

District 8
Certcode 0613-0

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2018**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2018 to:
Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section
One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of ST. ALBANS TOWN in FRANKLIN County
on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305,
added 1985, is as follows:

PART I - CHANGES TOTALS - Please fill in and calculate totals.

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.000			-	0.000
Class 2	20.570			20.57	0.000
Class 3	32.11	.83		32.94	0.000
State Highway	27.074			27.074	0.000
Total	79.754			80.584	0.000
* Class 1 Lane	0.000			-	
* Class 4	1.27			1.27	0.000
* Legal Trail	0.00			-	

* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".
2. DISCONTINUED: Please attach SIGNED copy of proceedings (minutes of meeting). N/A
3. RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting). N/A
4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways. N/A

IF THERE ARE NO CHANGES IN MILEAGE: Check box and sign below. []

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

[Handwritten signatures]

T/C/V Clerk Signature:

Anna Bourdon

Date Filed:

2/16/2018

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

Signed copy will be returned to T/C/V Clerk.

APPROVED:

[Signature]
Representative Agency of Transportation

DATE:

4/18/2018

Vermont Statutes Annotated

19 V.S.A. § 305. Measurement and inspection

Received

FEB 08 2018

Policy, Planning & Intermodal
Development Division

§ 305. Measurement and inspection

(a) After reasonable notice to the selectboard, a representative of the agency may measure and inspect the class 1, 2, and 3 town highways in each town to verify the accuracy of the records on file with the agency. Upon request, the selectboard or their designee shall be permitted to accompany the representative of the agency during the measurement and inspection. The agency shall notify the town when any highway, or portion of a highway, does not meet the standards for its assigned class. If the town fails, within one year, to restore the highway or portion of the highway to the accepted standard, or to reclassify, or to discontinue, or develop an acceptable schedule for restoring to the accepted standards, the agency for purposes of apportionment under section 306 of this title shall deduct the affected mileage from that assigned to the town for the particular class of the road in question.

(b) Annually, on or before February 10, the selectboard shall file with the town clerk a sworn statement of the description and measurements of all class 1, 2, 3, and 4 town highways and trails then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2, 3, or 4 town highways, trails, or unidentified corridors are accepted, discontinued, or reclassified, a copy of the proceedings shall be filed in the town clerk's office and a copy shall be forwarded to the agency.

(c) All class 1, 2, 3, and 4 town highways and trails shall appear on the town highway maps by July 1, 2015.

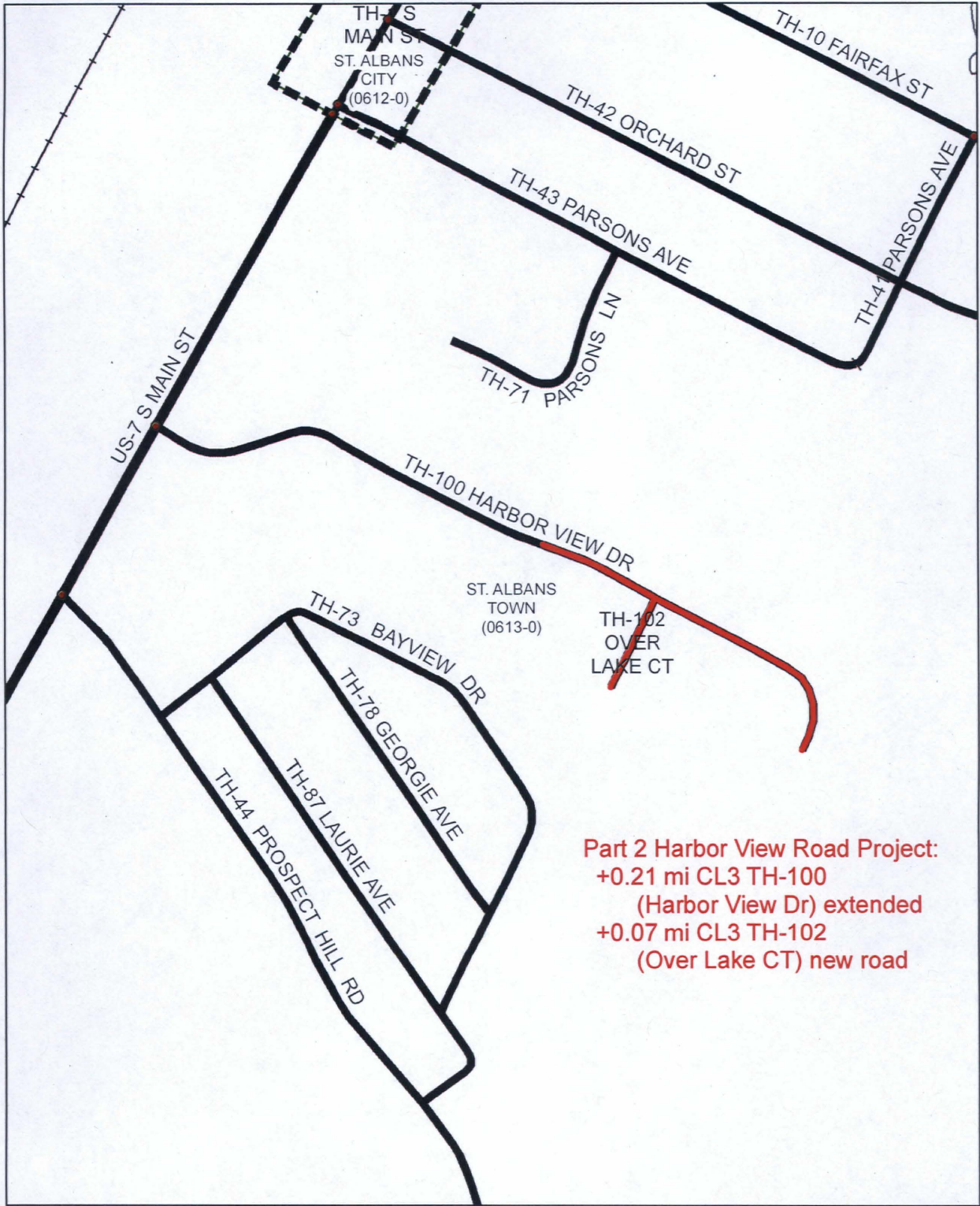
(d) At least 45 days prior to first including a town highway or trail that is not clearly observable by physical evidence of its use as a highway or trail and that is legally established prior to February 10, 2006 in the sworn statement required under subsection (b) of this section, the legislative body of the municipality shall provide written notice and an opportunity to be heard at a duly warned meeting of the legislative body to persons owning lands through which a highway or trail passes or abuts.

(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of any surveys of the affected highway or trail, minutes of meetings at which the legislative body took action with respect to the changes, and a current town highway map with the requested deletions and additions sketched on it. A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006. All records filed with the agency are subject to verification in accordance with subsection (a) of this section.

(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description, or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(g) The agency shall provide each town with a map of all of the highways in that town together with the mileage of each class 1, 2, 3, and 4 highway, as well as each trail, and such other information as the agency deems appropriate.

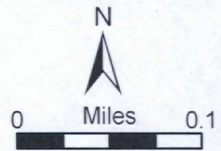
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <https://legislature.vermont.gov/statutes/section/19/003/00305>

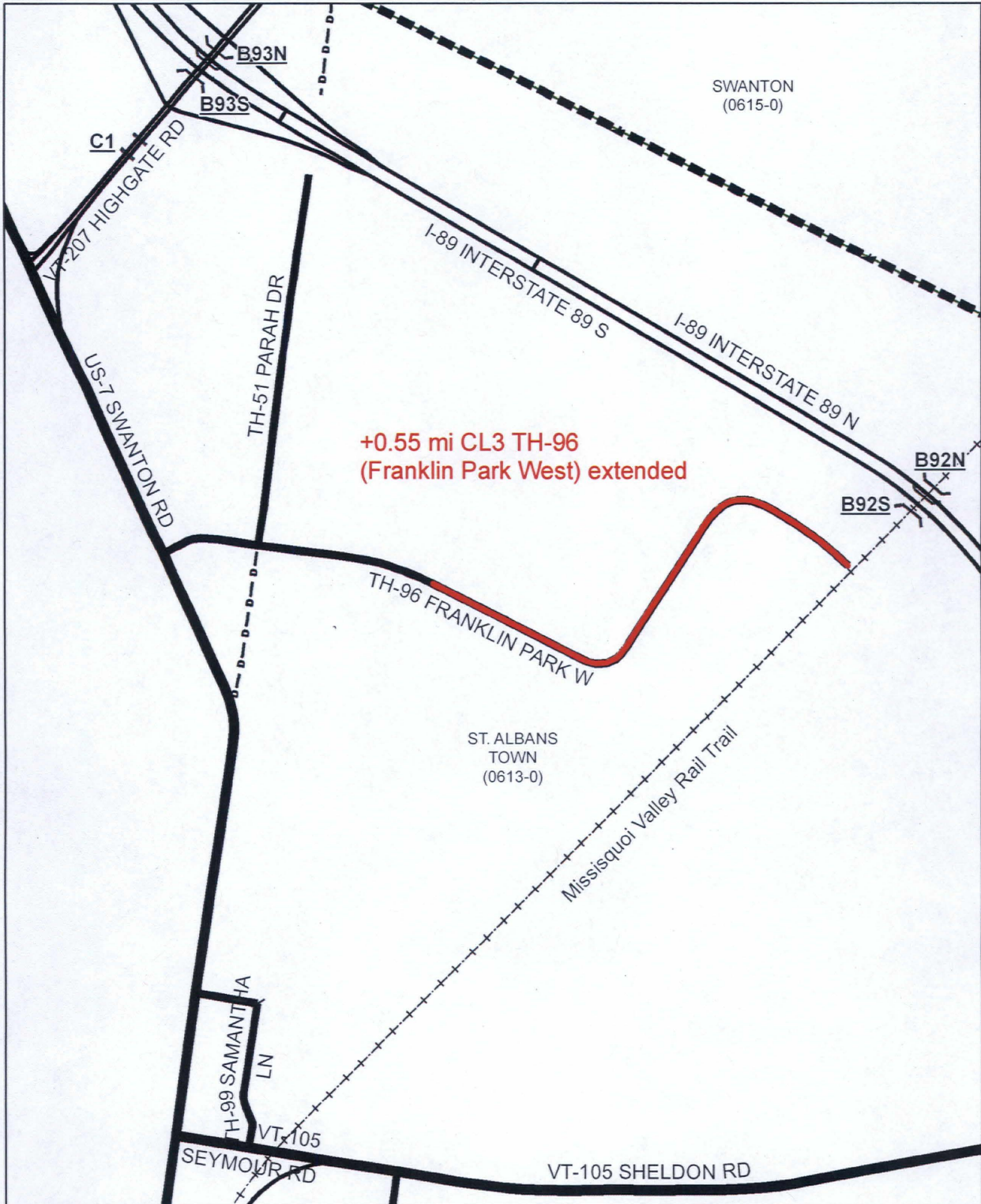


Part 2 Harbor View Road Project:
 +0.21 mi CL3 TH-100
 (Harbor View Dr) extended
 +0.07 mi CL3 TH-102
 (Over Lake CT) new road

Mileage Certificate Changes 2018
ST. ALBANS TOWN
 (0613-0)

