

ECONOMIC DEVELOPMENT

COMMITTEE OFFICIAL MEETING

Minutes

Date: August 25, 2026

Time: 6:00 p.m.

Location: Canaan Town Hall, Canaan, Vermont

1. CALL TO ORDER (6:00 p.m.) – Those present include: April Busfield, Dillon Begin, David Begin, Jason Belknap, and Kevin McKinnon.

11. APPROVAL OF MINUTES & ADMINISTRATIVE BUSINESS

- Review and approval of the minutes from the last meeting: A Motion was made by Kevin McKinnon Seconded by Jason Belknap to approve the minutes from July 29, 2026

111. NEW BUSINESS

Factory Site Assessment

- **Current Status:** A level one brownfield study application has been written is underway to determine if a level two cleanup is required *David Begin has the application and will communicate directly with Ethan Allen to submit it*
- **Property Details:** The site includes 35 acres total, with a 100,000 square foot building on a 5-acre site 3.
- **Building Specifications:**
 - Built in 1970 with a 5-inch concrete slab
 - Rubber roof installed 10 years ago with a 15-year warranty
 - Ceilings range from 13 to 21 feet
 - Electrical service is 1,200 amp, three-phase
- **Condition:** The structure is sound, though it has cosmetic damage and requires brush clearing

22-Acre Lot Acquisition Ethan Allen Park

- **Decision:** The committee will ask the selectmen will approach the factory with an offer of \$40,000, contingent upon town meeting approval.
- **Risks:** Significant land erosion has occurred, likely reducing the number of viable house blocks to approximately 10 6.

- **Development Needs:** The lot would require a complete subdivision, including new road structures, power, water, and sewer 7.
- **Funding Strategy:** The town aims to secure a planning grant for a feasibility study to determine exact costs and identify applicable state grants
- A motion was made to have the selectmen make a formal offer of \$40,000 for a 22-acre lot, pending town approval by Kevin McKinnon seconded by Jason Belknap with all in favor. A written request will be given to the selectboard

Johnson Field Purchase

- **Objective:** Explore the acquisition of the field for potential use as a public works garage, building lots, or a "Riverwalk"
- **Financials:** The land generates approximately \$3,000 in annual corn revenue and has taxes around \$1,700
- **Constraints:** Much of the land may be designated as floodplain, limiting its use to agriculture *maps will be reviewed*
- **Next Step:** Invite Bill and Ursula Johnson to a meeting to discuss a bottom-line price and potential naming rights. Next meeting will be scheduled around their availability

Other Business

- **Waterline Project:** The town expressed support for a waterline project in Beecher Falls to improve service to the factory, upgrading the current 2-inch connection to an 8-inch main 1415.

IV.ADJOURNMENT

- Scheduling of the next meeting
- Motion was made by Dillon Begin and Seconded by April Busfield with all in favor to adjourn at 640 pm