

the Chronicle

HOME

Building & Real Estate

April 24, 2024

SUPPLEMENT

State offers guide to creating housing

by Joseph Gresser

It's no secret that Vermonters are having a hard time finding housing. There are a number of interlocking causes for the problem and the solution won't be simple. But the state Agency of Commerce and Community Development's Department of Housing and Community Development has put together a book to help those seeking to add new homes.

It's called *Vermont Homes for All Toolkit*. On its cover, along with the title is a brief summary of the 220-page volume's purpose: "A 'Design and Do' Toolkit for Small-scale Home Builders, Investors, and Community Leaders."

Drawings of varied types houses fill the rest of the cover. They range from single-family homes to a type of multi-family dwelling seen in every Vermont town, one with a few apartments above a storefront.

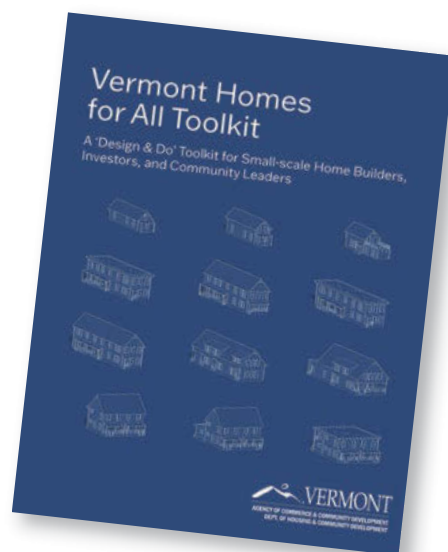
That cover is in keeping with the book's aim of encouraging development of one-to-four-unit projects in walkable neighborhoods.

The book isn't meant for homeowners, but is meant to be a resource for people, or more likely groups of people, who want to create homes in their communities. It takes off from recent legislation that encourages development in villages and other relatively densely populated areas by lifting some Act 250 regulations.

According to the toolkit, the intent is to promote "infill," that is, building homes on empty plots in existing neighborhoods. In addition to relieving regulatory burdens imposed by the state, the new legislation requires changes to municipal zoning bylaws to allow greater density in areas within walking distance of downtown areas.

The book's authors — a long list of people who contributed in one way or another to its creation takes up almost an entire page — say the new law creates an opportunity for local residents to band together to develop new housing.

That may mean something as simple as adding an accessory apartment to an existing home, or it could be a more substantial development. The toolkit is designed to help navigate the complexities involved in creating any



of a wide range of possible housing units, although its main focus is on creating new one-to-four-family houses.

One-to-four-family projects are the best to take on, the authors say, "because of the varied loan options available, new zoning opportunities created by recent state legislation, and the lower level of complexity relative to developing five or more homes."

For instance, housing units in that range qualify for home mortgage loans, but, if the owner doesn't plan to live in the dwelling, also could get commercial financing. In addition, projects that have five or more units are required to have sprinkler systems installed, a substantial additional expense.

A chart placed early in the book divides the development process into three phases. The first, "start-up," includes self-assessment, building a team and picking a community and a site for the project. The second phase is "assessing the options," it includes sketching designs for a project, figuring out if it will be affordable to build, and a look at the basics of building and site design.

Lastly is "implementation." That means identifying sites that are ready to be developed and learning about permitting and construction.

Each of the topics laid out in the chart is covered in one of the book's chapters, and the chart offers a handy way to find information at the point it is needed.

Because local government is an important factor in Vermont's development landscape, the book cautions early on that there is no one-size-fits-all approach to housing projects. Developers are cautioned to learn about their municipalities rules and regulations before getting too far along in the process.

On the whole, though, the toolkit has an encouraging, "you can do it," attitude throughout. It is copiously illustrated with photos, many of which show groups of average Vermonters engaged in the activities explained in the book, such as visiting an empty lot to assess its potential as a future housing site.

In addition to providing detailed information about financing options, building and managing a project, the toolkit also provides an in-depth look at design factors.

Should a prospective developer have trouble imagining a possible project the toolkit ends with case studies for possible developments in five communities of varied sizes. The Department of Housing and Community Development put out a call for applications from people who hope to see new housing built in their communities, and chose five to demonstrate what a study for such a project might look like.

Each includes maps showing flood hazard areas, zoning restrictions, environmental constraints, steep slopes, lots that are wide enough to be developed, and the best location for infill projects.

The examples focus on Arlington, Middlesex, Rutland, Bellows Falls, and Vergennes. Each winds up with a conceptual drawing of a possible multi-family building as it might appear in relation to currently existing structures.

The toolkit was introduced at an event sponsored by the Department of Housing and Community Development earlier this year. Information from that event and a free, downloadable copy of the toolkit itself can be found online at acd.vermont.gov/homesforall.

