

WEST RIVER WATERSHED STUDY - FIRM MAPS PROPOSED - COMMENTS FROM GRAFTON MAY 2025														
	Reglated Zones:	Floodway - all Floodways has elevations												
		Zone AE - 1% chance flood/year with elevations												
		Zone A - 1% chance flood/ year with no calculated elevations												
	Unregulated Zone:	0.2% or Zone X												
	Comments (until public, landowners and committees comments re received) are those of Bill Kearns Floodplain Manager for Grafton													
		Are in SFHA both current and proposed	12 owners											
		Were in SFHA now out	26 owners											
		Were out of SFHA now in	2 owners											
		Were in SFHA now APPEAR to be out	12 owners											
		Were out of SFHA now APPEAR to be in	7 owners	COMMENT										
DRAFT 06.01.2025														
ADDRESS	ROAD	OWNER/Identifying feature	MAP No	CURRENT MAP	PROPOSED MAP	MAILING ADDRESS								
2	Farm Country Lane	Allan & Sandra Thomas	087F	Structures in Zone A	Structures free of all SFHA. Town experince: no structure flooding.	2 Farm Country Lane Grafton, VT 05146								
251	Fisher Hill Rd	Sam Fisher & Jorda Daigneault	087F	Structures in Zone A	Appears house now out of SFHA but need clearer map	451 Grassy Brook Road Brookline, VT 05345								
	Anderson Rd.		080F	No SFHA at all										
	Anderson Rd.		083F	No SFHA at all										
44	Athens Way		093F	Structure not in SFHS but in X Zone	Appears structure in 2% or AE Zone. Need btter map	We don't have a 44 Athens Way.								
All	Cabell Rd.		059F		on this map 059F A zone extened southerly, but refined by lidar									
All	Cabell Rd.		070F		on this 070F Cabell A Zone is extended and more refined									
645	Cambridgeport Rd		091F	Structures parially (very little) in A Zone	A Zone well definedand Structures are not in A Zone or any SFHA.	We don't have a 645 Cambridgeport Road.								
8	Chester Rd	Windham Foundation	086F	not in SFHA	All in 2% Zone. Town flood experience says not	P.O. Box 70 Grafton, VT 05146								
24	Chester Rd	Matthew Brown	086F	not in SFHA	All in 2% Zone. Town flood experience says not	P.O. Box 179 Grafton, VT 05146								
47	Chester Rd	Robert & Brianne Grady	086F	Structures in Floodway and in Zone A. Floodway very much overstated	Structures out of SFHA	37 Winthrop Street Charlestown, MA 02129								
63	Chester Rd	Brianne Grady	086F	Structures in Floodway and in Zone A. Floodway very much overstated	Structures out of SFHA. Town experince: no structure flooding.	37 Winthrop Street Charlestown, MA 02129								
275	Chester Rd	formerly Ross - Sold. Need new owner info	086F	A Zone completely misplaced as is the drainage Culvert takes the	A Zone covers a portion of the driveway but does not touch the									
333	Chester Rd	Montecalvo Family Trust	086F	A zone covers back portion of northerly wing of house	Structures free of SFHA. Town experince: no structure flooding.	333 Chester Road Grafton, VT 05146								
385	Chester Rd	Bruce Jackson	086F	Cabin out of A Zone	Cabin out of A Zone which is better defined	214 North Second Street Lewisburg, PA 17837								
1916	Eastman Rd	Edward Jr. & Sharon Merrill	080F	Structure not in SFHA	Structure not in SFHA	1916 Eastman Road Grafton, VT 05146								
1942	Eastman Rd	Francis & Georgiana Meyer	080F	Structure not in SFHA	Structure not in SFHA	54 Alling Street Ext West Haven, CT 06516								
1987	Eastman Rd	William Huckins & Florence Lewis	080F	Structure in A Zone	Structure in A Zone	2009 Eastman Road Grafton, VT 05146								
2009	Eastman Rd	William Huckins & Florence Lewis	080F	Structure in A Zone	Structure in A Zone	2009 Eastman Road Grafton, VT 05146								
