

Special Meeting of the Hogback Preservation Commission
8 a.m. Saturday, May 30, 2026
Location: Benedict Cottage in the Hogback Mountain Conservation Area
8238 Vermont Route 9, Marlboro

This meeting was in-person only.

Minutes

1. The meeting convened at 8:02 am. Present were HPC commissioners Mike Purcell, Ed Metcalfe, David Clift and Diana Todd; and HMCA Secretary Nancy Anderson.
2. We toured the Benedict Cottage building, outbuildings, and grounds.
 - a. The building is in extremely poor condition. Previously known conditions were confirmed: example – all the copper piping and wiring has been stripped, and most (all?) of the windows have been broken. The ceiling sheetrock has collapsed and litters the floors. The floors and stairs still feel stable. The front door was secured, but the back door had been ripped open. Mike will attempt to secure that entrance. There was no evidence of anyone using the building recently. We noted that the insulation was fiberglass and the floor coverings were carpet and vinyl. We measured the basic footprint of the building – it is 40' x 16'. Mike will ask a demolition contractor for a rough ballpark estimate of the cost of demolishing the building.
 - b. There is a modest sized shed out back, in poor condition, with various deteriorated garden tools, bicycles, lawn mowers, etc.
 - c. The grounds surrounding the building are heavily overgrown, with scattered pieces of lawn furniture and equipment, none of it in usable condition.
3. We discussed ideas for funding the demolition of the building, again endorsing the plan to ask the town to establish a dedicated account for Hogback projects, to include at least a portion of the lease money that is paid annually by National Grid. We considered the idea of looking for a grant, but decided, based on extensive efforts in that vein when seeking funding for the demolition of the First Aid building, that it would not bear fruit and wouldn't be worth the effort.
4. We discussed the upcoming Select Board item about requiring \$1 million insurance riders for events and projects on Hogback that require a Facility Use Agreement. We considered examples of permits granted in the past for which no such insurance was required, and considered whether imposing such a requirement would deter groups, researchers, and others from using Hogback.
5. The meeting adjourned at 9:06 am.