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- April 12, 2018





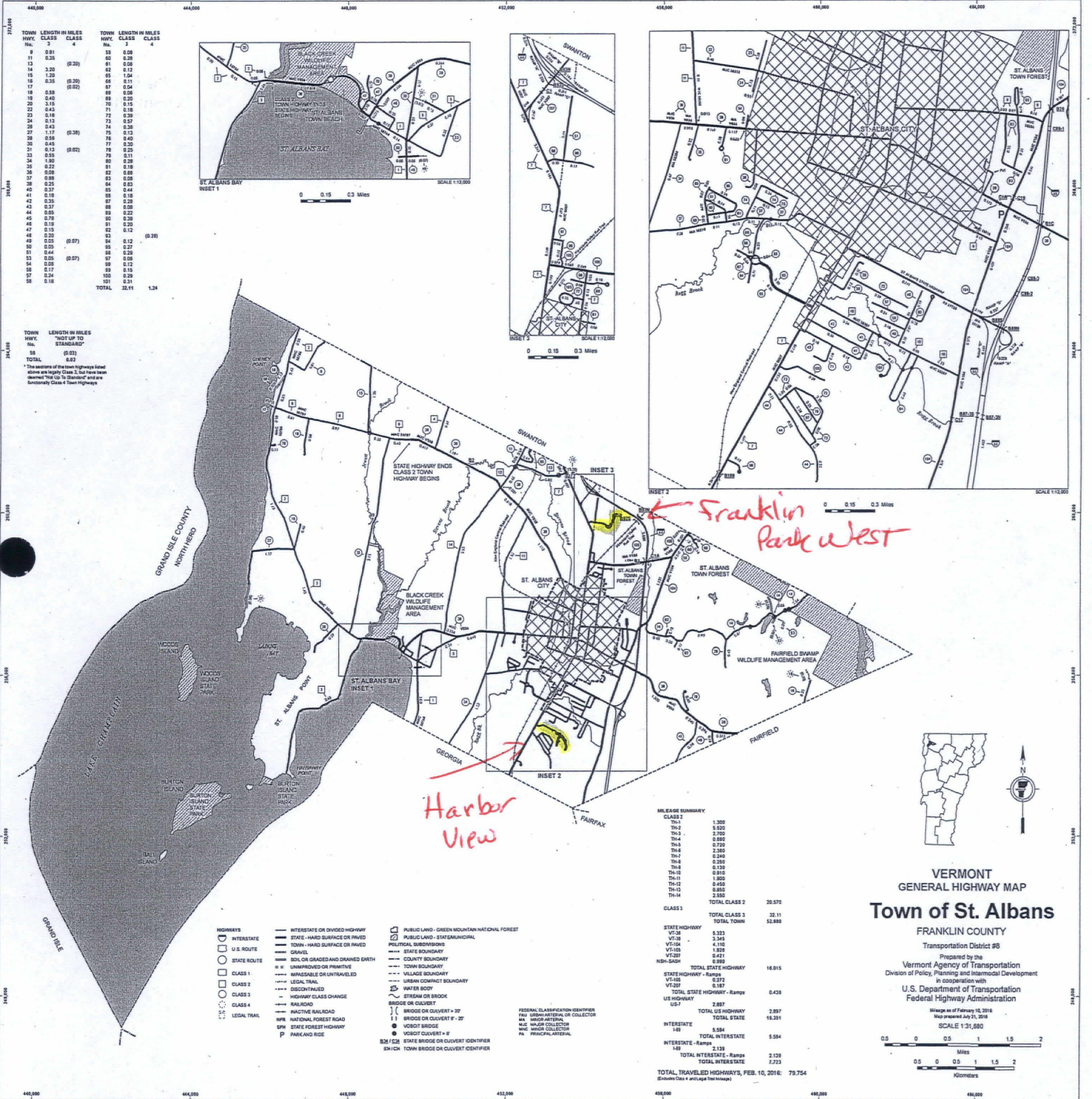
Mileage Certificate Changes 2018
ST. ALBANS TOWN

(0613-0)

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- April 12, 2018



County-Town Code: 0613



For more information contact: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development - Mapping Section, 1 National Life Drive, Montpelier, VT 05633-5001 Telephone: 802-426-2600 This map was funded in part through grants from the Federal Highway Administration, U.S. Department of Transportation. The representation of the authors expressed herein do not necessarily state or reflect those of the U. S. Department of Transportation.

VERMONT
GENERAL HIGHWAY MAP
Town of St. Albans

FRANKLIN COUNTY
Transportation District #9
Prepared by the
Vermont Agency of Transportation
Division of Policy, Planning and Intermodal Development
in cooperation with
U.S. Department of Transportation
Federal Highway Administration

Map as of February 10, 2016
Map printed July 21, 2016
SCALE 1:31,880
0 0.5 1 1.5 2
Miles
0.5 0 0.5 1 1.5 2
Kilometers

MILEAGE SUMMARY

CLASS 2	1,300
Th-1	9,020
Th-2	2,700
Th-3	6,880
Th-4	2,720
Th-5	2,380
Th-6	2,240
Th-7	2,200
Th-8	2,200
Th-9	1,120
Th-10	800
Th-11	1,800
Th-12	4,450
Th-13	8,850
Th-14	2,550
CLASS 3	20,570
TOTAL CLASS 2	32,111
TOTAL CLASS 3	32,111
TOTAL TOWN	32,880
STATE HIGHWAY	4,323
VT-36	3,348
VT-105	4,180
VT-106	1,828
VT-207	6,627
NSH-SASH	6,799
TOTAL STATE HIGHWAY	14,615
STATE HIGHWAY - Ramps	1,177
VT-36	6,187
VT-207	550
TOTAL STATE HIGHWAY - Ramps	6,438
US HIGHWAY	2,887
US-7	2,887
TOTAL US HIGHWAY	2,887
TOTAL STATE	16,351
INTERSTATE	5,584
I-88	5,584
TOTAL INTERSTATE	5,584
INTERSTATE - Ramps	2,128
I-88	2,128
TOTAL INTERSTATE - Ramps	2,128
TOTAL INTERSTATE	7,712
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2016:	79,754

(Excludes Class 4 and Legal Road Highways)

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only
Certificate Year: 2018
Highway Class: 3
Town Highway #: 100, 102
Mileage: 0.21, 0.07

Anna Bourdon, Town Clerk of the Town of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ST. Albans, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3
(1,2,3 or 4)
Highway in the Town of ST. Albans was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on September 15, 2017.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:

(Include road name and intersecting town highway numbers)

*The town took on .28 miles more of road on Harbor View.
This road is off of state highway rte 7*

and as shown on a Highway Map of the Town of ST. Albans
(City/Town/Village) (City/Town/Village Name)
dated January 26, 2018, and filed in Book 330 on page 514-516 of the Records of
(Month - Day) (Year) (Book #) (Page #)
the Town of ST. Albans by the Town Clerk of said Town
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
incorporated herein by reference and attested to on said map by said Town Clerk.
(City/Town/Village)

Dated at Town of ST. Albans, County of Franklin and State of Vermont,
(City/Town/Village Name) (County Name)
this _____ day of _____, A.D., _____
(Date - Day) (Date - Month) (Date - Year)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)

[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)

[Signature]
(Manager/Mayor Signature)
and the Manager/Mayor of the City/Town/Village of St. Albans
(City/Town/Village Name)

Town of St. Albans, VERMONT
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
FOR PUBLIC TRAVEL, RECORDED IN BOOK 330 ON PAGE 514-516 OF THE Land RECORDS
(Book #) (Page #)
OF THE Town OF St. Albans ON THE 26 DAY OF January,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2018, AT 11 O'CLOCK, a.M.
(Date - Year) (Time) (A or P)

ATTEST: Anna Bourdon
(Clerk's Name)
Town CLERK OF St. Albans, VERMONT
(City/Town/Village) (City/Town/Village Name)

Originally recorded
Oct. 3, 2017

Re-recorded to include
the PTT-172 form
which was missing
from original recording,
on Jan. 26, 2018

COPY

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **Harbor View/St. A, LLC** of Colchester, in the County of Chittenden and State of Vermont, **GRANTOR** (whether singular or otherwise, hereinafter referred to as "Grantor"), in the consideration of **TEN AND MORE DOLLARS** paid to Grantor's full satisfaction by **Town of St. Albans**, a Vermont municipality, of St. Albans, in the County of Franklin and State of Vermont, **GRANTEE** (whether singular or otherwise, hereinafter referred to as "Grantee"), by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **Town of St. Albans**, and Grantee's heirs and assigns forever, a certain piece of land in the Town of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Harbor View/St. A, LLC by Warranty Deed of J & H Malboeuf, LLC dated October 3, 2008 and of record at Volume 224, Page 278 of the Town of St. Albans Land Records.

Being a portion of the roadway known as "Harbor View Drive" located in the planned unit development known as Harbor View, and being more particularly described as a strip of land having a width of sixty feet (60'), more or less, and containing of 2.40 acres, more or less, as depicted on a plan entitled "Harbor View/St. A, LLC, Roadway Phase 2 Takeover Plan dated September 6, 2017, prepare by O'Leary-Burke Civil Associates (the "Plan") and to be recorded in the Town of St. Albans Land records and described more particularly as follows:

Commencing at a point approximately 40' along the frontage of Lot 15 heading easterly, said point labeled as P.O.B. (Point of Beginning), thence proceeding S52°-50'-31"E a distance of 153.31' to a point; thence continuing at a radius of 330.00' a distance of 8.08' to a point; thence continuing at a radius of 330.00' a distance of 30.01'; thence continuing S46°13'45"E a distance of 774.06' to a point; thence continuing along a curve having a radius of 230.00' a distance of 76.37' to a point; thence continuing along said curve having a radius of 230.00' a distance of 261.20' to a point; thence continuing along said curve having a radius of 230.00' a distance of 21.28' to a point; thence continuing S43°-09'-57"E a distance of 50.00' to a point; thence turning to the right and proceeding N46°-50'-03"W a distance of 60.00' to a point; thence turning to the right and proceeding N43°-09'-57"E a distance of 50.00' to a point; thence continuing along a curve having a radius of 170.00' a distance of 265.24' to a point; thence proceeding N46°-13'-45"W a distance of 494.18' to a point; thence turning to the left and proceeding S43°-54'-42"W a distance of 236.92' to a point; thence continuing along a curve having a radius 60.00' a distance of 66.44' to a point; thence continuing along said curve at a radius of 60.00' a distance of 83.59' to a point; thence continuing along said curve at a radius of 60.00' a distance of 81.02' to a point; thence continuing along said curve at a radius of 60.00' a distance of 83.11' to a point; thence proceeding N43°-54'-42"E a distance of 236.77' to a point; thence turning to the left and proceeding N46°-13'-45"W a distance of 219.89' to a point; thence continuing at a radius of 270.00' a distance of 31.16' to a point; thence proceeding N52°-50'-31"W a distance of 153.31' to a point; thence turning to the right and proceeding N37°-09'-29"E a distance of 60.00' to place of beginning.

Meaning and intending to convey herein a portion of Harbor View Drive and all of Overlook Court as depicted on said Plan.