2011	Eastman Rd	William Huckins & Florence Lewis	080F	Structure in A Zone	Structure in A Zone	2009 Eastman Road Grafton, VT 05146								
rest of Eastman	Eastman Rd		080F	Rest of Eastman on this map no changes to SFHA and not structures										

71	Ellsworth Rd	Hall Brook Farm LLC c/o Whitney Ellsworth	080F	A Zone touching barn All other houses and structures free of SFHA	A Zone touching barn All other houses and structures free of SFHA	87 Canaan Road Unit 4H Salisbury, CT 06068					
	Fisher Hill and Bell Rds		087F	No changes on rest of Fisher or on Bell Rds							
751	Four Chimneys Rd.	Lawrence Nathanson & Lisa Gugenheim	059F	western end of house is in Zone A	House now completely free of SFHA Town experience: no structure	751 Four Chimneys Road Grafton, VT 05146					
201	Hall Ranch	Warren & Gretchen Pyne	060F	House not in Zone A	House not in Zone A which is well refined.	264 Cromeset Point Wareham, MA 02571					
west end	Hinkley Brook Rd.		070F		at and near Pollard and Gabi's, the Zone A is much better refined						
1403	Hinkley Brook Rd.	Shane Burke	070F	in the wide unrefined Zone A it is in A	site of structure not in Zone A	39 Main Street Apt #2 Northfield, MA 01360					
1486	Hinkley Brook Rd.	David Stone	070F	A zone 30-40 ft up the hill from the creek and part of structure in A Zone	Town experience: no structure completely free of A Zone or any zone - refined SFHA throughout	P.O. Box 142 Grafton, VT 05146					
1490	Hinkley Brook Rd.	Ralph Biederman		no impact	no impact	95 Doyle Road Tolland, CT 06084					
1312	Hinkley Brook Rd.	Troy Franklin (Patricia List Estate Franklin)		House out of Zone A	need clearer map but appears all is within Zone A	8 King Street Bellows Falls, VT 05101					
mailboxes	Hinkley Brook Rd.				appreciate well defined zones						
at top	Hinkley Brook Rd.		070F		Appreciate the refined zones. However, as will be said again I am						
667	Hinkley Brook Rd.	Donald Bolton	086F	in A Zone	in A Zone	495 Fisher Hill Road Grafton, VT 05146					
609	Hinkley Brook Rd.	Jason Roberts	086F	out of SFHA	out of SFHA	609 Hinkley Brook Road Grafton, VT 05146					
549	Hinkley Brook Rd.	Seariac Ilana	086F	out of SFHA	out of SFHA	397 Gorwin Drive Holliston, MA 01746					
403	Hinkley Brook Rd.	Thomas Reid	086F	Note all along HB Rd this is the case. FIRM has the A Zone way up on the	It is difficult to determine (impossible) the SFHA status of	792 Old Plymouth Street Halifax, MA 02338					
300	Hinkley Brook Rd.	William & May Ann Kearns	086F	The A zone is on the hillside mostly behind the garage and	not sure what the 2% or the Zone A covers. Need better map with	300 Hinkley Brook Road Grafton, VT 05146					
62	Houghtonville Rd	Windham Foundation (White Gates)	086F	Portion of the house closest to the road is in Floodway and AE	It appears that the floodway and Zone A are the same on the	P.O. Box 70 Grafton, VT 05146					
77	Houghtonville Rd	Gregory Wiske & Andre Lanoie	086F	Barn is out but entire house is in Floodway,	Proposed map is the same	P.O. Box 188 Grafton, VT 05146					
94	Houghtonville Rd	James & Laurence Holyoak	086F	All structures out of SFHA	Note clear from map, but appears though house remains out of	11 Turner Road Berlin, MA 01503					
364	Houghtonville Rd	Gerald & Candice Drabyn	086F	structures not in SFHA	Structures not in SFHA New 2% zone and refined Zone AE and	364 Houghtonville Road Grafton, VT 05146					
366	Houghtonville Rd	Ivor & Amber Stevens	086F	structures not in SFHA	Structures not in SFHA New 2% zone and refined Zone AE and	P.O. Box 31 Grafton, VT 05146					
536	Houghtonville Rd	Suzanne Ashe	086F	structures not in SFHA	New 2% zone and all structures appear to be in it.	76 Grafton Road Chester, VT 05143					