So you want to upgrade your garage

Garages may rank below kitchens and bathrooms in the home renovation pecking order, but these unsung heroes deserve their day in the sun. It's easy for garages to become convenient, if crowded and disorganized, storage spaces, but scores of homeowners are embracing the idea that renovated garages can serve a more functional purpose. Prior to beginning a garage renovation, homeowners can consider a host of factors that will guide the direction of the project and ultimately produce a more functional space.

Appeal: Though many homeowners understandably want to ensure their homes are amenable to their own lifestyles without worrying about the effects a given project might have on

resale value, it's best that they do not completely ignore the latter variable. A 2019 analysis from the National Association of Home Builders found that 65 percent of newly constructed homes included two-car garages. That suggests a traditional two-car garage remains widely appealing. However, it's worth noting that the NAHB analysis was conducted prior to the COVID-19 pandemic, when fewer people were working from home. Now that more people work from home, some may see a garage converted into a home office space as more functional.

Homeowners can speak with a local real estate agent to learn more about local buyers' preferences before beginning a garage renovation project.



Function of the space: It's important to consider why you want to renovate the garage. Is it to build a designated home office space? A fully outfitted home gym? A home theater? An extra bedroom? An in-laws suite? Each of these options are popular reasons to renovate a garage, and each may require a different approach during the project. The desired function also may affect the cost, so it's best to identify precisely what the room will be used for post-renovation.

The existing space: When mulling a garage renovation, contact a local garage conversion expert to audit the space. Such a professional can assess the existing space and determine what will need to be done beyond the design of the room. Will additional electrical outlets need to be installed? Will the room require additional

ventilation? Will a new doorway need to be created to allow for easier access? These are questions a qualified expert can answer. Some may estimate the cost as well, but it's likely the garage expert will defer estimates regarding electric and ventilation to contractors who specialize in those areas.

Storage: The home renovation experts at Angi estimate that the average garage remodel costs around \$18,000. That's considerably less than a home addition project, which can easily exceed six figures. So a garage remodel might be more budget-friendly than a room addition. However, homeowners should consider what's currently in their garages and where those items will end up if the room is repurposed. If it's primarily lawn care items and kids' toys, a new shed with ample storage space might work. But if the garage currently holds more items than can reasonably fit in a shed, homeowners should determine where those items can be stored once the garage is repurposed. Garage renovation projects can make these spaces more functional, making them worthy of consideration among homeowners who feel like they need some additional space at home.



LABOUR of LOVE LANDSCAPING
and NURSERY
Kate Butler
Specializing in Perennial Flowers and Bulbs
Route 16 Glover Village, Vermont
Tel. 802-525-6695

E-mail: kate@labouroflovelandscaping.com
• EXPERIENCED • COMPETENT • REASONABLE • INSURED

Let our 30 plus years of real estate rental experience work for you!

Homeowners
Second home owner looking to recoup expenses, we specialize in both short and long term rentals:

- Procure qualified tenants
- Execute all rental documents
- Collect and process all rental funds
- 24-hour on call management services
- Maintenance projects - painting, cleaning, repairs
- Monthly accounting report

Tenants
Looking for a rental, we can help:

- Relocation specialists
- Short & long term units available, furnished and unfurnished
- Seasonal recreation/vacation rentals
- Temporary/transitional housing
- Traveling medical professionals

802-487-9401
or Lee@redhouse.rentals
<https://redhouse.rentals>
79 COVENTRY ST., SUITE 1A, NEWPORT, VT




Red House
Rentals & Property Management, LLC

ACE TREE REMOVAL



Aaron Chapdelaine
802-673-3027
Local to the
Northeast Kingdom.
FULLY INSURED
20 Years of Experience

acetreeremovalvt@gmail.com





Cheryl Kerr
Associate Broker VT/NH
C: 802.535.9676
Cheryl.Kerr@FourSeasonsSIR.com

Four Seasons Sotheby's INTERNATIONAL REALTY

Representing Buyers & Sellers in the Northeast Kingdom!

As a real estate agent in the Northeast Kingdom of Vermont, and a resident of Newport, I bring a unique blend of local expertise, personalized service, and a deep understanding of the market in our region. I have a proven track record of successful transactions and a commitment to exceeding client expectations. I am dedicated to helping you navigate the complexities of the real estate market with confidence and ease. By choosing me as your real estate agent this spring, you can expect unparalleled professionalism, tailored guidance, and a seamless experience that prioritizes your needs and goals. Let me be your trusted partner representing and selling your valued asset in the Northeast Kingdom of Vermont.



Give me a call and let's have a conversation about what your home could be worth. I'll help you get your home market-ready.

