Town of Woodbury
Cemetery Commission Meeting Minutes
November 4, 2026

The Commission convened at the Town Clerk's Office at 6:30 pm. A quorum was present, and all motions were seconded.

Commission members present: Susan Stitely, Patti Garbeck, and Amy Hunt.

Guest: Graham Christie, Robin Durkee, and Richard Patten

Update on Sexton Research

The meeting began with a review of the conversations Susan and Patti had with other towns including Calais, Worcester, St. Johnsbury, Glover, and Cabot. See Appendix A.

Amy mentioned she saw Joe Mangan. He said we were too "nitpicky" which is why he doesn't want to be the sexton. He did say he would help us with burials. Susan had talked with the sexton in St. Johnsbury who stated they have a contract with him for burial.

Susan recently learned he also has ended his contract with Worcester.

After Susan sent him pictures showing that his staff had placed cornerstones several inches below ground, he did not want to renew his contract. He did not offer to fix the cornerstones.

We discussed taking on the various role of the sexton ourselves including showing plots, drafting deeds, installing cornerstones, digging cremation burials, supervising monument installation. Digging for full and green burials would need to be contracted out.

Further discussion is needed as to what each Commissioner can do. Temporarily Susan will show plots and draft deeds. Patti will set cornerstones.

Former Cemetery Commissioner

At 7:05 pm, Richard Patten former Cemetery Commissioner joined the meeting. Richard talked about past processes. The town clerk sold the plots, did the deeds, and drew out the lot for the buyer. Dotted lines on the map show where a person is buried. The New

Section A actually has rebar at the corners of the plots. A metal detector would be needed to find the rebar as it was sunk in the ground so as not to impede mowing.

Robin has been using dotted lines to show how a plot is divided. She will switch to a straight line and change it to a dotted line when someone is interred. We discussed the size of the plots and how that corresponds to the price list.

Richard recommends that a cement vault should be required with full casket burials so that the ground does not sink. Cement vaults are not required by law in Vermont, but towns can require them.

After the discussion, Richard left the meeting.

Removal of brush around fences in South Woodbury, Woodbury Center, and Woodbury-Cabot Cemeteries

Susan relayed that Mike Tatro quoted $1,700 to cut the brush on both sides of the fence in the above-named cemeteries. We have permission from the Woodbury-Cabot owner but still need permission for the other two cemeteries. Patti moved that once we have permission, we pay Mike $1,700 to cut the brush. The motion was seconded and passed unanimously.

Cornerstone purchases & setting

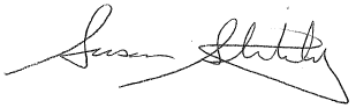
Brenda Muoio has a Warranty Deed for a 4-person plot in the New Section A 4 #60. She would like to purchase her own cornerstones as Joe wants $450 for cornerstones and installation. Four cornerstones can be purchase and shipped from several sources on the internet for approximately $160.

Previous Meeting Minutes

- Susan moved to approve the October 14th, 2026 minutes; the motion was seconded and passed unanimously.

The meeting adjourned at 7:50.

Submitted: Susan Stitely
Signed by: Susan Stitely, Chair



November 5, 2026

Appendix A

Conversations Notes:

Calais (Michael Fullerton, commissioner)

- Sexton work gets paid $2,250, but he has mowing contract and gets paid for, fence repair, sink holes, everything. He makes the big buck there
- He shares burial money with the town. Ex. Cremation $500. Town gets $50
- He doesn't tell them when is in doing things in the cemeteries not even burials or granite markers being set.
- Cornerstones are not part of plot cost
- They have hand drawn maps and use DigSafe underground locators to find ledge
- Billing – he bills the family, but they pay the town and town pays Joe
- NERNRC is a data base center for cemeteries

Worcester (Francette Cerulli, commissioner)

- Joe just quit on them. They put out a bid request. Only person who replied was Joe's son, James. He didn't want to do just burials, so they gave him the mowing contract. He needed guidance with the burials..didn't know he was to stay and close the grave.
- Cornerstones folded into plot cost.
- Fran shows the plots to people, does the deeds, checks when a burial is done that's it's in the right place

St. Johnsbury (Karen Budde, Sexton)

- She does the digging for the cremation. Depth 2X2
- She contracts with Joe for full burials
- Monuments, make sure it's in the right place. The monument maker installs.
- Cornerstones, she marks the place but funeral home installs
- They have contracted with TruLine land surveyors in St J to map out the size of the plots.

Glover (Joanie Alexander)

- The town clerk is the sexton and is elected as such. Just happens to be one and the same.
- Glover hires the digging to a local with a backhoe who happens to run a property management business.

Cabot (Cedric Alexander)

- They use Joe and are not happy with his pricing. Joe's offer to clean stones seemed reasonable at $10 per stone until they found out he had a minimum of 300 stones.