

District 5  
 Certcode 0103-0

**CERTIFICATE OF HIGHWAY MILEAGE  
 YEAR ENDING FEBRUARY 10, 2022**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2022 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of BRISTOL in ADDISON 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	1.225			1.225	0.000
Class 2	11.090			11.090	0.000
Class 3	24.14	0.14		24.28	0.000
State Highway	13.336			13.336	0.000
<b>Total</b>	<b>49.791</b>	<b>0.14</b>		<b>49.931</b>	<b>0.000</b>
* Class 1 Lane	0.000			0.000	
* Class 4	5.60			5.60	0.000
* Legal Trail	0.00			0.00	

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

DS  
 PD

Totals added by P. DeAndrea, VTrans 3/30/2022


**PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.**

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".  
 Extension of Firehouse Drive (TH-347) by 0.14 miles to provide access to new business park.
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES IN MILEAGE: Place an X in the box and sign below.

**PART III - SIGNATURES - PLEASE SIGN.**

Signatures of Selectmen/ Aldermen/ Trustees:

  
 Signature of T/C/V Clerk: Sharon A. Lucia Date Filed: 1/10/2022

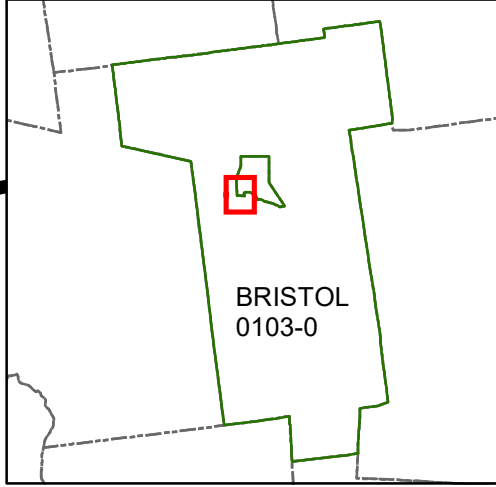
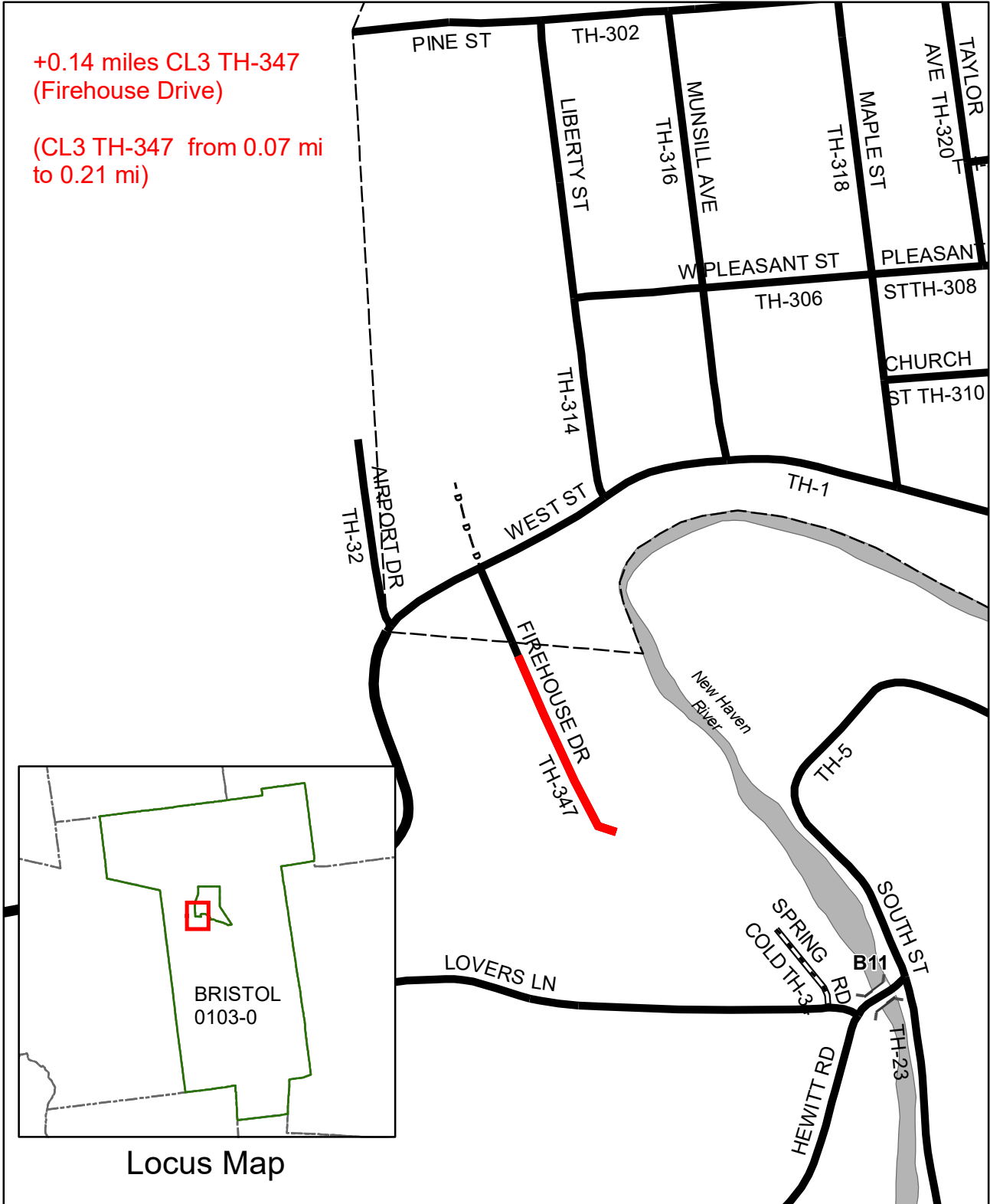
Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED:

