

Maquam Bay Of Missisquoi Inc, 100 Grand Avenue Swanton, Vermont 05488
Chief Brenda Gagne

March 16, 2025

David Winchester, President
Village of Swanton Trustees
P.O. Box 711 1 Academy Street, Swanton, VT 05488

Re: VHCB #2024-104-001, Maquam Bay of Missisquoi, 100 Grand Ave.

Dear President Winchester,


The Vermont Housing Conservation Board has awarded a \$265,000 grant to rehabilitate the Abenaki Tribal Headquarters and Food Pantry at 100 Grand Ave. The building was constructed ca. 1925 as the Swanton Trolley Barn, then converted to other uses. It is a contributing member to the Village's historic district.

As required by Title 10 V.S.A. §602(d), this letter is to inform you that, as a condition of the grant, Maquam Bay has conveyed a historic preservation easement to the VT Housing Conservation Board (VHCB) and Preservation Trust of Vermont (PTV).

This easement assures that the significant interior, exterior features, finishes, and structural soundness of the building will be retained and maintained substantially in their current condition so that historic and architectural integrity is not lost, and will prevent any use or change of the Building that significantly compromises such integrity, and will ensure that the building is owned in perpetuity by a qualified nonprofit.

The easement will be stewarded by Preservation Trust of Vermont. Maquam Bay is pleased to have entered into this agreement with VHCB and PTV and to be recognized with such strong support.

Sincerely Yours,

 (Mar 16, 2025 16:17:52 EDT)

Nichole Perretta, President
Maquam Bay of Missisquoi Board of Directors

Dianne Day

From: Liz Curry <lcurry@commonlandsolutions.com>
Sent: Monday, March 16, 2026 4:38 PM
To: Heidi Britch-Valenta; Dianne Day
Cc: brenda.gagne@abenakination.com; Debbie Lavoie; Nichole Perretta
Subject: Letter to Village Trustees RE: historic preservation easement on 100 Grand Ave.
Attachments: Letter to Village Trustees Town of Swanton - signed.pdf

External Sender - From: (Liz Curry
<lcurry@commonlandsolutions.com>)

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Dear Heidi & Diane,

I am writing to satisfy a condition of the Vermont Housing and Conservation Board grant funding award to the Maquam Bay of Missisquoi for renovation of the Abenaki Headquarters and Food Pantry.

The VHCB grant agreement requires that,

"Prior to disbursement of VHCB funds, Grantee shall execute and record in the Town of Swanton Land Records an historic preservation easement to be co-held by VHCB and the Preservation Trust of Vermont and prepared by VHCB staff. The historic preservation easement will cover the exterior facades, significant interior features, and setting of the structure."

The attached letter is intended to make the Village Trustees aware of this easement that will be placed on this property as part of the historic district. Could you please included it in their next meeting packet? There is no further action that is needed.

Thank you,
Liz

Liz Curry, Principal
802-578-5793 | www.commonlandsolutions.com



"Tyranny is eroded by a sea of small acts."






Letter to Village Trustees Town of Swanton

Final Audit Report

2026-03-16

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