1184 Main Street | St. Johnsbury, VT | O: 802.751.7582 | FourSeasonsSIR.com | Each Office is Independently Owned and Operated.

Building a bluebird house

by **Deborah J. Benoit**
Extension Master Gardener
University of Vermont

Spring is just around the corner. With its arrival, bluebirds will be returning north from their winter migration to the southeastern United States and Mexico. If you're lucky, they'll pay a visit to your yard.

While bluebirds likely won't be dining at your birdfeeder (they prefer insects and berries), one way to coax them to visit is to add berry-producing native plants and a source of water such as a birdbath to your garden. If you'd like them to set up residence, consider adding a bluebird house.

You can always buy a ready-made bluebird house, but one that's homemade can be a fun family project. Keep in mind that not just any birdhouse will do. You'll want your bluebird house to not only attract bluebirds, but to keep them safe as well.

Starting with the basics, a bluebird house should be made of a suitable wood. Pine works well. Cedar and redwood are also options. Wood should be 3/4 to 1 inch thick.

Be sure not to use treated lumber or plywood, and no paint or stain should be used anywhere on the interior surfaces (the nest box) or around the opening. The exterior can be left unfinished or can be decorated (except around the opening) with latex paint or nontoxic wood sealer.

Speaking of the opening, the entry hole should be 1 1/2 inches in diameter. A larger hole can allow predators and unwanted species of birds access to the nest box. Too small a hole will prevent bluebirds from entering.

No perch is necessary. Bluebirds will have no problem entering the birdhouse through the proper sized hole without the aid of a perch to land on. Including a perch may actually make it easier for predators to access the nestbox.

In addition, be sure your bluebird house



Bluebird house kits with precut parts ready to assemble are available for purchase at many retailers and online. Photo courtesy of Deborah J. Benoit

includes a hinged or removable panel on the roof or side to allow access for monitoring and end-of-season cleaning. Other useful features include a small opening for ventilation under the roof's overhang and drainage holes in the bottom.

Detailed instructions for making a bluebird house can be found on the website of the National Audubon Society at <https://go.uvm.edu/bluebirdbox>. If you're short on time or would rather not purchase lumber and cut the pieces yourself, kits with precut parts ready to assemble are available for purchase at many retailers and online.

Once you've finished building a bluebird house, the next step is to find a suitable location. Mounting the bluebird house on a pole is preferable to hanging it in a tree. The pole adds

extra security from predators and will give you a far better chance of attracting bluebirds to it.

Mount the birdhouse on a pole or pipe that will stand about six feet above the ground. Position it in an open area such as a lawn or a field. The front of the birdhouse should face south or east.

In addition, to help avoid rain and wind entering the nesting area, angle the entry away from the direction of prevailing winds. Adding a squirrel baffle or similar guard to the pole will help protect against climbing pests and predators such as raccoons and snakes.

Your personal Project Bluebird doesn't have to end once the bluebird house is finished and installed. Monitoring the house can be an enjoyable and educational ongoing activity for the entire family.

For more information, check out the North American Bluebird Society website at www.nabluebirdsociety.org where you'll find a wealth of information on everything bluebird.

Deborah J. Benoit is a UVM Extension Master Gardener from North Adams, Massachusetts, who is part of the Bennington County Chapter.

Our Vermont and New Hampshire Contractor Insurance Rates Are Unbeatable!



Don't be surprised if we can provide you with better protection for your GL, Tools, Autos, etc. and still save you 15%, 20% or even 25% on your premiums.

CONTACT US FOR A QUOTE ON:
Contractor General Liability, Commercial Automobile, Equipment, Inland Marine, and Bonding. We can handle all of your Bonding needs!

- WE INSURE:**
- Electricians
 - Gutter Installation
 - Landscapers
 - Septic Installation
 - Excavators
 - Masons
 - Drywallers
 - Concrete
 - Carpenters
 - Plumbers
 - Painters
 - General Contractors



TAYLOR-MOORE
AGENCY

802-766-2294 | 346 Main St., Derby
www.taylormooreinsurance.com

Choice Real Estate and Property Management, Inc.



163 Wolcott Street
Hardwick, VT 05843
(802) 472-3338 Office
(802) 472-5181 Fax
choicervt@gmail.com



At Choice Real Estate we have the knowledge and experience to meet the unique needs of each client and customer. Our dedicated sales associates are committed to teamwork, providing professional and personal attention to every real estate transaction. Whether it is your home, land, or investment property, our number one priority is to assist you in fulfilling your dreams of owning a piece of Vermont.

If you already live here, you know the beauty, diversity and simplicity of small town living. If you are new to the area, we would be happy to introduce you to this truly special place. It may be the picturesque image of Vermont that brings you to the Northeast Kingdom. It's the casual hometown lifestyle that will keep you here.