  
 Johnathan Croft  
 Representative, Agency of Transportation

DATE: 3/31/2022



Locus Map

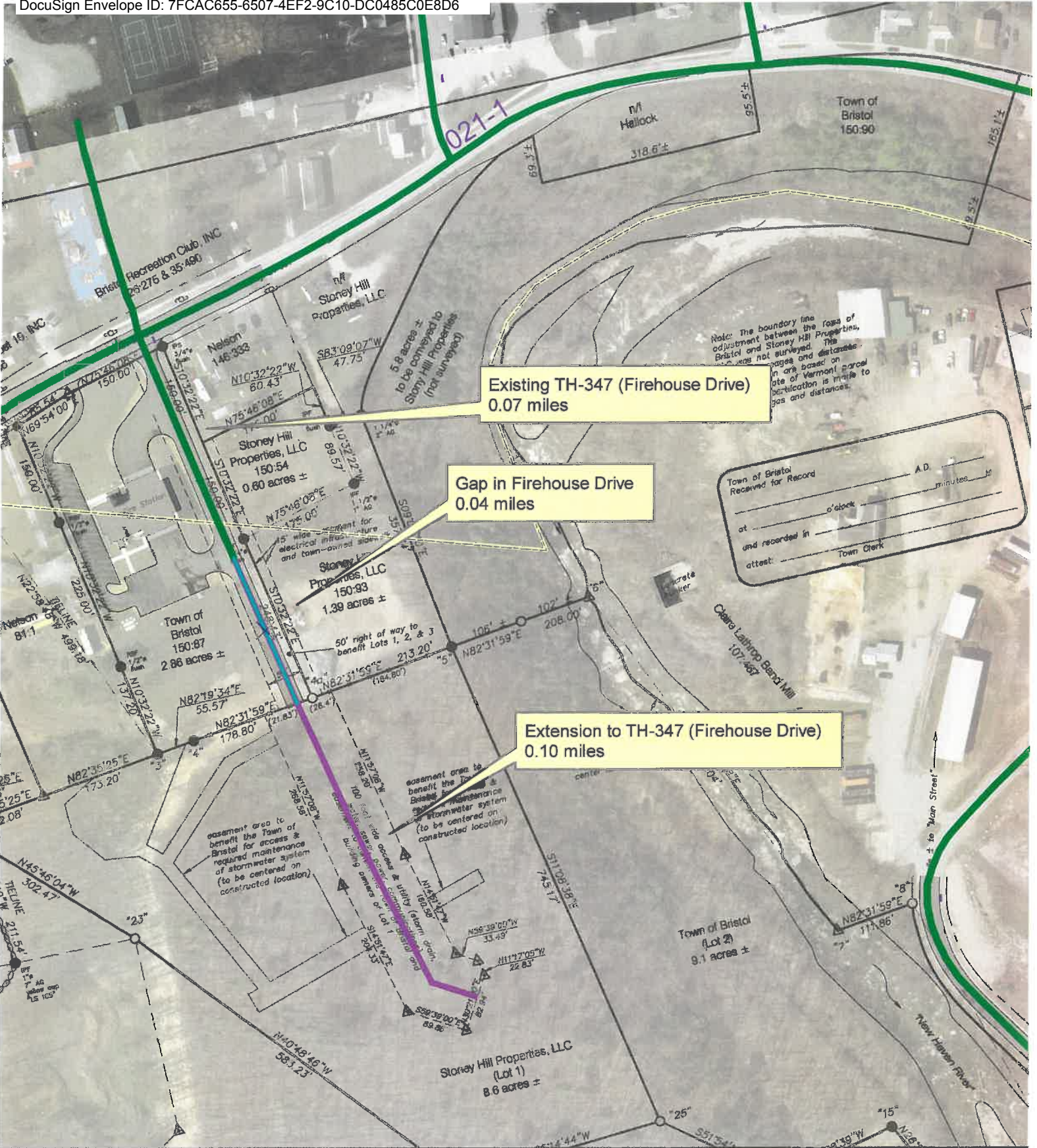
**Mileage Certificate Changes**

**BRISTOL**

(CTUA:0103-0)  
(CERTCODE:0103-0)