Also conveyed herein is a temporary easement consisting of 0.41 acres, more or less, as depicted on said Plan and being more particularly described as follows:

Commencing at a point approximately 301.97' along the road frontage of Harbor View from the proposed ROW taking of Phase 2 labeled hereon east of Unit 18; thence proceeding N43°-09'-57"E a distance of 301.97' to a point; thence turning to the right and proceeding S46°-50'-03"E a distance of 60.00' to a point; thence continuing S43°-09'-57"W a distance of 301.96' to a point; thence turning to the right and proceeding N46°-50'-03"W a distance of 60.00' to the place of beginning.

Grantor acknowledges that, Grantee, The Town of St. Albans maintains no responsibility for the storm water system within the Harbor View subdivision, except as set forth in a Stormwater Maintenance Agreement by and between the Town of St. Albans and Harbor View/St. A, LLC and the Harbor View Master Association, Inc., dated 10 - 3, 2017, and to be recorded in the Land Records of the Town of St. Albans, attached hereto as Attachment A. Grantee acknowledges that parts of the system are located under the subject "Harbor View Drive" and 'Overlook Court'. Grantor also acknowledges the Town will not be responsible for future cost of the offset required under State of Vermont Agency of Natural Resources Department of Environmental Conservation Stormwater Discharge Permits #5577-INDS.AR dated December 16, 2014 of record at Volume ____, Page ____ of of said land records or as may be dictated by future changes in the storm water permit renewal process.

The herein conveyed roadway is conveyed with the appurtenant interests set forth in, and is subject to, and has the benefit of the terms and conditions of the Declaration of Covenants, Conditions, Restrictions, Easements and Liens for Harbor View, A Planned Community dated November 8, 2010 and of record at Volume 249, Page 238 of said land records; as amended by Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements and Liens for Harbor View, A Planned Community, dated May 22, 2012 and of record at Volume 267, Pages 303-305 of said land records; as amended by Second Amendment dated May 24, 2012 of record at Volume 267, Pages 318-320 of said land records; as amended by Third Amendment dated March 28, 2014 and of record at Volume 290, Pages 189-199 of said land records; as amended by Fourth Amendment dated April 18, 2014, and of record at Volume 290, Pages 526-527 of said land records, and as may be further amended from time to time.

Said lands and premises are subject to the terms and conditions of the following: (1) Declaration of Covenants, Conditions, Restrictions, Easements and Liens for Harbor View, A Planned Community, dated November 8, 2010 and of record at Volume 249, Page 238 of the Town of St. Albans Land Records; as subsequently amended; (2) State of Vermont Land Use Permit 6F0594-1 dated October 9, 2008 and of record at Volume 224, Page 403 of said land records, as amended by Land Use Permit 6F0594-2 dated January 19, 2010 of record at Volume 240, Page 300 of said land records; as amended by Land Use Permit 6F0594-3 dated March 9, 2010 of record at Volume 241, Page 171 of said land records; as amended by letter of clarification dated February 23, 2011 and of record at Volume 254, Page 53 of said land records; (3) State of Vermont Wastewater System and Potable Water Supply Permit WW-6-1786 dated July 10, 2008 and of record at Volume 222, Page 182 of said land records; as amended by Permit WW-6-1786-1 dated October 14, 2009 and recorded in said land records; (4) State of Vermont Public Water System Permit to Construct WSID# 21191 and #5130 dated June 30, 2010; (5) State of Vermont Conditional Use Determination #2007-026 dated January 4, 2008 and of record at Volume 215, Page 506 of said land records; (6) State of Vermont Construction General Permits 3-9020 dated July 28, 2008 and November 17, 2009; (7) State of Vermont Agency of Natural Resources Department of Environmental Conservation Stormwater Discharge Permits #5577-INDS dated August 10, 2009 of record at Volume 235, Page 190 of said land records, and #5577-INDS.A dated December 1, 2009 of record at Volume 240, Page 228 of said land records; (8) Town of St. Albans Development Review Board approvals dated January 4, 2007; June 30, 2009; December 2, 2010; and March 27, 2012; and (9) all easements and rights of way as depicted on the above referenced plans.

The Property is conveyed subject to and/or with the benefit of the following: (a) all rights-of-way,

easements, conditions and covenants of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. '601-611, both inclusive; (b) all terms, conditions, restrictions, easements and liens set forth in the Declaration; (c) all easements, rights of way, restrictions, permits and approvals as set forth on Exhibit AA @ to the Declaration or as shown on the Plat; (d) taxes assessed on the Grand List not delinquent on the date of this Deed, which the Grantees herein assume and agree to pay as part of the consideration for this Deed, subject to such taxes being prorated between Grantor and Grantees on the date this Deed is delivered; and (e) the provisions of municipal ordinances, public laws, and special acts.


Reference is hereby made to the above-mentioned deeds, the records thereof and to the deeds and records therein contained, all in further aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Town of St. Albans**, and Grantee's successors and assigns, to Grantee's own use and behoof forever;

And the said Grantor, **Harbor View/St. A, LLC**, for Grantor and Grantor's heirs, executors and administrators, does covenant with the said Grantee, and Grantee's heirs and assigns, that until the ensembling of these presents Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and except for all utility easements as may appear of record, provided that such exception shall not reinstate any such utility easements previously extinguished by Title 27 Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and acknowledged this 15th day of September 2017.

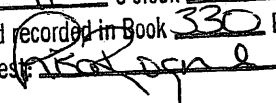
Harbor View/St. A, LLC

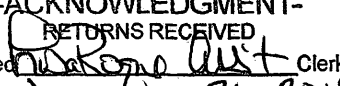
By: 
Duly Authorized Agent

STATE OF VERMONT
~~CHITTENDEN COUNTY~~, ss Franklin County

At St. Albans Town, Vermont, this 15th day of September, 2017, William Fitzgerald, duly authorized agent of **Harbor View/St. A, LLC**, personally appeared and acknowledged this instrument, by him sealed and subscribed to be his free act and deed and the free act and deed of Harbor View/St. A, LLC.

Before me, 

ST. ALBANS TOWN CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
January 26 A.D. 2018
at 11 o'clock 00 minutes A M
and recorded in Book 330 Pages 514-516
Attest:  Asst. Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Signed:  Clerk
Date: January 26, 2018

VT Form
PTT-172

**VERMONT
PROPERTY TRANSFER TAX RETURN**

TCMDWD

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

HARBOR VIEW/ST. A., LLC
P. O. BOX 391
COLCHESTER, VT 05446-0000

TRANSFEREES (Buyers)

TOWN OF ST. ALBANS
579 LAKE ROAD
ST. ALBANS, VT 05478-0000

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Oct-03-2008 Date of this Closing: Jan-26-2018 Land Size (acres): 2.40

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

HARBOR VIEW DRIVE

St. Albans Town

552-174-~~9999~~ ¹¹³⁷³

This sale did not involve land

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 02 - 32 V.S.A. § 9603 (2)

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

If other, description:

Type of building construction: None

If other, description: road

Transferors use of property before transfer: Other

If other, description: road

Transferees use of property after transfer: Other

Will the property be rented after transfer? No

Enrolled in the Current Use Program? No

Have development rights been conveyed separately? No

New owner elects to continue current use enrollment? No

Does the transferee hold title to any adjoining property: No

Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$0.00

Value paid or transferred for personal property \$0.00

Value paid or transferred for real property \$0.00

Tax Due \$0.00

Preparer's Name: BONNIE SPENCER

Preparer's Phone: (802) 879-6304

Preparer's Address: ESSEX JUNCTION, VT 05453-0174

Preparer's E-mail: bonnie@bplegal.com

Transferee's Name TOWN OF ST. ALBANS
 Property Location HARBOR VIEW DRIVE
 Date of this Closing Jan-26-2018

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

Book Number 330	Page Number 514	Grand List year 2017
City or Town St. Albans Town	Parcel ID Number 6R100-745	Date of Record 1-26-18 11373
Grand List Value 402,500 8000	Grand List Category MISC	SPAN 552-174- 9999
Comments, additional information, etc. Parent Parcel - Road Deed		

Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed
 Deed Acknowledgment and Return Received

SIGNED Rita Rogno Asst, Clerk DATE Jan. 26, 2018

For Town Use Only

ANNUAL INSPECTION REPORT FORM

NEW: As of 03/20/2013 ALL Stormwater Permits will use this form for Annual Inspections

Annual Inspections shall be completed between the conclusion of spring snow melt and June 15, and the inspection report shall be submitted by July 15th of each year (or by July 30th if performed by a utility of municipality pursuant to a duly adopted storm water management ordinance)

Please refer to the Authorization to Discharge for specific information regarding the frequency of maintenance, inspection, and reporting requirements.

Permit Number: 5577 - INDS.AR

Project Name: Harbor View ST. A, LLC & Harbor View Master Association, Inc.

- Has ownership changed since previous authorization? N Y - *If yes, please complete a transfer application available at http://www.vtwaterquality.org/stormwater/docs/sw_transfer-ap.pdf*
- Has project name changed since previous authorization? N Y - *If yes, attach explanation*
- Has amount of impervious area changed since previous authorization? N Y - *If yes, attach explanation*
- Has the project been constructed? N Y - *if yes continue to Part I, if no, skip to Part III; all permit terms and conditions including operating fees, are applicable.*

Part I- Maintenance Inspection Checklist

Please consider the items listed below:

- Are there any vegetated areas that require mowing or other maintenance? N Y - *If yes, attach an explanation and schedule for mowing or maintenance to be completed.*
- Do catch basins need maintenance or sediment removed from sumps? N Y - *If yes, attach an explanation and schedule for maintenance or cleaning to be completed.*
- To the best of your knowledge, have there been any illicit discharges to the system (illicit discharges would include dumping of oil, gas, detergent, vehicle wash water, etc)? N Y - *If yes, attach an explanation and preventative measures taken.*
- Has there been any re-routing of stormwater to avoid the system? N Y - *If yes, attach an explanation.*
- Was any erosion noted during inspection (for example in areas of exposed soil in channels, outlets, or on pond berms)? N Y - *If yes, provide explanation and schedule for repair.*
- Was any accumulation of sediment noted in the basins, ponds, or constructed wetlands? N Y - *If yes, provide an explanation and schedule for cleaning.*
- Is there any additional maintenance or repairs needed at this time? N Y - *If yes, provide an explanation and schedule for maintenance or repairs to be completed.*

Checked sporadic basins to main pond by Route 7, outlet structure, outfall. Sumps in basins have recently been cleaned out. Checked second pond in rear, inlets, outlet structure and outfall to spreader. Photos attached. No noted issues.

Revised February 2016

Part II- Statement of Compliance (check only one below)

Based on the above observations, and to the best of my knowledge, this report can serve as confirmation that the stormwater system is being maintained and operated in general conformance with the approved plans and the discharge permit referenced above, and that the stormwater system is in good operating condition.

Based on the above observations, and to the best of my knowledge, this report can serve as notification that the stormwater system is **not** being maintained and operated in general conformance with the approved plans and the discharge permit referenced above, and that the stormwater system is **not** in good operating condition. (If checked, attach an explanation noting any deficiencies as well as a schedule for correction of the deficiencies. Note: Any deficiencies noted during inspection shall be corrected as soon as possible, but not later than sixty (60) days after detection).

Part III- Signatures

Karl Marchessault

Digitally signed by Karl Marchessault
DN: cn=Karl Marchessault, o=O'Leary-Burke, ou,
email=karlm@olearyburke.com, c=US
Date: 2017.06.04 23:10:31 -04'00'

P.E.