Life is about choices...Let us be your first choice for all your real estate needs.

www.ChoiceRealEstateVT.com



Still reeling from high heating bills?

Consider replacing your old heating system with a more efficient and reliable system that will pay for itself in fuel cost savings!

Now through July 31, 2024
GET \$100⁰⁰ OFF
a new heating system installation from Fred's Energy.

FRED'S ENERGY
YOU'VE GOT A FRIEND
Enjoy a whole new level of comfort!

CELEBRATING OVER **50** YEARS
EST. 1973

HEATING OIL
PROPANE
PLUMBING
HEATING & AIR CONDITIONING SERVICE & INSTALLATION
GENERATORS
SEWER PUMPS
CENTRAL VAC
WATER HEATERS & SOFTENERS
AIR PURIFIERS
BATHROOM REMODELS & MORE!

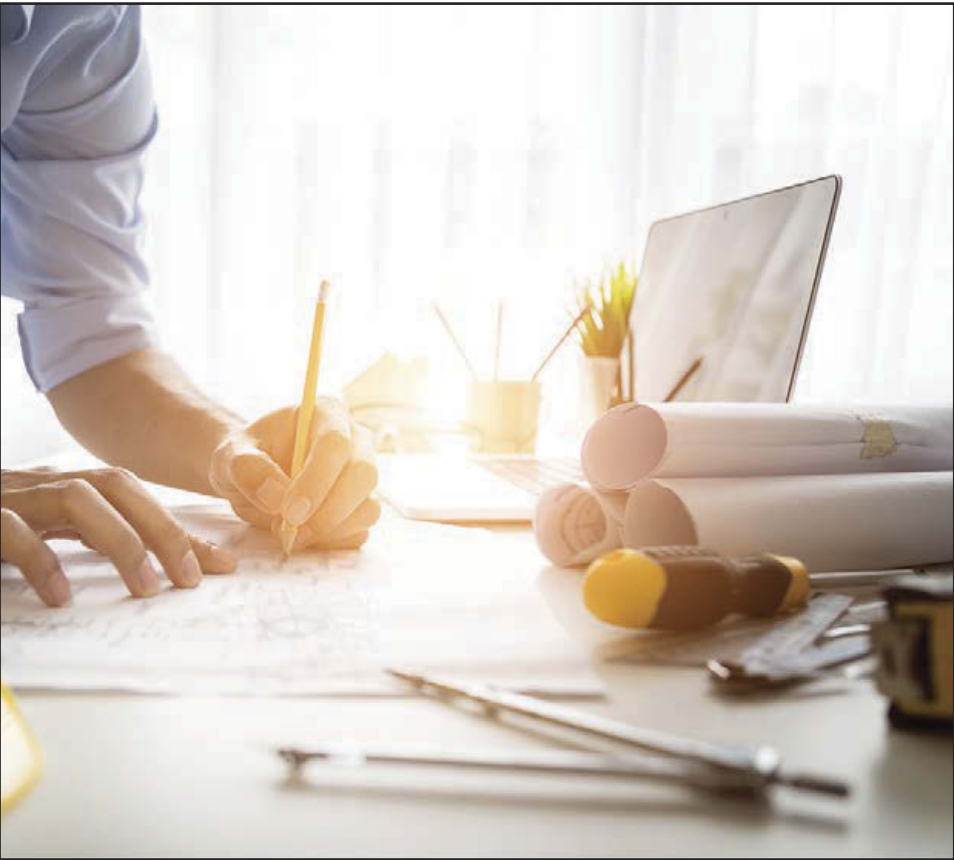
Call Freds.com

DERBY
802.766.4949

LYNDONVILLE
802.626.4588

MORRISVILLE
802.888.3827

Plan ahead for a successful renovation



Remodeling projects are significant undertakings. Homeowners must consider a host of variables before any such project can begin. While planning ahead may take time, it is essential to ensuring successful completion of a renovation project. Consider these pre-renovation planning pointers to help any job go smoothly.

Renovation projects often involve balancing needs and wants, and determining if a project is a necessity or a luxury can set the timeline and course of the project. Is the roof leaking? If so, immediate action is necessary. Could the kitchen be a bit more functional? If the kitchen is still manageable, a homeowner may be able to wait a little bit to get better prices on appliances or contracting services. Separating needs from wants helps

(Continued on page B5.)

Hardware, Lumber, Home Center & Pet Shop

One of the most unique shopping experiences in the NEK!