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- February 1, 2022



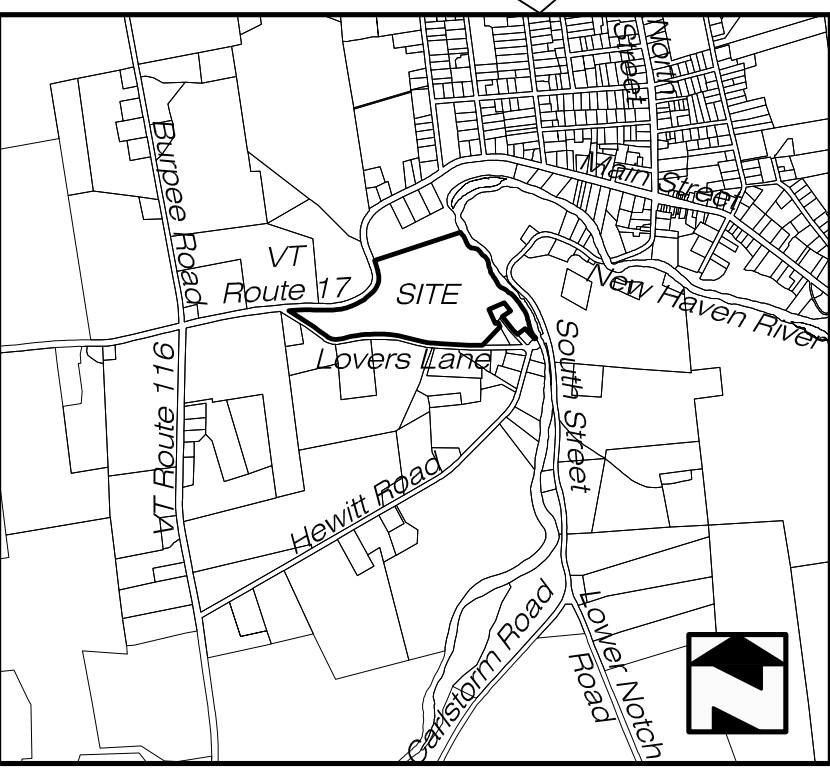