Signature of Inspector
(May be owner, authorized rep. or designer)

Title

Karl Marchessault, O'Leary-Burke, 13 Corporate Drive, Essex Junction, VT 05452

Print or Type Name and Address

05/20/17

Date of Inspection

(802) 878-9990 and/or karlm@olearyburke.com

Inspector's Contact Phone and/or Email

[INCOMPLETE FORMS WILL BE RETURNED]

Please mail this completed form to:

**DEC – Watershed Management Division
Stormwater Management Program
1 National Life Drive, Main 2
Montpelier, VT 05620-3522**

Or email to: anr.wsmdstormwatergeneral@vermont.gov

Additional information can be found at:

<http://www.watershedmanagement.vt.gov/>

802-828-1535

ST. ALBANS TOWN CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
January 26 A.D. 2018
at 11 o'clock 00 minutes 11 M
and recorded in Book 330 Pages 509-510
Attest: [Signature] Asst. Town Clerk

STORMWATER MAINTENANCE AGREEMENT

THIS AGREEMENT, made this 3rd day of October, 2017, by and between the Town of St. Albans, by its Legislative Body, hereinafter called the "MUNICIPALITY," and Harbor View/St. A, LLC, hereinafter called the "LANDOWNER," and Harbor View Master Association, Inc. hereinafter called the "HOMEOWNERS ASSOCIATION (collectively, the "PARTIES").

WITNESSETH:

WHEREAS, the project identified as Harbor View (the "Project") has obtained State of Vermont Agency of Natural Resources Department of Environmental Conservation Stormwater Discharge Permits #5577-INDS dated August 10, 2009, #5577-INDS.A dated December 1, 2009, and #5577 – INDS.AR dated December 14, 2104 from the Vermont Department of Environmental Conservation for stormwater discharge (collectively called the "Permit") under the name of Harbor View/St. A, LLC; and

WHEREAS, the Permit attaches to the lands that contain the permitted stormwater management system (the "System"); and

WHEREAS, the Parties anticipate that a designated portion of the Project lands, including portions of the System, will be offered to and accepted by the Municipality upon completion of the public improvements, all as more particularly set forth in the approval by the Municipality (the "Public Improvements"); and

WHEREAS, the PARTIES anticipate that upon acceptance by the Municipality of the Public Improvements, the Parties will share the responsibility for the maintenance and operation of the System and compliance with all permits and conditions; and

WHEREAS, the Project is (will be) subject to the following state permit(s):

[check permit(s) that apply]

X **3-9020 Construction Permit.** For projects disturbing more than 1 acre; regulates construction erosion while the project is under construction; expires once construction is complete. The Town is not a party to this permit.

 3-9015 General Permit. State general permit for new storm water discharges to waters that are not principally impaired by storm water. This permit expires after five years. If project involves private and public stormwater, Town, after acceptance of the Public Improvements, will join as co-applicant and be subject to permit conditions.

X **3-9010 General Permit.** State general permit for the renewal of previously issued

permits within waters that are not principally impaired by storm water. This permit expires after five years.

Individual Stormwater Discharge Permit. State stormwater discharge permit for new storm water discharges to waters that are principally impaired by storm water. This permit expires after five years. If project involves private and public stormwater, Town, after acceptance of the Public Improvements will join as co-applicant and be subject to permit conditions. (“Applicable Permit(s)”)

WHEREAS, a portion of the System is solely on private property owned or controlled by the LANDOWNER (the “Private Portion”), and is comprised of stormwater ponds and pipes located on individual lots and common land as depicted on a plan entitled “Harbor View Subdivision, Route 7, (353 South Main Street), St. Albans, Site Plan” prepared by O’Leary-Burke Civil Associates, PLC, dated April 1, 2009, last revised June 2, 2009 and recorded at Map Slide 488 of the Town of St. Albans Land Records; and

WHEREAS, a portion of the System, after acceptance by MUNICIPALITY, will be solely on public property owned or controlled by the MUNICIPALITY (the “Public Portion”), and will be comprised of catch basins and pipes within Harbor View Drive as depicted on a plan entitled “Harbor View Subdivision, Route 7, (353 South Main Street), St. Albans, Site Plan” prepared by O’Leary-Burke Civil Associates, PLC, dated April 1, 2009, last revised June 2, 2009 and recorded at Map Slide 488 of the Town of St. Albans Land Records; and

WHEREAS, the State of Vermont may require that the PARTIES be co- applicants/co-permittees [on the Applicable Permit(s)/Notice of Intent (NOI)].

NOW THEREFORE, in consideration of these mutual covenants and premises herein set forth, it is agreed by the PARTIES hereto as follows:

1. PARTIES will be co-applicants and co-permittees under the Applicable Permit(s)(NOI), as may be required;
2. MUNICIPALITY will assume all inspection, maintenance, and reporting responsibilities set forth in the Applicable Permit(s) for the Public Portion.
3. LANDOWNER will assume all inspection, maintenance and reporting responsibilities set forth in the Applicable Permit(s) for the Private Portion.
4. LANDOWNERS shall pay the cost of all fees to be paid to the State.
5. Should future repairs or upgrade be required, LANDOWNERS will bear the responsibility for all cost of the System.
6. PARTIES acknowledge and agree that only naturally occurring stormwater run-off is permitted in the System and shall take steps to so inform all users.
7. MUNICIPALITY may upon 60 days written notice to the LANDOWNER terminate this agreement and assume full control of and responsibility for the Private Portion of the System or assume partial control of and responsibility for a section or portions of the Private Portion of the System. In the event the MUNICIPALITY assumes less than full control of and responsibility for the System, the Parties shall enter into a new agreement to specify each Party’s respective obligations and rights. Stormwater system components that are located on private property such as roof

drains, footing drains, catch basins or driveways will not be assumed or acquired by the Municipality.

- 8. Once the MUNICIPALITY exercises either election set forth in Section 7 immediately preceding, the LANDOWNER, its successors or assigns, shall grant the MUNICIPALITY a permanent easement for access to the Private Portion for which the MUNICIPALITY has assumed control, and the MUNICIPALITY shall thereafter be free to modify the System for the public good provided such modification shall be in compliance with state statute.

THIS AGREEMENT shall be binding upon the successors and assigns of the PARTIES.

IN WITNESS WHEREOF, the Parties hereto have caused this AGREEMENT to be duly executed on the day and year first written above.

WITNESS

J.A.G.
Jennifer A. Gray

MUNICIPALITY

Carrie Johnson

Authorized Representative
Town of St. Albans

Carrie Johnson, TOWN
Printed Name, Title *Manager*

WITNESS

A. [Signature]

LANDOWNER

HARBORVIEW SI ALL
by [Signature]
Authorized Representative

William N Fitzgerald

Printed Name, Title

ST. ALBANS TOWN CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
at St. Albans on 26 o'clock 2018 A.D. minutes 11 M
and recorded in Book 330 Pages 511-513
Attest: [Signature] Asst. Town Clerk

Harbor
View
Road

**Town of St. Albans
Selectboard Meeting Minutes
Monday, October 2nd, 2017
6:30 p.m.**

On Monday, October 2nd, 2017 at 6:30 p.m., at Town Hall the Town of St. Albans Selectboard met.

Officials and staff present: Chair, Bruce Cheeseman, Vice Chair, Sam Smith, Brendan Deso, Bill Nihan, Al Voegele, Town Manager, Carrie Johnson, Director of Public Works, Alan Mashtare and Recording Secretary, Jenn Gray.

Public: Peter Blouin, Police Chief, Gary Taylor, Bill Fitzgerald, Dan Cunningham, Esther Morse and Danielle Lapointe.

Chair, B. Cheeseman called the meeting to order at 6:30pm.

The Pledge of Allegiance.

Approval of Agenda

MOTION: A. Voegele made a motion to accept the agenda as presented. All in favor, none opposed, motion carried.

General Warrant

MOTION: B. Nihan made a motion to approve the general warrant dated October 2nd, 2017, in the amount of \$86,582.53. All in favor, none opposed, motion carried.

Payroll Warrants

MOTION: B. Cheeseman made a motion to approve the payroll warrants dated September 29th, 2017 in the amount of \$20,325.41 and September 22nd, 2017 in the amount of \$15,919.36. All in favor, none opposed, motion carried.

Minutes

MOTION: A. Voegele made a motion to approve the Selectboard meeting minutes for Monday, September 18th, 2017. All in favor, none opposed, motion carried.

Police Chief Gary Taylor

Chief Taylor came before the Board to answer any questions or concerns. He stated that crimes in the Town are stable. Along with the nation, the Town is struggling with the opioid epidemic. There are speeding issues on Maquam, County and Brigham Roads. There was discussion on legalizing marijuana.

Errors & Omissions

Assessor, Bill Hinman came before the Board to present some errors and omissions. Very small changes, personal property accounts, trailers in Gagne's Park have been removed but, the largest error was with Vermont Gas Systems. B. Hinman also explained the situation with the Peter Costes property. The estimated impact on the municipality is \$3,229.11.

MOTION: A. Voegele made a motion to accept the Errors & Omissions as presented. All in favor, none opposed, motion carried.

Harbor View Road Request

Bill Fitzgerald came before the board to request the Town take over phase 2 section of Harbor View Road. There is an easement in the warranty deed allowing Town plow trucks and school buses to turn around.

MOTION: A. Voegele made a motion to accept phase 2 of Harbor View Road as a Town road. All in favor, none opposed, motion carried.

Town Manger's Report

Water/Wastewater Allocation Request – St. Albans Glass Co., Inc.

St. Albans Glass requested a water and wastewater allocation for their new location in Franklin Park West.

MOTION: A. Voegele made a motion to approve the water/wastewater allocation for St. Albans Glass as presented. Motion carried with a 4-0. B. Nihan was out of the room.

St. Albans Solar Act 250 Notice & Site Visit on Oct. 13th

C. Johnson encouraged residents to go on the site visit and/or attend the public hearing if they have any questions or concerns.

Burning Ordinance

The current burning ordinance outdated and does not fit current Town practices. B. Nihan stated that the section on "Solid Waste" should be removed. Also, Section 4B is missing a word, may need to read "Designated location". The Board agreed to have the suggested changes made. The Board also requested information on campfires be included in the new ordinance.

Grice Brook Homeowners Association Research Status

C. Johnson did receive an email from John Kaplan at the State. He said he would speak to some of his colleagues regarding the traffic study the Town would like to perform. C. Johnson explained that Planner, Ned Connell has experience with performing traffic studies. A. Voegele asked C. Johnson if we need "seed" money for matching grants for this project. B. Cheeseman suggested setting money aside. B. Deso suggested waiting until we are ready to move forward with the project.

MOTION: A. Voegele made a motion to set aside \$50,000 for funds for permits and other costs that may arise with the entrance onto the SASH project. The vote failed with a 2-2 vote and 1 abstention.

A. Voegele and B. Cheeseman voted for. B. Nihan and B. Deso voted opposed. S. Smith abstained.

Town Parks

The gates at both parks are closed as well as the bathrooms. However, Town properties are open to the public. The port-o-let is located at the gate nearest the picnic shelter for the public to use.

Bay Dock Study

S. Smith stated that the Board approved the Request of Proposal for the Bay Dock study but, have not approved the bid. C. Johnson pointed out that at the last Selectboard meeting, the Board approved going forward with phase 1. She also stated that Zoning Administrator, Becky Perron had located a previous dock study that may exclude the need for portions of phase 1 and phase 2. C. Johnson provided the engineer this data and is waiting to hear back from him with a revised scope of work.