PET SHOP

So Big They Call Us The **NEWPORT ZOO!**

FREE

Pool Water Testing

Full Line of HTH and Baquacil Chemicals

- BUILDING MATERIALS
- FULL HARDWARE STORE
- GRILLS
- SUGARING SUPPLIES
- PET SHOP
- TOYS
- CLOTHING
- SPORTING GOODS
- LARGE APPLIANCES - Maytag, Whirlpool, Amana, GE, Unique Off-Grid
- WASH & SHOP LAUNDROMAT

Check out our full floor of **FINE PATIO FURNITURE**

An entire floor of **CLOTHING, FOOTWEAR & OUTERWEAR** for the whole family!

• Carhartt	• Chippewa	• Birkenstock
• Merrill	• Sanita	• Tom's
• Under Armour	• Teva	
• Dickies	• Joybees	
• Toad & Co.	• Spyder	
• Artix	• Bogs	
• Blundstone	• Oboz	
• Royal Robbins	• Northside	
• Keen		

Home of ...

Tim & Doug's

Ice Cream

— SHOP —

OPEN FOR THE SEASON!

"Vermont's Wicked Wonderful Not So General Store!"

the pick & shovel

It's worth doing it **Right** **Best**

OPEN 7 DAYS A WEEK
7 a.m.-8 p.m.

We have an elevator to the 2nd floor for your shopping convenience.

802-334-8370 • pickandshovelvt.com • 54 Coventry St., Newport, VT

IVERS ELECTRIC

GENERAC

SALES & SERVICE DEALER

- Residential / Commercial / Industrial
- New Home Wiring
- Renovation Re-wiring
- Panel Upgrades
- Kitchens
- Generac Generators and Service
- Car Chargers
- Service and Panel Upgrades
- Inspections
- Fire Alarm Inspections
- Licensed VT Electricians
- Certified Generac Technician

Ivers Electric offers Generac Automatic Standby Air-Cooled Generator Sales and Service

LOCATED IN
NEWPORT, VERMONT

Call 802-487-7743 or email Infoiverselectrlc@gmail.com

Professional contractors are an asset

(Continued from page B4.)

homeowners map out a viable timeline that maximizes productivity and affordability.

Many homeowners are under the impression that doing the work themselves can save a considerable amount of money. This may be the case for homeowners with renovation experience. But by and large, professional contractors are an asset to any renovation. They can provide a realistic overview of the project, map out projected costs, point out areas that could be troublesome, and may have industry contacts that can keep supply costs low. Even if a homeowner will do a portion of the job, a contractor can do the bulk of the work and keep the project on budget.

Permits are designed to ensure the work is being done to code and in a safe manner. However, they are not without additional costs and processing time, and that can cause some homeowners to skip this step. According to the home information site *The Spruce*, building permits cost anywhere from \$400 to about \$2,200 for new home construction. Building permits for smaller

projects can cost \$100 or less, and typically are based on a percentage of the anticipated cost of the project.

A permit may be issued the day the application is submitted, while other cities and towns may issue permits up to two or more weeks later. Factor permit fees and processing times into the renovation plan.

If it comes to light a homeowner did work without a required permit, he or she may face penalties; may have to tear out work done to have it inspected or redone; some may be unable to sell a home until permits have been obtained and work has been done to code. Homeowners insurance coverage also may be affected if homeowners do not obtain the proper permits.

Other considerations when planning a renovation include writing out a strict budget, gathering inspiration, drawing up to-scale renovation plans, pouring over material reviews, and getting recommendations for reliable professionals to do the job. While not every obstacle can be avoided, planning is a good way to start successfully.



**FAMOUS
FOR OUR
AMVIC FORMS**

WE ALSO OFFER...

- Custom Cut EnviroSheet For Any Application
- Foil Faced GPS-Neopor Graphite
- Ampex "Walk-In" Pex Board
- Geo-Foam
- Amdeck Structural Slab & Roof Forming
- Load Bearing High-Density EnviroSheet
- Foil Faced Vapor Permeable Silverboard

PUT OUR KNOWLEDGE TO THE TEST!

eps@vtcif.com
PH: 802.793.0673
802.244.6111

www.vtcif.com
www.amvicsystem.com





E.M. BROWN & SON INC.

Celebrating 128 Years
1896-2024



802-525-3422
169 Main St., Barton, VT
Open Mon.-Fri. 6:30 AM-5 PM
& Sat. 7 AM-2 PM



We have you covered from top to bottom—

See us for everything on your list from the concrete footings to the roof for your building projects!





Join us for our 24th season serving the Northeast Kingdom!

- ~Full spectrum retail nursery
- ~Exquisite Garden & Gift Shop
- ~Expert Landscape Design and Installation

Nature... by Design offers the area's largest selection of plant material and garden accessories. Drawing from years of experience, our expert landscape design team works with you to create your dream environment, from rejuvenating an existing garden to full property design and installation.