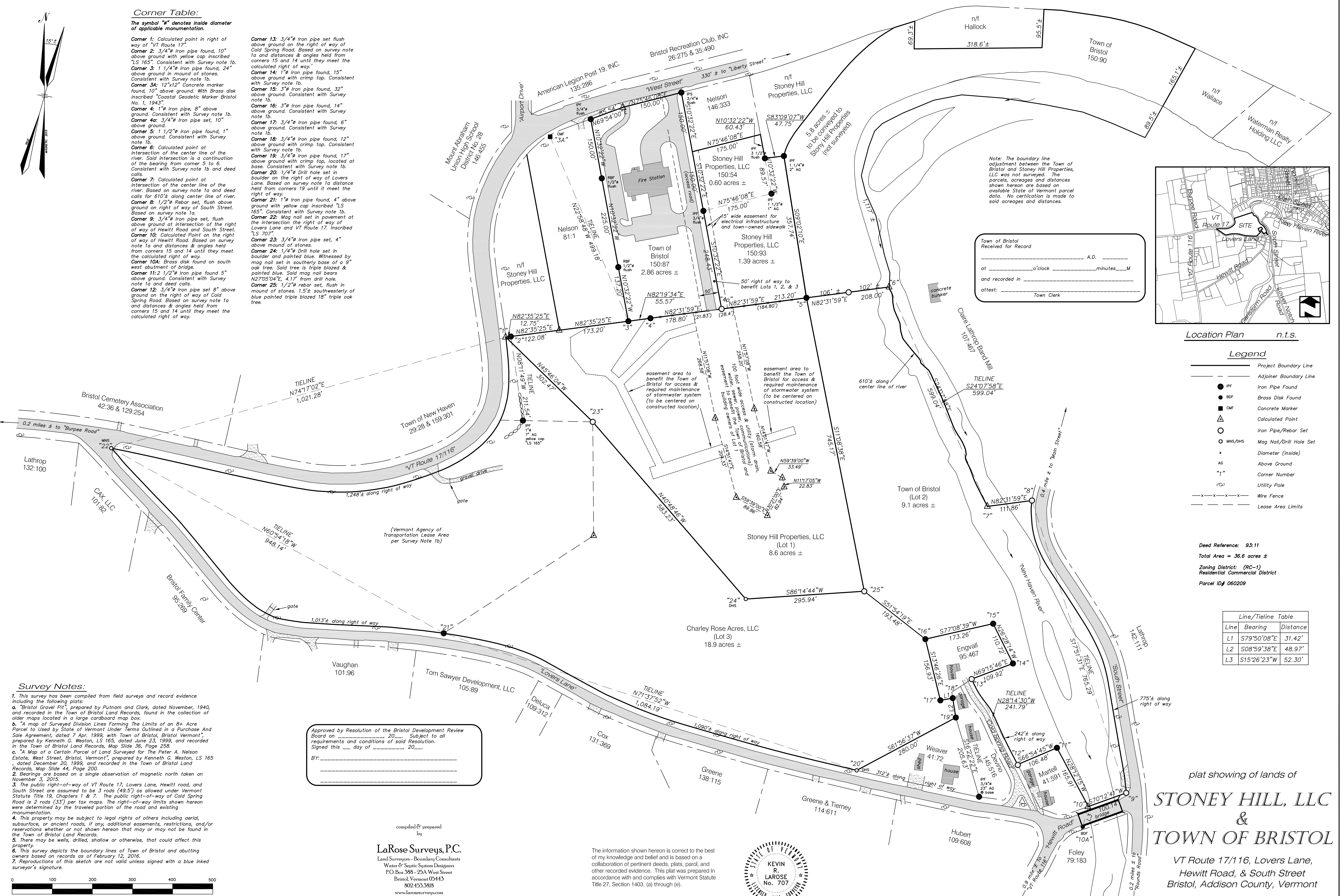
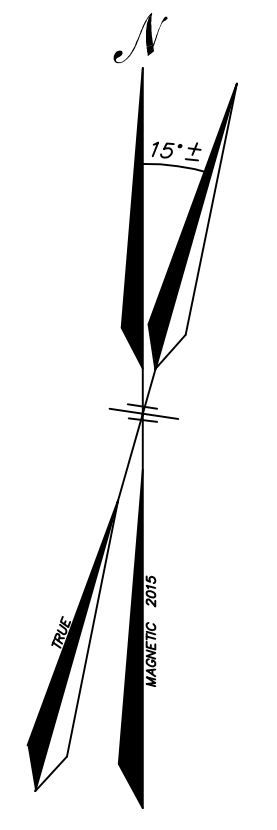