Public Comment

None.

Route 36

B. Nihan has asked Alan Mashtare where we were on measuring the length of Route 36 the State wanted the Town to take over. A. Mashtare explained that it was on hold for now until we receive more direction from the Selectboard.

Schedule

The next regular Selectboard meetings are Monday, October 16th at 5pm and Monday, November 6th at 6:30 p.m.

Other Business

None.

Executive Session

MOTION: A. Voegele made a motion to go into executive session at 7:42 p.m. to discuss legal, contractual or personnel issues where premature general public knowledge of the subject matter would place the Town (or person involved) at a substantial disadvantage. It was further moved to enter into executive session to discuss legal, personnel and contractual issues under the provisions of Title 1, section 313(a)(1) of Vermont Statutes and to invite in Town Manager, Carrie Johnson and Director of Public Works, Alan Mashtare. All in favor, none opposed, motion carried.

Alan M. left the meeting at 8:15 p.m. B. Nihan left the meeting at 8:30 p.m.

MOTION: B. Deso made a motion to come out of executive session at 8:43 p.m. All in favor, none opposed, motion carried.

Town Health Insurance

MOTION: A. Voegele made a motion to approve the Town paying 85% of the health insurance premium (plan of their choice) for employees for year 2018. He further moved the cash in lieu stipend for opting out of health insurance for year 2018 would be increased from \$3,000 to \$5,000. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Deso made a motion to adjourn the Selectboard meeting at 8:45 p.m. All in favor, none opposed, motion carries.

Respectfully submitted,
Jenn Gray, Recording Secretary

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2018</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>96</u>
Mileage:	<u>0.55</u>

Anna Bourdon Clerk of the Town of Town of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ST. Albans, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3
(1,2,3 or 4)
 Highway in the Town of ST. Albans was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on June 9, 2017.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:
 (Include road name and intersecting town highway numbers).

.55 miles were taken over by the town. This town rd. is a class 3 road and is #96 on our map. (Franklin Park West)

and as shown on a Highway Map of the Town of ST. Albans,
(City/Town/Village) (City/Town/Village Name)
 dated July 18, 2017, and filed in Book 325 on page 55-57 of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the Town of ST. Albans by the Town Clerk of said Town
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
 incorporated herein by reference and attested to on said map by said Town Clerk.
(City/Town/Village)

Dated at Town of ST. Albans, County of Franklin and State of Vermont,
(City/Town/Village Name) (County Name)
 this 18 day of July, A.D.,
(Date - Day) (Date - Month) (Date - Year)

<u>[Signature]</u> <small>(Selectman/Alderman/Trustee Signature)</small>	<u>[Signature]</u> <small>(Selectman/Alderman/Trustee Signature)</small>	BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES
<u>[Signature]</u> <small>(Selectman/Alderman/Trustee Signature)</small>	<u>[Signature]</u> <small>(Selectman/Alderman/Trustee Signature)</small>	
<u>[Signature]</u> <small>(Selectman/Alderman/Trustee Signature)</small>	<u>[Signature]</u> <small>(Selectman/Alderman/Trustee Signature)</small>	
<u>Carie Johnson</u> <small>(Manager/Mayor Signature)</small>	<u>St. Albans</u> <small>(City/Town/Village Name)</small>	

Town of St. Albans, VERMONT
(City/Town/Village Name) _____, _____
(Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
 FOR PUBLIC TRAVEL, RECORDED IN BOOK 325 ON PAGE 55-57 OF THE Land RECORDS
(Book #) (Page #)
 OF THE Town OF ST. Albans ON THE 18th DAY OF July
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2017, AT 8:45 O'CLOCK, A.M.
(Date - Year) (Time) (A or P)

ATTEST: Anna Bourdon
(Clerk's Name)
Town CLERK OF St. Albans, VERMONT
(City/Town/Village) (City/Town/Village Name)

COPY

Franklin Park
West
7-17-17

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that MALONE DORSET STREET PROPERTIES, LLC, a Vermont limited liability company with a place of business in Montpelier, Vermont ("Grantor"), in consideration of the sum of Ten and More Dollars, paid to his full satisfaction by the TOWN OF ST. ALBANS, a municipality located in the County of Franklin and State of Vermont ("Grantee"), by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, TOWN OF ST. ALBANS, and its successors and assigns forever, a parcel of land for the purpose of using and maintaining a public roadway located in the Town of St. Albans in the County of Franklin and State of Vermont described as follows, (hereinafter the "Property") described as follows, viz:

Being a strip of land for roadway purposes over an improved strip of land, being an eighty foot (80') wide strip of land depicted on a survey entitled: "J. Philip Gerbode, St. Albans, Vermont, Map of Boundary Survey, Franklin Park West, Formerly Vermont Technology Park, Parah Road, St. Albans, Vermont," dated November 10, 1992, last revised October 1, 2004 and recorded at Map Slide 379 of the Town of St. Albans Land Records, as amended by plat entitled: Malone Dorset Street Properties, LLC, St. Albans, Vermont, Map of Boundary Survey, Franklin Park West, Formerly Vermont Technology Park, Parah Road, St. Albans, Vermont," prepared by Cross Consulting Engineers, P.C., dated November 10, 1992, last revised January 20, 2016, and recorded in Map Slide 507D of the Town of St. Albans Land Records (the "Plat").

The Property is more particularly described with reference to the Plat as follows: Commencing at the terminus of the existing public section of Franklin Park West Drive as described in the Warranty Deed from Philip J. Gerbode to the Town of St. Albans dated April 20, 2010 and recorded in Volume 242 at Page 150 of the Town of St. Albans Land Records, which is a point located 12.40 feet east of the northeast corner of Lot 4; thence proceeding in and along the northerly boundary of Lot 5 S47°03'25"E a distance of 725.52 to the northeast corner of Lot 5; thence continuing in and along the northerly boundary of Lot 22 S47°03'25"E a distance of 150.00 feet; thence proceeding in and along the northerly boundary of Lot 23 S47°03'25"E a distance of 46.77 feet to a point depicted as "PT" on the Plat; thence proceeding along a curve to the left with a radius of 205.00 feet a distance of 297.49 feet to a point in the westerly boundary of Lot 24 depicted as "PC" on the Plat; thence continuing in and along the westerly boundary of Lot 24 N49°47'50"E a distance of 156.17 to the northwest corner of Lot 24; thence continuing along the westerly boundaries of Lot 17, Lot 16 and Lot 29 N49°47'50"E a combined distance 691.35 feet to a point depicted as "PT" on the Plat; thence proceeding along a curve to the right with a radius of 172.00 feet a distance of 242.33 to a point in the easterly boundary of Lot 30 depicted as "PCC" on the Plat; thence continuing along a curve to the right having a radius of 1,584.00 a distance of 580.29 to a point located at the so-called rail trail crossing owned by the State of Vermont; thence turning to the left in a northeasterly direction in and along the rail trail N61°31'10"E a distance of 80.00 feet; thence proceeding in a northwesterly direction along a curve to the left having a radius of 1,664.00 a distance of 609.61 feet to appoint depicted as "PCC" on the Plat; thence continuing along a curve to the left having a radius of 252.00 feet a length of 355.05 feet to a point on the easterly boundary of Lot 15 depicted as "PC" on the Plat; thence proceeding along the easterly boundary of Lot 15 to the southwesterly boundary of Lot 15, thence continuing in a straight line to the southeasterly boundary of Lot 18, thence proceeding along the easterly boundaries of Lot 18 and Lot 20 S49°47'50"W a combined distance of 797.28 feet to a point in the easterly boundary of Lot 20 depicted as "PC" on the Plat; thence proceeding along a curve to the right having a radius of 125.00 feet a distance of 181.40 feet to a point in the southerly boundary of Lot 20 depicted as "PT" on the Plat; thence proceeding in a westerly

assumed
N28-0-0W
tangent

direction along the southerly boundaries of Lot 20, Lot 19 and a portion of Lot 7 N47°03'25"W a combined distance of 922.29; thence turning to the left and proceeding in a southwesterly direction a distance of 80.00 feet to the point or place of beginning. All distances are more or less. Meaning and intending to convey the remaining portion of Franklin Park West Drive as shown on the Plat as a public street.

The Property is conveyed to Grantee for use for municipal road, utility and stormwater drainage purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Property, including but not limited to all roadway improvements, but excluding water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances thereto depicted on the Plat.

The Property is a portion of the lands and premises conveyed to Malone Dorset Street Properties, LLC by Confirmation Order Re: Franklin Park West in the matter of *Peoples Trust Company of St. Albans v. GSD Development, LLC, J. Philip Gerbode, a/k/a John Philip Gerbode, Mary L. Samson as Trustee of the Revocable Trust Agreement of Mary L. Samson, dated February 2, 2007, and Mary L. Samson, personally*, Franklin Superior Court Docket No. 382-8-13Frcv dated November 20, 2014 and recorded in Volume 298 at Page 593 of the Town of St. Albans Land Records. Reference is also made to the Judgment and Decree of Foreclosure by Judicial Sale on Count X: J. Philip Gerbode Mortgaged Property dated August 28, 2014 and recorded in Volume 296 at Page 229 of the Town of St. Albans Land Records; and to the Quitclaim Deed from J. Philip Gerbode to Malone Dorset Street Properties, LLC dated March 30, 2015 and recorded in Volume 298 at Page 597 of the Town of St. Albans Land Records.

The Property is subject to: (a) all rights-of-way and easements of record or as depicted on the Plat, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; and (b) the provisions of municipal ordinances, public laws, and special acts.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description.

TO HAVE AND TO HOLD the said granted Property, with all the privileges and appurtenances thereto, to the said Grantee, **TOWN OF ST. ALBANS**, and its successors and assigns, to their own use and behoof forever, and the said Grantor, for itself and its successors and assigns, does covenant with the said Grantee, **TOWN OF ST. ALBANS**, its successors and assigns, that until the ensealing of these presents, the Grantor is the sole owner of the Property, and has good right and title to convey the same in the manner aforesaid, that the said Property is **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and he hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

IN WITNESS WHEREOF, MALONE DORSET STREET PROPERTIES, LLC does hereby execute this Warranty Deed by its Duly Authorized Agent this 9th day of June, 2017.

MALONE DORSET STREET PROPERTIES, LLC

By: [Signature]
Patrick Malone, Member and Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 9th day of June, 2017, personally appeared PATRICK MALONE, Member and Duly Authorized Agent of MALONE DORSET STREET PROPERTIES, LLC, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of MALONE DORSET STREET PROPERTIES, LLC.