793	Houghtonville Rd	Matthew & Anita Siano	086F	structure partially in Floodway	need better map to determine exactly but it appears house now in	P.O. Box 115 Grafton, VT 05146					
3581	Houghtonville Rd	Seth & Kathleen Pajcic	059F	most of house and all of barn in Zone A	(Note there is a LOMA on this parcel) House and barn out of the	P.O. Box 128 Grafton, VT 05146					
3332	Houghtonville Rd	John Patterson & Kevin Suh	059F	house not in SFHA	It appears house is now in a 2% and perhaps Zone A, need better	3332 Houghtonville Road Grafton, VT 05146					
3298	Houghtonville Rd	Christine Tattersall	059F	house not in SFHA	house in A zone - clearer map needed Per Christine on May 30,	3298 Houghtonville Road Grafton, VT 05146					
3258	Houghtonville Rd	Susan Lawlor	059F	house etc all in A Zone	some of house in A and rest in 2%, need better map.	461 Richland Blvd Brightwaters, NY 11718					
3275	Houghtonville Rd	Richard & Gwen Pilson and Nicole Laurel	059F	house etc all clear of SFHA	house and garage in 2%, but map is not clear	4 Nancy Blvd Merrick, NY 11566					
3241	Houghtonville Rd	Carol Lind	059F	Zone A touches eastern end of house and garage	A Zone is at east end touching house, rest of house is in 2%, but	P.O. Box 172 Grafton, VT 05146					

2992	Houghtonville Rd	Liisa Kissel	059F	all structures clear of SFHA	Unclear map but appears all structures remain clear of SFHA	2992 Houghtonville Road Grafton, VT 05146					
1684	Houghtonville Rd	Jon Bernstein	078F	house partially in Floodway	house now in 2% only. Town experience: no structure flooding.	1684 Houghtonville Road Grafton, VT 05146					
2245	Houghtonville Rd	horse farm	078F	buildings near road in floodway, barns in zone AE	one barn in AE rest of barns clear of SFHA, one building near road is						
90	Illingsworth Rd	Karl Neubauer & Alice Wong	080F	Structure in A Zone	Structure in A Zone	346 Congress Street Apt 602 Boston, MA 02210					
124	Illingsworth Rd	Francis Raymond	080F	Structure not in SFHA	Structure not in SFHA	124 Illingsworth Road Grafton, VT 05146					
west side	Kidder Hill Rd		086F	Not in SFHA	Now 2% Zone runs the length of road						
In the area	Kidder Hill Rd		086F	Flodway broad and un defined	Floodway refined and close to streambe limits						
105	Kidder Hill Rd	Patricia Ellis & Patrick Cooperman	086F	Structure all in Floodway	Portion of house near road not in SFHA, part in 2% and rest in A	P.O. Box 164 Grafton, VT 05146					
135	Kidder Hill Rd	Neil & Elaine Brailsford	086F	Structure all in Floodway	It appears all of house now in 2%. Need better map to determine	Tanlaw House Hendersyde By Kelso, Scotland					
136	Kidder Hill Rd	Wendy Martin & Christopher Ferrara	086F	Not in SFHA	Not in SFHA	136 Kidder Hill Road Grafton, VT 05146					
261	Kidder Hill Rd	William Hofmann	086F	House not in SFHA, Field in Floodway	House Not in SFHA, Field in A Zone and 2%	P.O. Box 43 Grafton, VT 05146					
	Ledge Rd		089F		New A Zone in streambed onlyalong road and into Pinnacle						
3	Main St.	William Watson	086F	AE and Floodway are co-terminus and house is completely out of them	Floodway and Zone A appear to include the housse mostly and the l appears part of house is in	P.O. Box 59 Grafton, VT 05146					
17	Main St.	Frances Alford	086F	AE and Floodway are co-terminus and house is completely out of them	Floodway but the map is New garage is in 2% and maybe in	P.O. Box 148 Grafton, VT 05146					
185	Main St.	Eaglebrook VT Trust c/o Ramon Bautista	086F	House and new garage not in SFHA NOTE: on the current map the area	A Zone . Need better map. More Appears to be in A Zone. Experience fromr recent floods is that it is not	P.O. Box 3518 South Pasadena, CA 91031					