# Bristol TH-347 (Firehouse Drive) Extension

Corner Table:

The symbol "s" denotes inside diameter of applicable monumentation.

- Corner 1: Calculated point in right of way of "VT Route 17".
Corner 2: 3/4" iron pipe found, 10" above ground with yellow cap inscribed "LS 165".
Corner 3: 1 1/4" iron pipe found, 24" above ground in mound of stones.
Corner 3A: 12"x12" Concrete marker found, 10" above ground.
Corner 4: 1" iron pipe, 8" above ground.
Corner 4a: 3/4" iron pipe set, 10" above ground.
Corner 5: 1 1/2" iron pipe found, 1" above ground.
Corner 6: Calculated point at intersection of the center line of the river.
Corner 7: Calculated point at intersection of the center line of the river.
Corner 8: 1/2" rebar set, flush above ground on right of way of South Street.
Corner 9: 3/4" iron pipe set, flush above ground at intersection of the right of way of Hewitt Road and South Street.
Corner 10: Calculated Point on the right of way of Hewitt Road.
Corner 10A: Brass disk found on south west abutment of bridge.
Corner 11: 2 1/2" iron pipe found 5" above ground.
Corner 12: 3/4" iron pipe set 8" above ground on the right of way of Cold Spring Road.
Corner 13: 3/4" iron pipe set flush above ground on the right of way of Cold Spring Road.
Corner 14: 1" iron pipe found, 15" above ground with yellow cap.
Corner 15: 3" iron pipe found, 32" above ground.
Corner 16: 3" iron pipe found, 14" above ground.
Corner 17: 3/4" iron pipe found, 6" above ground.
Corner 18: 3/4" iron pipe found, 12" above ground with crimp top.
Corner 19: 3/4" iron pipe found, 17" above ground with crimp top.
Corner 20: 1/4" Drill hole set in boulder on the right of way of Lovers Lane.
Corner 21: 1" iron pipe found, 4" above ground with yellow cap.
Corner 22: Mag nail set in pavement at the intersection of the right of way of Lovers Lane and VT Route 17.
Corner 23: 3/4" iron pipe set, 4" above mound of stones.
Corner 24: 1/4" Drill hole set in boulder and painted blue.
Corner 25: 1/2" rebar set, flush in mound of stones.



Town of Bristol Received for Record A.D. at o'clock minutes M and recorded in attest: Town Clerk

Location Plan n.t.s.

- Legend: Project Boundary Line, Adjoiner Boundary Line, Iron Pipe Found, Brass Disk Found, Concrete Marker, Calculated Point, Iron Pipe/Rebar Set, Mag Nail/Drill Hole Set, Diameter (inside), Above Ground, Corner Number, Utility Pole, Wire Fence, Lease Area Limits.