Before me, [Signature]
Notary Public
Robert H. Roswater

Notary commission issued in Chittenden County
My commission expires: 2/10/19

ST. ALBANS TOWN CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
JULY 18 A.D. 2017
at 8 o'clock 45 minutes A M
and recorded in Book 325 Pages 55-57
Attest: [Signature] Asst. Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Signed: [Signature] Clerk
Date: July 18, 2017

VT Form
PTT-172

VERMONT
PROPERTY TRANSFER TAX RETURN

For Town Use Only

A. TRANSFEROR'S (Seller's) INFORMATION

Entity TRANSFEROR Name MALONE DORSET STREET PROPERTIES, LLC				Web request key/ Confirmation code 352867	
OR	Individual TRANSFEROR Last Name	First Name	Initial	OR	Federal ID Number XX-XXX0212
TRANSFEROR Mailing Address Following Transfer 122 GALLISON HILL ROAD				Daytime Telephone Number NOT AVAILABLE	
Line 2 for Mailing Address Following Transfer (if needed)				Total Number of Transferors 1	
City	State	ZIP Code	For Department Use Only		
MONTPELIER	VT	05602-0000			
Foreign Country (if not United States)			Email Address NOT AVAILABLE		

B. TRANSFEREE'S (Buyer's) INFORMATION

Entity TRANSFEREE Name TOWN OF ST. ALBANS				Federal ID Number XX-XXX9999	
OR	Individual TRANSFEREE Last Name	First Name	Initial	OR	Social Security Number
TRANSFEREE Mailing Address Following Transfer P.O. BOX 37				Daytime Telephone Number NOT AVAILABLE	
Line 2 for Mailing Address Following Transfer (if needed)				Total Number of Transferees 1	
City	State	ZIP Code	For Department Use Only		
ST. ALBANS BAY	VT	05481-0000			
Foreign Country (if not United States)			Email Address NOT AVAILABLE		

C. PROPERTY INFORMATION

Property Physical Location - Number and Street or Road Name ROADWAY, FRANKLIN PARK WEST DRIVE			Land Size (in acres) 0.00
City or Town St. Albans Town	Check if property is located in multiple cities or towns <input type="checkbox"/>	SPAN 000-005-52174	

D. HOLDING PERIOD

Date Acquired by Transferor (mm dd yyyy) Mar-31-2015	Date of this Closing (mm dd yyyy)	Time Held 0 Years 0 Months
---	-----------------------------------	-------------------------------

E. EXEMPTIONS

- E1. If transfer is exempt from Property Transfer Tax, enter exemption number (see quick reference guide) . E1. 02
- E2. If sale was between family members, enter corresponding number (see quick reference guide) E2. _____
- E2a. If Line E2 is "05," enter description. E2a. _____
- E3. Land Gains exemption number (see quick reference guide) E3. 00

(continued on next page)

Transferee's Name TOWN OF ST. ALBANS
 Property Location ROADWAY, FRANKLIN PARK WEST DRIVE
 Date of this Closing _____

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

F. TRANSFER INFORMATION

- F1. How did the Transferor acquire this property? (see quick reference guide) F1. 01
 F1a. If Line F1 is "04," enter description. F1a. _____
 F2. Interest conveyed in this transfer (see quick reference guide) F2. 01
 F2a. If Line F2 is "07," enter percent of interest here F2a. 0.00 %
 F2b. If Line F2 is "08," enter description. F2b. _____
 F3. Type of building construction at time of transfer (see quick reference guide) F3. 20
 F3a. If Line F3 is "05," enter number of units transferred. F3a. 0
 F3b. If Line F3 is "06," enter number of dwelling units transferred F3b. 0
 F3c. If Line F3 is "20," enter description. F3c. Roadway
 F4. Was the transferee a tenant prior to this transfer? F4. Yes No
 F5. Financing F5. Conventional/Bank Owner Financing Other
 F5c. If Line F5 is "Other," enter description F5c. _____
 F6. Do you intend to record this return with the Town/City within 60 days of the closing? .. F6. Yes No

G. AGRICULTURAL / MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. CHAPTER 124

- G1. Is the property being transferred enrolled in the Current Use (Use Value Appraisal) Program? G1. Yes No
 G2. To continue enrollment in the Current Use Program, the new owner must submit a Current Use Application within 30 days of the recording date. Will the new owner be submitting that application? G2. Yes No

H. TRANSFER INFORMATION

- H1. Transferor's use of property BEFORE transfer (see quick reference guide) H1. 09
 H1a. If Line H1 is "07," "08," or "09," enter description. H1a. Roadway
 H2. Transferee's use of property AFTER transfer (see quick reference guide) H2. 09
 H2a. If Line H2 is "07," "08," or "09," enter description. H2a. Roadway
 H3. Was the property rented BEFORE transfer? H3. Yes No
 H4. Will the property be rented AFTER transfer? H4. Yes No
 H5. Have development rights previously been conveyed? H5. Yes No
 H6. Does the transferee hold title to any adjoining property? H6. Yes No

(continued on next page)

For Town Use Only

Transferee's Name TOWN OF ST. ALBANS
 Property Location ROADWAY, FRANKLIN PARK WEST DRIVE
 Date of this Closing _____

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

I. REAL ESTATE WITHHOLDING CERTIFICATION

- I1.** The transferee certifies that 2.5% VT Income tax has been withheld from the purchase price and will be remitted to the Vermont Commissioner of Taxes with Form REW-171 within 30 days of the date of this closing. **I1.** Yes No
- I2.** If Line I1 is "No," enter the withholding exemption number (see quick reference guide). **I2.** 01
- I2a.** If Line I2 is "04," enter Commissioner's Certificate number. **I2a.** _____

J. TAX CALCULATION

Tax on Special Rate Property

- J1.** Amount of value eligible for special principal residence rate (see instructions) **J1.** 0.00
- J2.** If transfer happened prior to July 1, 2011, enter the amount of value eligible for a special rate. (see instructions) **J2.** 0.00
- J3.** Total amount of value eligible for special rate (Add Lines J1 & J2) **J3.** 0.00
- J4.** Tax due on amount of value eligible for special rate (Multiply Line J3 by the tax rate of **0.005**) **J4.** 0.00
- J5.** Only If Line E1 is "99": Enter any amount of value in excess of \$110,000 but below \$200,000. **J5.** 0.00
- J6.** Tax due on amount of value eligible for exemption 99 special rate (Multiply Line J5 by the tax rate of **0.0125** for exemption 99 only) **J6.** 0.00
- J7.** Total due on amount of value eligible for special rates. (Add Lines J4 and J6) **J7.** 0.00

Tax on General Rate Property

- J8.** Value paid or transferred as defined in 32 V.S.A. § 9601(6) **J8.** 0.00
- J9.** Value paid or transferred for personal property **J9.** 0.00
- J10.** Value paid or transferred for real property (Subtract Line J9 from Line J8) **J10.** 0.00
- J11.** Enter amount from Line J3 above. **J11.** 0.00
- J12.** Enter amount from Line J5 above **J12.** 0.00
- J13.** Subtract Lines J11 and J12 from Line J10. **J13.** 0.00
- J14.** Tax due on amount of value subject to the General Rate (Multiply Line J13 by the tax rate of **0.0145** which includes a 0.002 surcharge for the Clean Water Fund, 32 V.S.A. § 9602a) **J14.** 0.00

Total Tax Due

- J15.** Total Tax Due (Add Lines J7 and J14) **J15.** 0.00

(continued on next page)

For Town Use Only

Transferee's Name TOWN OF ST. ALBANS
 Property Location ROADWAY, FRANKLIN PARK WEST DRIVE
 Date of this Closing _____

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Transferor and Transferee state that the information submitted on this return is true, correct and complete to the best of their knowledge.

Prepared by (print or type) GRAVEL & SHEA PC
 Preparer's Address _____ Preparer's Email Address retax@gravelshea.com
 Preparer's Telephone (802) 658-0220

Town or City: Please forward original to the Vermont Department of Taxes within 30 days of receipt.

This section to be completed by Town or City Clerk

Book Number <u>325</u>	Page Number <u>55</u>	Grand List year <u>2017</u>
City or Town <u>St. Albans Town</u>	Parcel ID Number	Date of Record <u>July 18, 2017</u>
Grand List Value <u>0.00</u>	Grand List Category*	SPAN <u>000-005-52174</u>
Comments, additional information, etc. <u>Roadway take over</u>		

Duplicate Return Suspected

Original Return Waiting on Deed

ACKNOWLEDGMENT

Return received.
 SIGNED [Signature], Clerk DATE July 18, 2017

* Please use the following numeric two-digit grand list category codes

Residential <6 Acres 01	Seasonal >6 Acres 06	Utilities Other 11
Residential >6 Acres 02	Commercial 07	Farm 12
Mobile Home/Un 03	Commercial Apt 08	Other 13
Mobile Home/La. 04	Industrial 09	Woodland 14
Seasonal <6 Acres 05	Utilities Elec. 10	Miscellaneous 15

For Town Use Only

STORMWATER MAINTENANCE AGREEMENT

THIS AGREEMENT, made this 9th day of June, 2017 by and between the Town of St. Albans, by its Legislative Body, hereinafter called the "MUNICIPALITY," and MALONE DORSET STREET PROPERTIES, LLC and the FRANKLIN PARK WEST COMMERCIAL LOT OWNER'S ASSOCIATION, INC., hereinafter called the "LANDOWNERS," (collectively, the "PARTIES and/or HOMEOWNERS ASSOCIATION").

WITNESSETH:

WHEREAS, the project identified as Franklin Park West (the "Project") has obtained Stormwater Discharge Permit #3178-INDS.1 dated January 24, 2017 from the Vermont Department of Environmental Conservation for stormwater discharge (the "Permit") under the name of the Franklin Park West Commercial Lot Owner's Association; and

WHEREAS, the Permit attaches to the lands that contain the permitted stormwater management system (the "System"); and

WHEREAS, the Parties anticipate that a designated portion of the Project lands, including portions of the System, will be offered to and accepted by the Municipality upon completion of the public improvements, all as more particularly set forth in the approval by the Municipality (the "Public Improvements"); and

WHEREAS, the PARTIES anticipate that upon acceptance by the Municipality of the Public Improvements, the Parties will share the responsibility for the maintenance and operation of the System and compliance with all permits and conditions; and

WHEREAS, the Project is (will be) subject to the following state permit(s):

[check permit(s) that apply]

X **3-9020 Construction Permit.** For projects disturbing more than 1 acre; regulates construction erosion while the project is under construction; expires once construction is complete. The Town is not a party to this permit.

 3-9015 General Permit. State general permit for new storm water discharges to waters that are not principally impaired by storm water. This permit expires after five years. If project involves private and public stormwater, Town, after acceptance of the Public Improvements, will join as co-applicant and be subject to permit conditions.

 3-9010 General Permit. State general permit for the renewal of previously issued permits within waters that are not principally impaired by storm water. This permit expires after five years.

X **Individual Stormwater Discharge Permit.** State stormwater discharge permit for new storm water discharges to waters that are principally impaired by storm water. This permit

expires after five years. If project involves private and public stormwater, Town, after acceptance of the Public Improvements will join as co-applicant and be subject to permit conditions. ("Applicable Permit(s)")

WHEREAS, a portion of the System is solely on private property owned or controlled by the LANDOWNER (the "Private Portion"), and is comprised of stormwater ponds and related infrastructure for the drainage of stormwater from development lots, parking lots and related impervious surfaces in the Project as shown on a set of engineering plans from Cross Consulting Engineers, P.C. consisting of sheets "Overall" "SN001," "SN002" and "SN003," as further described in the Stormwater Permit; and

WHEREAS, a portion of the System, after acceptance by MUNICIPALITY, will be solely on public property owned or controlled by the MUNICIPALITY (the "Public Portion"), and will be comprised of the public roadway known as Franklin Park West Drive as shown on the above-referenced plans, together with related infrastructure; and

WHEREAS, the State of Vermont may require that the PARTIES be co-applicants/co-permittees on the Applicable Permit.