Services include: Installation of stone walls, retaining walls, patios and walkways, foundation plantings, perennial gardens, garden maintenance and establishment of new lawns. Projects created by **Nature... by Design** are artistic, functional and always timeless.

Visit us to spend a few quiet moments relaxing in the ambience of the **Nature... by Design** display gardens. Gather inspiration and ideas; then choose from our extensive assortment of trees, shrubs, perennials, herbs, statuary, pottery, garden accessories, unique home décor & gifts.



Nature... by Design, Inc.

Landscape Design, Nursery, Garden & Gi

2627 Barton ~ Orleans Rd. • Barton, VT
802-754-6400 Peter R. LeBlanc
naturebydesign.com • sales@naturebydesign.com
Mon.-Sat. 8 AM-5P M, Sun. 10 AM-4 PM

Tips for hiring a contractor

Contractors perform important work for millions of homeowners every day. Home improvement projects are complicated undertakings, and the experience of skilled contractors can ensure jobs are completed on time and within homeowners' budgets.

Homeowners have undoubtedly heard horror stories from neighbors about projects that have gone awry. Projects can go sideways for a number of reasons, but a skilled contractor can help homeowners navigate such situations successfully. That underscores how important it can be to find the right professional for the job. The following are some tips homeowners can consider as they look to hire a contractor.

Some contractors are of the jack-of-all-trades variety, but many specialize in a particular line of work. It's important that homeowners identify which type of contractor they should work with prior to starting a project. This requires homeowners to define the goal of the project (i.e., new wood floor installation), which can serve as a springboard into finding the right type of contractor.

Safety should be the utmost priority for homeowners and contractors alike. Before hiring a contractor, homeowners should identify any safety restrictions that might be enforced by local governments and take note of all the permits necessary to get a job done.

(Continued on page B7.)



◆ Quartz & Granite Countertops ◆ Mailbox Posts

◆ Steps ◆ Hearths ◆ Mantles ◆ Benches

802-334-2314

Scott & Lori Bianchi, Owners
515 UNION ST., NEWPORT, VT 05855
www.heritagememorialsvt.com

HOURS: M-F 9-5, SAT., 9-NOON, ANY TIME BY APPOINTMENT

Est. 2001 **DYC**
Lawns, Landscaping & Excavation Co.

802-673-9538

ALL AGGREGATE MATERIAL & MULCH

- New Roads
- Driveways
- Driveway Repair
- New Construction Prep
- Retaining Walls
- Drainage
- Soil Conditioning
- Food Plots
- Forestry Mulching
- Land Clearing
- Property Cleanup
- Demolition: Garages, Houses, etc.
- And Much More!

If you need it — we can make it happen!

Residential & Commercial

Asphalt Paving & Excavation • Reclaiming • Sweeping
Snow Services • Fully Insured • All Work Guaranteed!

Virgin Mix Asphalt Plant
Located at: 3267 VT Rte. 14N Coventry, VT
Call Today For FREE Estimate 802.334.7260

Desrochers Inc.
CRANE & EXCAVATING

CELEBRATING 50 YEARS 1974-2024

Desrochers Excavating and Crane Service has been serving residential and commercial customers for over 50 years. From site work to rafters, setting modular homes, removing trees, relocating structures and waterfront restoration, they have the equipment to get the job done.

"Your service has always been great and prompt. Jobs always look great when finished," says Andrew Touchette of Blue Flame Gas.

"Desrochers Crane Service and Excavating goes to great lengths to make sure my jobs run efficiently. They are very helpful in getting set up ready to rock and roll! I will always recommend them and am looking forward to our business relationship to grow in the future," says Joe Hinton of JRH Building Construction.

"Great service, great work, great people," says Dave Laforce of Built by Newport.

Let Desrochers take the worry out of your job!

802-766-4732 • 1-800-287-4732 • Derby, VT • rd@desrochersinc.com • www.desrochersinc.com

Ensure you find the right contractor

(Continued from page B6.)

Homeowners can then discuss those restrictions and permits as they interview contractors. Projects that do not adhere to code are illegal and can compromise homeowners' ability to sell their homes in the future. So it's vital to work with

indicating what will be done and how much the project will cost should be provided. Homeowners should insist on receiving written estimates and interpret an unwillingness to provide one as a significant red flag.

Laws vary by region, but in general homeowners have a right to a written contract and contractors are obligated to provide a copy of that contract signed by both parties. That contract must be provided prior to the start of the project. The contract should provide a detailed account of the work that will be done, as well as a timeline indicating important dates that components of the project will begin and be completed. The contract also should detail materials and who is providing them. Details regarding payments, guarantees and warranties also should be cited.

Some contractors may suggest that the project will cost less if they're paid in cash. However, home improvements should never be cash

transactions. Cash does not indicate proof of payment, which can be problematic if a dispute arises.