Deed Reference: 93:11
Total Area = 36.6 acres ±
Zoning District: (RC-1) Residential Commercial District
Parcel ID# 060209

Line/Tie/line Table with columns for Line, Bearing, and Distance. Includes entries for L1, L2, and L3.

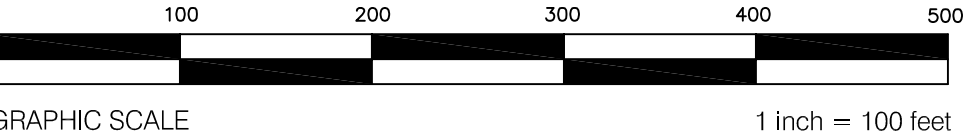
Survey Notes:

- 1. This survey has been compiled from field surveys and record evidence including the following plats:
a. Bristol Gravel Pit, prepared by Putnam and Clark, dated November, 1940, and recorded in the Town of Bristol Land Records.
b. A map of Surveyed Division Lines Forming The Limits of an 8+ Acre Parcel to Used by State of Vermont Under Terms Outlined in a Purchase And Sale Agreement, dated 7 Apr. 1999, with Town of Bristol, Bristol Vermont.
c. A Map of a Certain Parcel of Land Surveyed for The Peter A. Nelson Estate, West Street, Bristol, Vermont.
2. Bearings are based on a single observation of magnetic north taken on November 3, 2015.
3. The public right-of-way of VT Route 17, Lovers Lane, Hewitt road, and South Street are assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Bristol Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Town of Bristol and abutting owners based on records as of February 12, 2016.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

Approved by Resolution of the Bristol Development Review Board on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Subject to all requirements and conditions of said Resolution. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. BY: \_\_\_\_\_

compiled & prepared by LaRose Surveys, P.C. Land Surveyors - Boundary Consultants Water & Septic System Designers P.O. Box 388 - 29A West Street Bristol, Vermont 05445 802-453-3818 www.larosuresurveys.com info@larosuresurveys.com

The information shown hereon is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, Section 1403. (a) through (e).



plat showing of lands of STONEY HILL, LLC & TOWN OF BRISTOL

VT Route 17/116, Lovers Lane, Hewitt Road, & South Street Bristol, Addison County, Vermont

**^Town of Bristol, Vermont  
Selectboard Meeting Minutes of  
Monday July 12, 2021**

Selectboard members present: Chair Peeker Heffernan, Vice-Chair Ian Albinson, Joel Bouvier, and Michelle Perlee.

Staff present: Board Clerk Tasha Bouvier, Town Administrator Valerie Capels, Public Works Foreman Eric Cota, Fire Chief Brett LaRose, Recreation Director Meridith MacFarland, and Police Chief Bruce Nason.

Others present: Floyd Davison, Ethan DeWitt, Joel FitzGerald, Kevin Harper, Shawn Kimball (NEAT TV), Jim Quaglino, Greg Swain, Sharon Swain, Joshua Turner.

**I. Call to Order.** Chair Peeker Heffernan called the meeting to order at 7:02 p.m.

1. Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A). Valerie Capels reported that attorney client communication and a potential settlement claim will need to be added under executive session.

2. Overview of Zoom meeting operation and procedures: rules for participation, mute microphone, recognition by Chair, etc.

**II. Public Forum.** None.

**III. Department Head Roundtable.**

1. Police: Bruce Nason reported that Senator Bray has found time to schedule another public police meeting.

2. Recreation: Meridith McFarland reported that Holley Hall work is being done. The sidewalk is closed for public safety. Programs are running great, and events are full. The bell will be going back as soon as it can go back.

3. Fire: Brett LaRose reported that the department has returned to pre-covid calls numbers. The department just had their second in-person dinner and meeting. Annual recognition awards night is being planned. Caleb Rockwood and Timothy O'Toole completed their certifications.