205	Main St.	Thomas Jr. Evans Foundation	086F	structure not in SFHA	Appears to be in A Zone. Experience fromr recent floods is that it is not	P.O. Box 259 Wilson, WY 83014					
217	Main St.	Windham Foundation (Old Fire Station)	086F	structure not in SFHA	Appears to be in A Zone. Experience fromr recent floods is that it is not	P.O. Box 70 Grafton, VT 05146					
rest of Main St to bridge	Main St.		086F	Floodway and Zone A not well defined and way up on hill	SFHA zones well defined but overstated at the parcels near the						
30	Middletown Rd	Patrick Cooperman	086F	most of the house in Zone A	Zone is very refined and mostly in streambed. Most if not all of	25 Middletown Road Grafton, VT 05146					
67	Middletown Rd	Dorothy Cannon	086F	most of the house in Zone A	Zone is very refined and mostlu in streambe. Most if not all of	67 Middletown Road Grafton, VT 05146					
	Parker Hill Rd	lower end		in x Zone	Not in SFHA, and former junk yard parcel is in 2%						
93	Putnam Forest Rd	Hardy & Nancy Merrill	078F	House partially in Zone A	House and barn out of SFHA. Town experience: no structure flooding.	93 Putnam Forest Road Grafton, VT 05146					
179	Putnam Forest Rd	Robert & Joan Jones	078F	House entirely in Zone A	House out of SFHA. Town experience: no structure flooding.	51 Pinecroft Lansdale, PA 19446-5840					
248	Putnam Forest Rd	Dezmal Cecunjanin	078F	2 barns in Zone A	Both barns out of SFHA. Town experience: no structure flooding.	53 Willoughby Road Shelton, CT 06484					
295	Putnam Forest Rd	Willa Mamet	078F	House anf garages in Zone A	house and garages out of SFHA. Town experience: no structure	295 Putnam Forest Road Grafton, VT 05146					
1st 4 houses	Rte 121 East		086F	Floodway up into backuards	Floodway more refined to reality						
21	Rte 121 East	Windham Foundation (Village Garage)	086F	completely free of SFHA	Structure entirely in 2% and front in Zone A. Grrafton flood	P.O. Box 70 Grafton, VT 05146					
30	Rte 121 East	Michelle & Clifford Kramer	086F	House and garage not in SFHA Yard in Floodway	House and garage in 2% backyard along river in Zone AE	104 West River Street Milford, CT 06460					
43	Rte 121 East	Judith Rowley	086F	No SFHA at all	delineation unclear but part of house in 2% with most in Zone A.	257 Pomperaug Woods Southbury, CT 06488					

58	Rte 121 East	Douglas Hard	086F	House and garage not in SFHA Yard in Floodway	House and garage in 2% backyard along river in Zone AE	120 Newmarket Road Garden City, NJ 11530					
108	Rte 121 East	Denize & Paul Schemm	086F	House free of SFHA	House free of SFHA but may touch 2%	P.O. Box 182 Grafton, VT 05146					
147	Rte 121 East	Kathleen Gravelle	086F	Structures clear of SFHA	eastern part of parcel now in 2%	145 Route 121 East Grafton, VT 05146					
300	Rte 121 East	Angela & Bruce Moulton	086F	Structures all in Floodway	Structures free of SFHA, 2 % may touch. Need clearer more defined structure in 2% Need clearer more defined map. Town experience: no	429 Stonecrest Road Argyle, TX 76226					
370	Rte 121 East	Galen Johnson	086F	structure in floodway		Need current mailing address					
372	Rte 121 East	Galen Johnson	086F	House free of SFHA	House appears to be in 2%						
434	Rte 121 East	James Paulsen	086F	Garage and front half of house free of SFHA. Back half of eastern side of	Appears front remains free of any zone but rear portion is in 2%, all strutures clear of SFHA or may touch 2%. Town experience: no	2815 Wroxtton Houston, TX 77005					
460	Rte 121 East	William Brooks	086F	All structures in SFHA Floodway		460 Route 121 East Grafton, VT 05146					