Contractors help homeowners turn dream projects into reality. Homeowners can employ various strategies to ensure they find the right professional for their home improvement project.

Handshake agreements offer no protection to homeowners or contractors.

contractors who are familiar with local codes and aware of which permits are necessary to ensure a project can go forward.

Handshake agreements offer no protection to homeowners or contractors, so estimates



Bradford Phillips
423 Goodwin Mountain Lane
Westmore, VT
(802) 399-8455

ABC/CBS/NBC/FOX/PBS/LaFF/MeTV/Grit/DeFYTV

Free TV is Still a Thing.
Most people get over 20 FREE digital channels.

Now offering our own LTE Internet Service
(THAT'S NOT SATELLITE!)
Faster internet with no dish, antenna or lots of wiring!
No Contracts or Credit Checks!

Call today to get set up!

Local Sales & Service
ANTENNA MAN
SINCE 1953 Advanced Technology In Your Home
802-334-8823 • info@antennaman.tv
COMMERCIAL • RESIDENTIAL • SALES • SERVICE • INSTALLATION
PBS Plus/Create/PBS Kids/Court TV Mystery

Quest/Movies/Circle/StartTV/ION/3 News Now

The CW/Bounce/Antenna TV/Story TV/This TV



Opening Mother's Day!
Vendor event from 9-2 on Mother's Day!
Food trucks & local artisans.
Come support your neighbors and have a great time!

- Fruit trees (such as apple, pear, cherry, plum, elderberries, etc.)
- Small fruit bushes (raspberries, rhubarb, currants & more)
- Large selection of herbs & perennials - potted and field dug
- Hanging Baskets • Compost, topsoil & mulch

353 Hillcrest Road, Greensboro, VT • 802-533-9882
Hours: Weds.-Fri. 9-5, Sun. 9-4. Closed Sat., Mon. & Tues.
www.hillcrestnursery.net

TANGUAY HOMES.COM

Construction

- 3D computer drawn plans
- Custom-built homes, garages, additions & sunrooms
- Owens-Corning lifetime architectural shingle roofs
- Standing seam roofs with 40 year paint warranty
- Custom designed kitchens & baths

100% Guarantee on our estimates. No hidden charges. No going over budget


We guarantee our workmanship for three full years!
Backed by 25+ years of service to the community.

Visit our website today at:
www.tanguayhomes.com
tanguayhomes@comcast.net
802-334-1384

JIM CAMPBELL
REAL ESTATE
"Your Hometown Agency"



Newport, VT
\$975,000
Amazing 3600sq.ft home w/ 3 rental units. Exceptional landscaping & beautiful views overlooking Lake Memphremagog. Great for multigenerational family or income producing opportunity.




Canaan, VT
\$449,900
Beautiful 3BR/2BA Victorian home situated on large lot overlooking Wallace Pond. Lake access, close to VAST/VASA trail system, Averill Mountain, & only 10 min from the Canadian border.


Newport Office
(802)334-3400
601 East Main St
Newport, VT 05855

Jay Office
(802)988-4000
1100 VT Rte 242
Jay, VT 05859

www.JimCampbellRealEstate.com



REAL ESTATE and YOU
by Ryan Pronto and Jim Campbell, Brokers



Designing Your Home

You've bought the home of your dreams, you have excellent taste, and you want to decorate it yourself. Where do you start?

Find a rare or one of a kind piece of art, or a piece of furniture as each room's focal point. Good items to choose are an original painting, perhaps an antique piece of furniture that's dramatic and will draw visitor's eye to it. That one piece will command the attention of the room, no matter what else is in it.

Highlight interior contents with neutral, rich wall colors so that art and accessories aren't overwhelmed by bright colors. Designate one wall to be an accent wall, a brighter color than the rest.

Don't use white unless you're looking for that high contrast of black and white, staying instead with warm, muted browns or tans.

For solid advice on buying or selling real estate, consult us at Jim Campbell Real Estate. Please call us at **802-334-3400** or visit our office at 601 E. Main St., Newport. Visit us on the web at **www.JimCampbellRealEstate.com**.

Specializing in Commercial Sales & Leases



Husqvarna

For every purchase of a Husqvarna snow blower or chainsaw \$900 and above, receive a **FREE** hoodie from available sizes.

Makita • Husqvarna • Parts • Briggs & Stratton • MTD

DRIVER'S OUTDOOR POWER EQ. LLC
1323 VT Rte. 105, West Charleston, VT 05872 • (802) 895-4422
Call or go online. Facebook: Drivers Outdoor Power or Scott Driver
Open M-F 7 a.m.-5 p.m., Sat. 7 a.m.-noon.
Visa, MasterCard, Discover & American Express Accepted
E-mail: driverspowerequip@comcast.net

PICK UP AND DELIVERY AVAILABLE

EBAY store:
www.ebay.com/str/driverspower



FREE Estimates On...