**IV. Regular Business.**

1. Bristol Fire Department: (a) Fire Chief Brett LaRose and Firefighter candidates Greg Swain and Ethan DeWitt; (b) resignation of Firefighter; and (c) Firefighter leave of absence request. Fire Chief Brett LaRose provided a brief introduction to Firefighter candidates Greg Swain and Ethan DeWitt. Joel Bouvier moved to accept Greg Swain and Ethan DeWitt as Bristol Firefighters. Ian Albinson seconded. So voted. Greg Swain and Ethan DeWitt signed the historic membership book. Joel Bouvier moved to accept Alexis Fojo's resignation with regret as a Bristol Firefighter. Michelle Perlee seconded. So voted. Joel Bouvier approved leave of absence request for James Hockett for one year leave of absence. Michelle Perlee seconded. So voted.

2. Consider quotes for Harvey Road river bank stabilization. Joel Bouvier moved to accept Masterson Excavating's proposal of \$9,500. Michelle Perlee seconded. So voted. Half of the payment will be required up front.

3. Bristol Elementary School projects and work in the right-of-way follow-up: Joel FitzGerald. Valerie Capels reported that this item is on the agenda because work was undertaken in the Mountain Street right-of-way without Town authorization, which prompted several concerns, including that the newly paved roadway was cut into. Though an application for work in the right-of-way was submitted on June 30, 2021, the work was already initiated for sidewalk and front entryway alternations and a permit has yet to be issued. Other projects are also under way at the Elementary School, including septic area improvements and the Town's stormwater infiltration chamber project. MAUSD Facilities Director Joel FitzGerald explained they plan to raise the curb and widen the sidewalk from four to eight feet. The bollards are planned to be removed. He said this project has been on the books for about three years to improve ADA accessibility. There was discussion about the septic system improvements and the stormwater infiltration project planned in the rear of the school. There was also discussion about whether the utility pole should be replaced. The school will continue to maintain the sidewalk in the winter. Eric Cota said that the conditions he would put on the work in the right-of-way permit would include the following: (1) pave the road back rather than cold patch; (2) seal the joint where it was cut; and (3) if tracks are left that the road be recut to take out the track marks. If traffic is down to one lane, traffic control would be required. Joel FitzGerald noted they are looking into moving the dumpster toward the back of the property on a concrete pad. He agreed to provide updates to the Town as the project moves forward.

4. Continued consideration of land transaction with Stoney Hill Properties, LLC to support Firehouse Apartments (Evernorth) and review of proposed quit claim deed. Valerie Capels reported a reversion clause was added where if the apartment project fails to be completed in five years, the land would revert back to the Town. There was discussion about whether, at some point in the future, that land could be built upon. Michelle Perlee moved to approve quit-claim deed of the 5.8 acres and authorize the Town Administrator, Selectboard Chair, or Selectboard Vice-Chair to sign. Ian Albinson seconded. So voted 4-1. Joel Bouvier voted no because he still feels there should be money exchanged for the property. Valerie noted the Section 1061 notice gives 5% of registered voters the opportunity over 30 days to petition to have the matter voted at a special town. The notice was posted today, which reset the 30-day clock.

5. Consider proposed indemnification agreement related to the above donated land. Michelle Perlee moved to enter into the indemnification agreement with Evernorth and Stoney Hill Properties and authorized the Town Administrator, Chair, or Vice Chair sign the agreement. Ian Albinson seconded. So voted 4-1. Joel Bouvier voted no.

6. Consider acceptance of deeds of easement from Stoney Hill Properties, LLC to the Town of Bristol for road and utilizes construction, installation, maintenance, replacement, and repair related to the extension of Firehouse Drive and the development of the Stoney Hill Business Park. The Town would be responsible to plow the roadway and sidewalks within the right-of-way, but any sidewalks, or parking spots outside the right-of-way would be Evernorth/Stoney Hill Properties responsibility. Joel Bouvier moved to accept deeds of easement from Stoney Hill Properties, LLC to the Town of Bristol for road and utilities construction, installation, maintenance, replacement, and repair related to the extension of Firehouse Drive and development of Stoney Hill Business Park and have the Town Administrator, Chair or Vice-Chair sign the agreement. Ian Albinson seconded. So voted. Michelle Perlee voted no. The Stormwater Treatment System Agreement between Town of Bristol and Stoney Hill Properties, Inc. was reviewed. Concerns were expressed

about the Town being held responsible for the costs in paragraphs 1 and 2. Valerie Capels will have the lawyer revisit the agreement.