field at Howland	Rte 121 East	Windham Foundation (Howland Field)	086F	Floodway and Zzone A	Floodway restricted to streambed with field 2% with some AE Zon	P.O. Box 70 Grafton, VT 05146					
778	Rte 121 East	Gregory Trucking & Excavating, LLC	086F	Floodway impact easterly end of parcel and touches garage and	Floodway remains in riverbed, rest of land 2% with some not in SFHA.	P.O. Box 84 Grafton, VT 05146					
841	Rte 121 East	Wilson & Lawrence Inc.	086F	Structures free of SFHA	Structures and parcel in 2%	P.O. Box 66 Grafton, VT 05146					
929	Rte 121 East	Gayle Arbuckle Life Estate (Heather Roberts	087F	Parcel free of SFHA	Parcel free of SFHA, New 2% on portion of front yard	929 Route 121 East Grafton, VT 05146					
1380	Rte 121 East	Windham Foundation (Idyll Acres)	087F	Front of barns in Zone AE	All structures in 2% - free of SFHA. Town experience: no structure	P.O. Box 70 Grafton, VT 05146					
1440	Rte 121 East	Windham Foundation (Idyll Acres House)	087F	front of house in Floodway	House in 2% - all free of SFHA. Town experience: no structure	P.O. Box 70 Grafton, VT 05146					
1694	Rte 121 East	Alfred & Jennifer Fournier	087F	All in Floodway but LOMA took it out of SFHAA	Property mostly in Zone AE with house apparently in 2%. LOMA I Structure out of SFHA but in 2% it appears - need better map	P.O. Box 1681 Edgartown, MA 02539					
2361	Rte 121 East	Abigail & Lawrence Golde	087F	Zone AE - sturcture in		P.O. Box 409 Saxtons River, VT 05154					
2490	Rte 121 East	Paula & Todd Benson	087F	Structure entirely in Floodway	Appears to remain partially in Floodway, and also in AE Zone and Garage is out of SFHA and house remains in SFHA floodway. Town	2490 Route 121 East Grafton, VT 05146					
2900	Rte 121 East	Michael Terenzetti	087F	Appears house is partially in Floodway and garage is out of SFHA		He sold the property. Check new address					
From Ledge Rd to 3565	Rte 121 East		089F	Floodway all along river . Not houses in SFHA	All the same with new 2% from 3373 to 3565 no Houses in SFHA.						
3816	Rte 121 East	Amanda McDonald & Carrie Fitzgerald	093F	Structures not in SFHA No SFHA on parcel	New 2% along from of property but structures apparently not in 2%	1131 Howell Street Iowa City, IA 52240					
3848	Rte 121 East	Michael & Maureen Parker	093F	Structures not in SFHA No SFHA on parcel	New 2% along from of property but structures not in 2% . Need better	3848 Route 121 East Grafton, VT 05146					
3994	Rte 121 East	Marlboro Heights II LLC	093F	Structure partially in Floodway, Zone AE and Xzone. Good portion of	structure entirely out of SFHA, Parking lot. is free of SFHA and	Property has been sold to Scott Hitchcock					
All	Stagecoach Rd		059F	No structures in SFHA	New Zone A and 2% both are much more refined and limited to stream						
35	Theron Fisher Drive	Eric Feidner & Marcelle Soviero	087F	Most of House and all of Blarn in Zone A	All structures free of SFHA. Easterly portion of field in A Zone	341 Newtown Turnpike Wilton, CT 06897					
2060	Townshend Rd.	Grafton VT LLC (Lisa Neal)	070F	front of house in Zone A	Entirety of house and all garages and barns not in SFHA, new 2%	2060 Townshend Road Grafton, VT 05146					
2200	Townshend Rd.	Kenneth & Sandra Johnson	070F		all structures remaon out of SFHA	37 Westminster West Road Putney, VT 05346					
2220	Townshend Rd.	Ralph Buehler & Jennifer Caldwell	070F	House partially in Zone A	It appears the house and structures now out of Zone A as	2220 Townshend Road Grafton, VT 05146					
2368	Townshend Rd.	Elizabeth Vogel	070F	House partially in Zone A Barn not in SFHA	Appears structures now all in 2% and out of SFHA. Town experience:	225 S Adelaide Ave Highland Park, NJ 08904					