NOW THEREFORE, in consideration of these mutual covenants and premises herein set forth, it is agreed by the PARTIES hereto as follows:

1. PARTIES will be co-applicants and co-permittees under the Applicable Permits, as may be required;
2. MUNICIPALITY will assume all inspection, maintenance, and reporting responsibilities set forth in the Applicable Permit(s) for the Public Portion.
3. LANDOWNER will assume all inspection, maintenance and reporting responsibilities set forth in the Applicable Permit(s) for the Private Portion.
4. LANDOWNERS shall pay the cost of all fees to be paid to the State.
5. Should future repairs or upgrade be required, LANDOWNERS will bear the responsibility for all cost of the System.
6. PARTIES acknowledge and agree that only naturally occurring stormwater run-off is permitted in the System and shall take steps to so inform all users.
7. MUNICIPALITY may upon 60 days written notice to the LANDOWNER terminate this agreement and assume full control of and responsibility for the Private Portion of the System or assume partial control of and responsibility for a section or portions of the Private Portion of the System. In the event the MUNICIPALITY assumes less than full control of and responsibility for the System, the Parties shall enter into a new agreement to specify each Party's respective obligations and rights. Stormwater system components that are located on private property such as roof drains, footing drains, catch basins or driveways will not be assumed or acquired by the Municipality.
8. Once the MUNICIPALITY exercises either election set forth in Section 7 immediately preceding, the LANDOWNER, its successors or assigns,

shall grant the MUNICIPALITY a permanent easement for access to the Private Portion for which the MUNICIPALITY has assumed control, and the MUNICIPALITY shall thereafter be free to modify the System for the public good provided such modification shall be in compliance with state statute.

THIS AGREEMENT shall be binding upon the successors and assigns of the PARTIES.

IN WITNESS WHEREOF, the Parties hereto have caused this AGREEMENT to be duly executed on the day and year first written above.

WITNESS

MUNICIPALITY



Authorized Representative
Town of St. Albans

CARRIE JOHNSON, Town Manager


Printed Name, Title

WITNESS

R. Ruskford

LANDOWNER

MALONE DORSET STREET
PROPERTIES, LLC




Authorized Representative

Manager Patrick Malone
Printed Name, Title

FRANKLIN PARK WEST
COMMERCIAL LOT OWNER'S
ASSOCIATION, INC.

R. Ruskford



Authorized Representative

Patrick Malone director
Printed Name, Title

ST. ALBANS TOWN CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

July 18 A.D. 2017
at 2 o'clock 45 minutes A M
and recorded in Book 325 Pages 58-60
Attest: M. Malaspina Asst. Town Clerk

Franklin
Park West

Town of St. Albans
Selectboard Meeting Minutes
Monday, July 17th, 2017
5:00 p.m.

On Monday, July 17th, 2017 at 5:00 p.m., at Town Hall the Town of St. Albans Selectboard met.

Officials and staff present: Chair, Bruce Cheeseman, Brendan Deso, Bill Nihan, Al Voegelé, Town Manager, Carrie Johnson and Town Attorney's Dan O'Rourke and Chad Bonnani. Absent was Vice Chair, Sam Smith.

Chair, B. Cheeseman called the meeting to order at 5:00pm.

The purpose for the earlier start time was to hold an executive session to discuss pending litigation with the Town Attorney's.

Executive Session

MOTION: B. Deso made a motion to go into executive session at 5:01 p.m. to discuss legal, contractual or personnel issues where premature general public knowledge of the subject matter would place the Town (or person involved) at a substantial disadvantage. It was further moved to enter into executive session to discuss legal, personnel and contractual issues under the provisions of Title 1, section 313(a)(1) of Vermont Statutes and to invite in Town Manager, Carrie Johnson and Town Attorney's Dan O'Rourke and Chad Bonnani. All in favor, none opposed, motion carried.

MOTION: B. Deso made a motion to come out of executive session and recess the Selectboard meeting at 5:40 p.m. All in favor, none opposed, motion carried.

Regular Meeting – 6:30 p.m.

Officials and staff present: Chair, Bruce Cheeseman, Vice Chair, Sam Smith, Brendan Deso, Bill Nihan, Al Voegelé, Town Clerk, Anna Bourdon, Town Manager, Carrie Johnson and Recording Secretary, Jenn Gray.

Public: Peter Blouin

MOTION: B. Deso made a motion to reconvene the Selectboard. All in favor, none opposed, motion carried.

Chair, B. Cheeseman called the meeting to order.

Pledge of Allegiance.

Approval of Agenda

MOTION: B. Cheeseman made a motion to approve the agenda as presented. All in favor, none opposed, motion carried.

Industrial Park Warrant

MOTION: B. Deso made a motion to approve the Industrial Park warrant in the amount of \$814.10. All in favor, none opposed, motion carried.

Department of Public Works Capital Equipment Warrant

MOTION: B. Deso made a motion to approve the Department of Public Works Capital Equipment warrant for a mower in the amount of \$18,929.00. All in favor, none opposed motion carried.

General Warrant

MOTION: A. Voegelé made a motion to approve the general warrant dated July 17th, 2017, in the amount of \$31,618.21. All in favor, none opposed, motion carried.

Payroll Warrants

MOTION: B. Nihan made a motion to approve the payroll warrant dated July 14th, 2017 in the amount of \$17,220.50. All in favor, none opposed, motion carried.

Minutes

MOTION: B. Cheeseman made a motion to approve the Selectboard meeting minutes for Monday, July 10th, 2017 and the Selectboard 'special' meeting minutes for Tuesday, July 11th, 2017. All in favor, none opposed, motion carried.

Franklin Park West Road Request

At last week's meeting, the Board had requested C. Johnson confirm that a plow truck could turn around at the end of the public road. The Director of Public Works measured the turnaround and confirmed there was adequate space within current 80' Right of Way. There is an apron within the Town's 80 foot Right of Way and the Town trucks have sufficient space to turn around.

MOTION: B. Cheeseman made a motion to accept Franklin Park West as a public Town Road. All in favor, none opposed, motion carried.

Town Manger's Report

St. Albans Solar, LLC – Certificate of Public Good

C. Johnson stated that we received the application for the Certificate of Public Good for the 4.9 MW St. Albans Solar, LLC project off Route 7 south. The Board requested a link to this application be put on the Town's website.

Public Comment

None.

Schedule

The next regular Selectboard meetings are Monday, August 7th and Monday, August 21st.

Other Business

None.

Adjournment

MOTION: B. Deso made a motion to adjourn the Selectboard meeting at 6:42 p.m. All in favor, none opposed, motion carries.

Respectfully submitted,
Jenn Gray, Recording Secretary

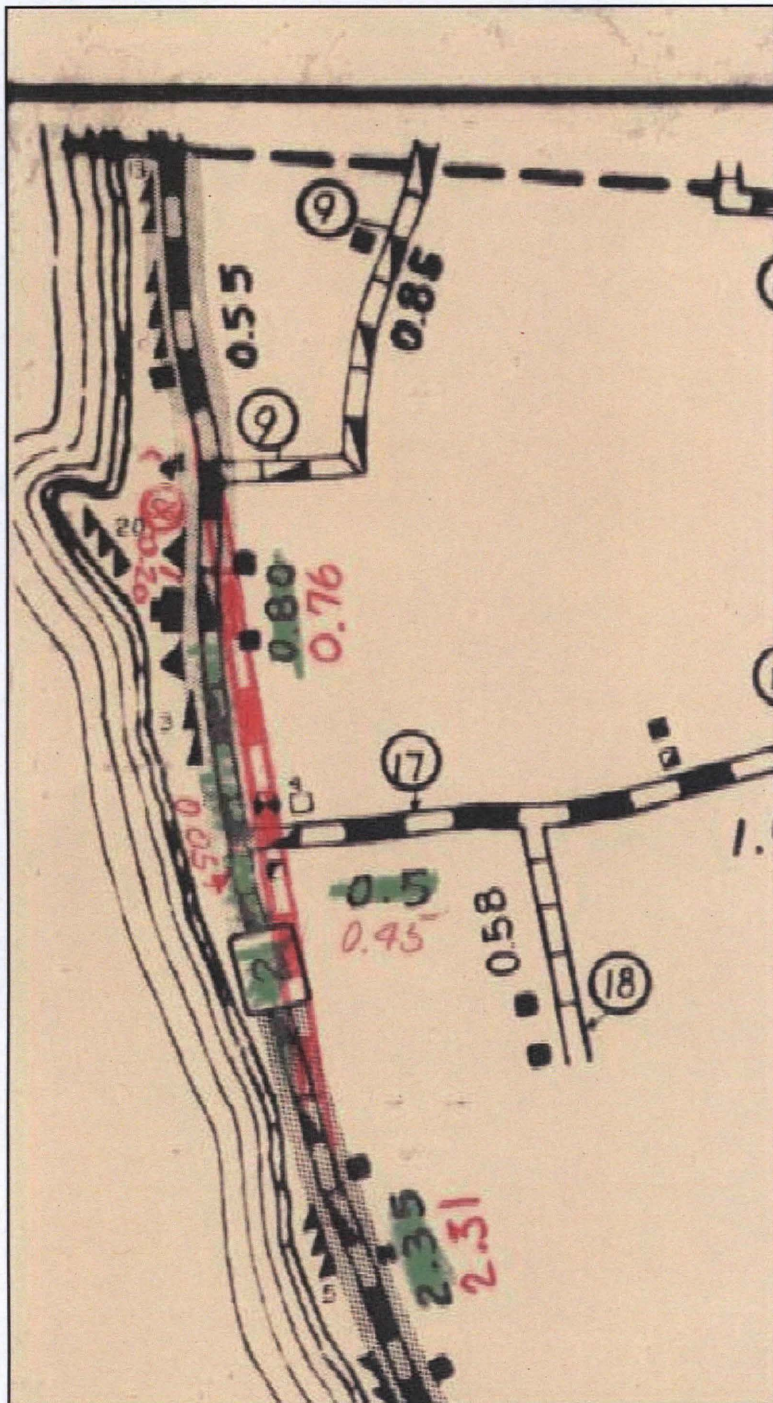
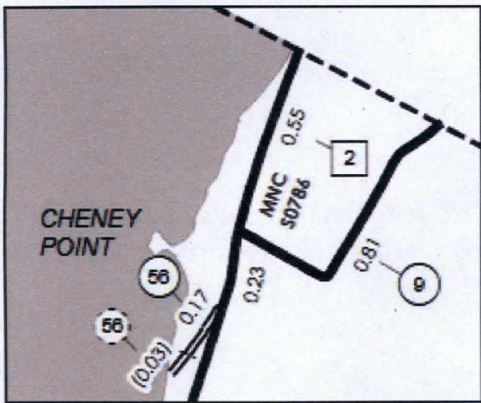
From: Alan Mashtare [<mailto:a.mashtare@stalbanstown.com>]

Sent: Friday, December 22, 2017 9:53 AM

To: Alley, Kerry <Kerry.Alley@vermont.gov>

Subject: Austin Rd.

Hi Kerry, Alan from St. Albans Town. No real updates on Austin Rd., still a private rd., length is 0.17, no stop sign thou. In the spring when frost is out of ground will look into putting one in. Hope this helps, any questions feel free to contact me, either by email or call my office at 802-527-0739. Merry Christmas!