- Clean-up Projects
- Renovations
- Construction Jobs
- Demolitions

Call CASELLA First!
1-800-639-3083
802-888-3627



STERLING MOUNTAIN SOLAR LLC

residential • commercial • electrical

2089 Laporte Rd., Morrisville, VT • 802-323-9636 • **KAITLIN ADAMS ~ Sales**
kaitlin@sterlingmountainsolar.com

BERNARD WHITE BUILDER
Bernard White Jr., Owner/Manager

QUALITY IS MY PRIORITY.

- New Homes
- Remodeling
- Vinyl Siding
- Replacement Windows & Doors
- Porches & Decks
- Painting
- Small Roofs

FREE ESTIMATES

802-525-4022 • bwhitebuilder@hotmail.com

Desrochers Inc.
SINCE 1974

Crane Services & Excavating
Proudly serving VT, NH, ME, MA & NY

800-287-4732
DERBY, VT
rd@desrochersinc.com
www.desrochersinc.com

CELEBRATING 50 YEARS 1974-2024

RICHARD McALLISTER CONCRETE



Specializing in Foundations, Barnyards, Bunkers, Slabs
1165 VT Rte. 100
Newport
(802) 334-8497
FREE ESTIMATES.

Jody Gonyaw

Home Repair & Remodeling
802-673-8156

- New Construction
- Vinyl Siding & Windows

30+ years experience in all phases of building.

BOWMAN



Excavating & Transport
Call Chuck at
802-323-9795

Site Work Start to Finish

- Lot Clearing
- Demolition
- Foundations
- Driveways • Sewer
- Water • Drainage
- Ponds • Trucking

FULLY INSURED
FREE ESTIMATES
1-Year Guarantee on All Work
Over 35 Years Experience

MENARD'S EXCAVATING



& TIMBER HARVESTING

- Municipal & Residential Sewer/Water
- Road Building • Site Work
- Land Clearing • Concrete Slabs

Tony Menard
Barton, VT
802-525-3071
Cell: 673-6120

Green & Son concrete INC

802-895-4843
Cell 802-673-8441

COMPLETE CONCRETE SERVICES
Over 20 Years Experience
"Quality Work & Competitive Pricing"

Mike & Jessica Green
104 Green Lane, W. Charleston, VT

Like us on facebook

PAUL CUTTING CONSTRUCTION

- ROOFING • NEW CONSTRUCTION
- REMODELING • SIDING • MASONRY
- REPLACEMENT DOORS & WINDOWS

802-754-2629

HARVEY INDUSTRIES

Custom Tile Installation
by Robert Harrison

Specializing in showers & back splashes.
30+ years experience. References available.
774-259-7238 bcharrison68@gmail.com
harrisoncustomtile.com

Joe Belisle: Cell: 802-673-7102
Former Co-Owner of B & D Builder Inc. Box 172, Palin Farm Rd. Derby, Vt 05829
Email: joebelisle@rocketmail.com

JB Carpentry LLC

- Finish Work • Doors & Windows
- Kitchen & Bath Remodeling
- Laminate & Hardwood Floors
- Repairs and Maintenance of All Types
- Any Type Additions • No Job Too Small

J.B.L. Hauling & Excavating

Jason A. Lefebvre
Owner/Operator

1588 Five Mile Sq. Road
Island Pond, VT 05846

Call: 802-673-4428
802-723-6367

jason@jblhaulingvt.com
www.jblhaulingvt.com

POONDS
ROADS
STONE WALLS
SITE CLEARING
FOUNDATIONS
SEPTIC SYSTEMS

COMMON SENSE BUILDING SOLUTIONS LLC
QUALITY • CAPABILITY • RELIABILITY

Building & Project Management

Contact Us
For Your Free Estimate Today!

(802) 673-5454

Beauregard Excavation LLC
"Dirt's our thing"



Septics
Driveways
Foundations
Landscaping
Land Clearing

Lorne Beauregard
(802) 318-7371 Cell
(802) 279-3306 Cell

Like us on Facebook
ashley.beauregardexcavation@gmail.com
www.beauexdirt.com

Tracy Degre
CONCRETE CONTRACTOR, INC.



aci American Concrete Institute
Advancing concrete knowledge

Specializing in all types of concrete work.

- Foundations • Floors • Sidewalks
- Retaining Walls & Barnyards
- Manure Pits • Driveways
- Concrete Stamping
- Concrete Form Rentals

(802) 766-5389
1336 Beebe Road, Newport, VT 05855