2720	Townshend Rd.	Joseph & Rachel Plummer	070F	Zone A includes about 1/5 - front - of house	All structures now in Zone A. Owner states house never flooded,	2720 Townshend Road Grafton, VT 05146					

2866	Townshend Rd.	John & Deborah Plummer	070F	front half of house in Zone A all rest and barns and sugarhouse out of	Appears all structures now in 2% but need better maps to decipher.	2866 Townshend Road Grafton, VT 05146				
3101	Townshend Rd.	Edward Petry & Joan St. Thomas	070F	All of the parcel is in Zone A	Appears that the house is in 2% zone and 1/3 of parcel is in 2%	15 Brookshire Worcester, MA 01609				
3180	Townshend Rd.	Dana Spett	070F	Not in SFHA	Remains out of SFHA	1170 Ramapo Valley Road Mahwah, NJ 07430				
3330	Townshend Rd.	Thomas Burr	070F	all in Zone A	Appears all is now out of SFHA and is in 2%	5253 Centennial Road Tecumseh, MI 49286				
3367	Townshend Rd.	Robert Wright	070F	all in Zone A	Very uncertain because map is cluttered and difficult to decipher.	3394 Townshend Road Grafton, VT 05146				
This area	Townshend Rd.		070F		In this area of Townshend Rd on both sides of the road the Zone A is					
3627	Townshend Rd.		070F	FIRM ends at town line. This is in Townshend	uncertain					
3494	Townshend Rd.	Douglas Wright/Jan & Jason Archambault	070F		In Grafton remains out of any SFHA	3494 Townshend Road Grafton, VT 05146				
852	Townshend Rd.	Cheese Factory - sold. Need new owner info	086F	95% of structure in AE Zone	70% of structure in AE Zone 30% in 2%. Grafton flood experience is	Cheese company is 533. I don't see a 852.				
783	Townshend Rd.	Windham Foundation (GTOC)	086F	Structures all out of SFHA	Remain the same	P.O. Box 70 Grafton, VT 05146				
916	Townshend Rd.	Adeline Vogel	086F	Structure at norhterly end of building are touching into the AE Zone	appears that structres continue to be partially in SFHA. Town	4 Normandie Pl Cranford, NJ 07016				
1098	Townshend Rd.	Gould Family Partnership	086F	Structures free of SFHA	Structures free of SFHA	59 Maple Hill Road Huntington, NY 11743				
1203	Townshend Rd.	John Jr. Monahan & Laura Keenan	086F	Structures free of SFHA	Structures free of SFHA	20 Arlington Street Newton, MA 02458				
1303	Townshend Rd.	John Jr. Monahan & Laura Keenan	088F	No SFHA at all	Structures surrounded by 2% but structures free of SFHA	20 Arlington Street Newton, MA 02458				
1340	Townshend Rd.	Robert Blundon (Mobile Home)	088F	Structure in floodway	Appears to be the same	1250A Durham Road Madison, CT 06443				
1348	Townshend Rd.	Robert Blundon (Main House & barns)	088F	All but the cabins abutting Townshend road are in Floodway	Appears to be the same	1250A Durham Road Madison, CT 06443				
1528	Townshend Rd.	Adam & Camille Witkowski	088F	structure in floodway	Appears to be the same	1528 Townshend Road Grafton, VT 05146				
1537	Townshend Rd.	Charles Hooker	088F	structure in floodway	Appears to be the same	P.O. Box 172 Grafton, VT 05146				
1561	Townshend Rd.	Raymond & Pamela Robinson	088F	House partially in Zpne A	Appears to be the same	1561 Townshend Road Grafton, VT 05146				
top of	Turner Hill Rd	Historic Site (Windham Foundation)	088F	No SFHA at all	New 2 % zone, no structures impacted	P.O. Box 70 Grafton, VT 05146				
23	Turner Hill Rd	Thomas & Sara Rabstenek	088F	No SFHA at all	Small Ae Zone near Townshend Rd . Structure not impacted	328 W 86th Street New York, NH 10024				
94 104 136 199 201	Wyman Hill Road		070F		All not imacted by SFHA					
52	Zeller Camp Rd	Patrick & Deborah Mount	088F	No SFHA at all	appears house and garage are in 2% zone.	P.O. Box 211 Grafton, VT 05146				