To: Alan Mashtare
Subject: RE: Austin Rd.

Attached: StAlbans_TH56_AustinRd.pdf;

Hi Alan,

Merry Christmas to you too! And thanks for following up on my questions.

There seem to be several inconsistencies between our records and the current status of Austin Rd (TH-56), and I'm hoping that you can help us clarify the exact status of each portion of the road so we can make appropriate changes to your Town Highway Map.

Our mileage records for Austin Rd put the class 3 length at 0.17 mi and the "class 4 Not Up To Standards"(NUTS) length at 0.03 m, as shown in the map detail below. These measures are, however, inconsistent with the extent of roadway visible in imagery (see the attached map). The length of 0.17 mi extends all the way across the back yard and to the property line south of #648 Maquam Shore Rd. Note that there is a faint red | mark on the attached map indicating the end of the 0.17 mi class 3 section (also shown in black on the detail from the current Town Highway Map below).

The Mapping Section measured Austin Rd in 2015, and noticed that there were "Stop" and "Private" signs posted at a fork about 0.08 mi in, suggesting that the rest of Austin Rd was Private. If that is the case, and the initial portion is still public, then the class 3 length would be 0.08 mi and there would be no class 4 mileage for Austin Rd. However, that is based on guesses and assumptions.

Austin Rd was originally submitted to us as being 0.20 mi long, but in 1977, 0.03 mi of that was designated NUTS (as opposed to being formally reclassified to class 4 by the selectboard) so that unmaintained highway mileages wouldn't contribute towards the Town's allocation of state funding. The NUTS designation is only relevant for VTrans funding, and we are unaware of any portion of Austin Rd ever becoming class 4 or being discontinued to a private road. If any part of Austin Rd has been returned to the landowners, then it is important that those portions be removed from the Town Highway Map, because both class 4 and "class 4 Not Up To Standards" highways are considered public. I believe Austin Rd is the original location of TH-2 (see detail from 1963 Town Highway Map below), if that helps.

I realize that is a complicated jumble of information, so please let me know if you want me to clarify anything next week. The bottom line is that we would like to know the legal status of each portion of Austin Rd and to make those changes in our records. However, in order to make those changes, we would need copies of the documentation related to those changes, or alternatively documents demonstrating that the private portions were always private. We will be sending out the 2018 Certificates of Highway Mileage on January 2, 2018. If someone can provide adequate documentation to me next week, I could preload any approved changes onto the Certificate for you. However, if this ends up requiring some research, the most important thing is to just get the ball rolling.

Thanks again for helping us get our records up to date and as accurate as possible!

Kerry

That's pretty much what I was thinking, except that the measure to the stop sign (shown in the Bing Roads view below and in the attached inventory photo) is at 0.06 mi (rounded to the nearest hundredth of a mile).

Because only 0.03 mi was subtracted from class 3 mileage of TH-56 in 1977, discontinuances may have occurred both before and after that year. If the non-public land associated with the original layout of TH-56 (the remaining ~0.14 mi) is the property of the adjacent landowners, there should be some documentation. Parcel data should clarify who the current landowners are. I hope that helps!

Kerry



Original Attachments of message below: <<image001.png>> <<image002.jpg>>

From: Alan Mashtare [<mailto:a.mashtare@stalbanstown.com>]
Sent: Wednesday, December 27, 2017 11:45 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Austin Rd.

Hi Kerry, so what I can see is that use to be the old Maquam shore rd. The first .17 is paved down to where there is a stop sign and private rd. sign is. From there it is private. Still looking for the proper paperwork that reveals all this. Can we leave this as is and I'll keep working on this?

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Friday, December 22, 2017 4:02 PM

Can you check on whether the email you mentioned below is still on its way to me?

Thanks!
Kerry

From: Alan Mashtare <a.mashtare@stalbanstown.com>
Sent: Monday, March 26, 2018 12:24 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Austin Rd.

Hi Kerry,

I had some maps emailed over to you. On the Franklin Park West map you can see where it says turn around area, that is where we stop. And on the Harbor View one, where the blue line ends is where we stop. I am still working on the Austin Rd. map. I hope this helps.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Monday, March 26, 2018 9:03 AM
To: Alan Mashtare
Subject: RE: Austin Rd.

Attached: StAlbans_TH56_AustinRd_Inventory_2016.pdf;

Hi Alan,

I just wanted to touch base with you about Austin Rd (TH-56, see conversation from earlier this year below), as well as Harbor View and Franklin Park West on the 2018 Mileage Certificate (in an email I sent last week). Feel free to give me a call if you want me to clarify any of my questions.

Thanks!
Kerry

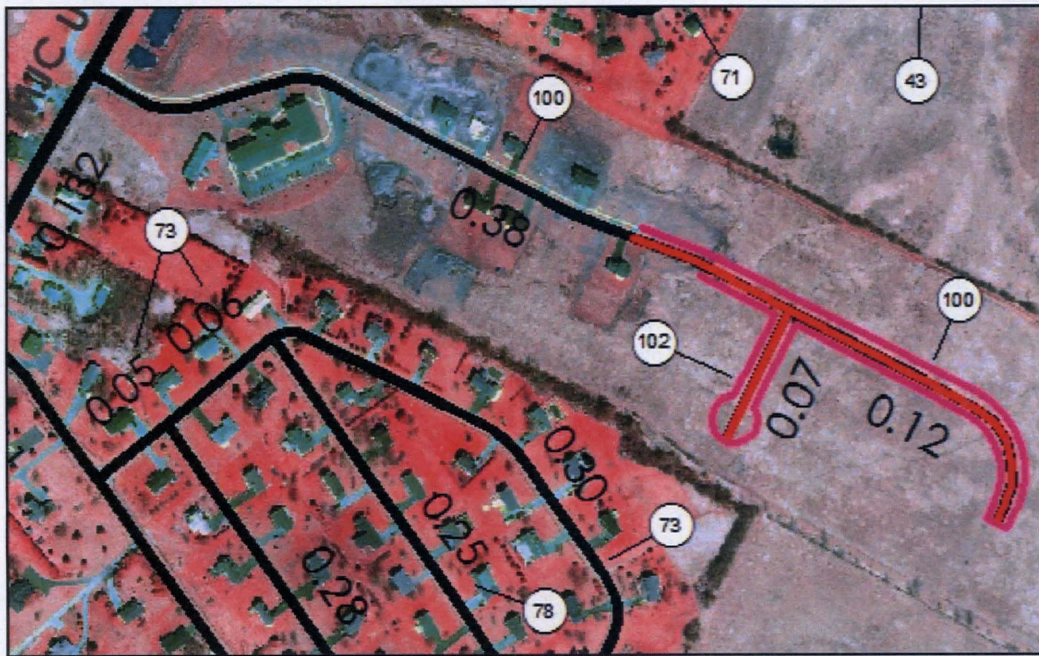
Kerry Alley | GIS Professional III
Vermont Agency of Transportation
1 National Life Dr | Montpelier, VT 05633
802-828-3666 | Kerry.Alley@vermont.gov
<http://vtrans.vermont.gov/planning/maps>

Original Attachments of message below: <<image001.png>> <<image002.jpg>>
<<StAlbans_TH56_AustinRd_Inventory_2016.pdf>> <<image005.jpg>>

From: Alley, Kerry
Sent: Wednesday, December 27, 2017 12:36 PM
To: 'Alan Mashtare' <a.mashtare@stalbanstown.com>
Subject: RE: Austin Rd.

Attached: StAlbans_TH56_AustinRd_Inventory_2016.pdf;

Hi Alan,



From: Alan Mashtare <a.mashtare@stalbanstown.com>
Sent: Tuesday, March 27, 2018 1:33 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Austin Rd.

They were maps. I will have to try again, maybe.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Tuesday, March 27, 2018 11:16 AM
To: Alan Mashtare
Subject: RE: Austin Rd.

Hi Alan,

Harbor View

0.61 total

0.29 in 2016

so...

0.32 in 2018



Harbor View Dr and Over Lake Ct:

Alley, Kerry

From: Alan Mashtare <a.mashtare@stalbanstown.com>
Sent: Tuesday, April 3, 2018 7:35 AM
To: Alley, Kerry
Subject: RE: Franklin Park West and Harbor View Dr

Hi Kerry,

Sorry been out of office. We stop at the Rail trail on Franklin Park West. And we did take over Overlake Ct. I believe we just put it as Harbor view and didn't split up the names on paperwork. As for Austin Dr. what I have found is that use to be part of the old Rt. 36. So when the new road went in and the land got divided we kept the entrance down to where Cheney Rd. and Austin Rd. split. Hope this helps.

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Friday, March 30, 2018 2:10 PM
To: Alan Mashtare
Subject: Franklin Park West and Harbor View Dr

Hi Alan,

In lieu of maps, maybe could you confirm several landmarks on Franklin Park West and Harbor View Dr for me:

Is the "Turn around area" you mentioned the same as the Rail Trail Parking area? Or maybe where the new pavement and centerline paint end (visible in the first image below). The main thing I need to verify is whether Franklin Park West terminates before entering the Rail Trail right of way, which wasn't explicitly clear to me from the Warrantee Deed (as shown in pink in the second image pasted below).

Regarding Harbor View Dr and Over Lake Ct (see the third image below), the measure I obtained using the Warrantee Deed description (with several assumptions that I'm not entirely confident about, however) is about 0.05 mi longer than the 0.28 mi written on the Certificate of Completion and Opening. Was Over Lake Court not accepted? It's included in the Warrantee Deed and is sketched on the Town Highway Map, but not mentioned on the Certificate of Completion and Opening. If all the assumptions I made interpreting the Warrantee Deed (shown in pink in the last image below) are correct, then I believe the last section of Harbor View Dr should be 0.17 mi instead of 0.12 mi as currently shown in the image. However, in order for me to increase the measure on the 2018 Mileage Certificate, I would need conformation from you today that Over Lake Ct was accepted as part of phase 2 of Harbor View Rd, and that my interpretation of the Warrantee Deed matches the survey map. I'll be generating the annual mileage reports later today.

Thank you again for your help updating the VTrans mileage records and the Town Highway Map,

Kerry

Two images of Franklin Park West:

Alley, Kerry

From: Chip Sawyer <c.sawyer@stalbansvt.com>
Sent: Tuesday, February 13, 2018 11:42 AM
To: Alley, Kerry
Subject: St. Albans City Highway Mileage Certification
Attachments: MAP ST_ALBANS_CI_MILEAGE 02-08-18 for Recording.pdf; 2018 Highway Certificate - SIGNED.pdf; Certificate of Opening - Hampton Ln - SIGNED.pdf; Certificate of Opening - Market St - SIGNED.pdf

Hello, Kerry.

Last night, the City Council approved our highway mileage and our certificates of opening for Market St. and Hampton Lane. See attached.

I put the map and openings in for recording in the land records today. However our City Clerk is backed up on recordings, plus 2/19 is a holiday. So I don't know if we'll have the final book and page numbers before the Feb 20 deadline.

I'm putting the original of the mileage certification and copies of the map and openings in the mail to you today. When I have the finally recorded versions of the map and openings, I'll get them to you.

Let me know if there are any issues.

Thanks.

Chip Sawyer
Director of Planning & Development
City of St. Albans
PO Box 867
100 No. Main St.
St. Albans, VT 05478
c.sawyer@stalbansvt.com
(802) 524-1500 *259