safety voices. While this is some of the best snow in a really long time, remember to ski within the limits of your knowledge. Study the topo, read "Freedom of the Hills," and get your WFR. And never, ever follow tracks into an unfamiliar terrain.

*Merisa is a long-time Killington resident, global real estate advisor, town official, and Coach PomPom. She can be reached at Merisa.Sherman@SothebysRealty.com.*



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