7. Consider construction bid results and selection of contractor for the Stoney Hill Business Park Infrastructure Project: Green Mountain Engineering. Discuss construction details and other updates. Joel Bouvier moved to grant Don Weston Excavating the contract for the Stoney Hill Business Park Infrastructure Project of \$845,260.20 with additional cost of cement sidewalks of \$16,000. Ian Albinson seconded. So voted.

8. Approval of the June 14, June 21, and June 28, 2021, meeting minutes. Michelle Perlee moved to approve June 21, 2021, with no corrections. Joel Bouvier seconded. So voted. June 14 and June 28, 2021, meeting minutes will be moved to next meeting.

9. Authorize accounts payable warrant and any liquor licenses. \$327,970.59. The liquor license approval for South Mountain Tavern was discussed. Valerie Capels noted the approval can only be changed if it is a noticed item on the Selectboard agenda. The current approval does restrict outside consumption up to 10:00 pm, but nothing was specified about the closing time. The intent was that the conditions be the same as had applied to Hatch 31. Previously, patrons needed to be out of the premises by midnight. Chief Nason recommends the same condition be applied. Valerie Capels will try to obtain the conditions from Hatch 31's permit and this will be on the next meeting agenda.

10. Selectboard roundtable.

Ian Albinson said he would like to have it on the next Selectboard agenda to talk about trash cans on the park. He noted that products ordered through the grant have begun to arrive. There was discussion about where the new benches and bike racks will be placed. There was discussion about alternative designs for the intersection plantings and snow removal from a more permanent installation.

Joel Bouvier reported he had a resident witness a customer from one of the restaurants put their trash in the Town trash cans and wondered if the Selectboard should request restaurants to take care of their own trash or have their own trash cans.

Joel said he wants to ensure the crosswalk across West Street from the new Firehouse Drive development gets done.

Joel expressed concern about food trucks and open containers. Bruce confirmed that the open containers are only allowed in a roped off area.

Peeker Heffernan wished Darla Senecal a happy birthday.

11. Town Administrator's report. Valerie Capels reported that the Town successfully registered from the first half of the ARPA funding. We still do not know what the county allocation will be. The bid opening for the West Street slope repair project has been extended to August 3 and the project deadline extended to December. The property owners will be in a better position to decide whether or not to go forward after the bid results are in. Dubois & King will be coming to the August 23 meeting to present about the Lincoln Road intersection project.

**V. Other Business.**

1. Correspondence, reports, correspondence received. Maple Broadband's request for a share of the Town's ARPA funding was acknowledged. There was agreement it is too soon to make any decisions.

**VI. Executive Session.**

Michelle Perlee moved to enter executive session finding that premature general knowledge would clearly place the Selectboard or other parties at a substantial disadvantage regarding pending litigation per 1 V.S.A. § 313(a)(1)(f). Ian Albinson seconded. So voted. The Selectboard met in executive session from 9:04 p.m. to 9:30 p.m. Upon returning to open session, Joel Bouvier moved to accept the settlement agreement between the Town of Bristol and former Police Officer Fairbanks. Ian Albinson seconded. So voted.

**VII. Adjourn.**

At 9:30 p.m. Joel Bouvier moved to adjourn the meeting. Michelle Perlee seconded. So voted.

Respectfully submitted,

Tasha Bouvier  
Board Clerk

Valerie Capels  
Town Administrator





Barcode ID: 86410 Type: LAN  
Recorded: 09/09/2021 at 04:00:00 PM  
Fee Amt: \$30.00  
Bristol, Vermont, Town Clerk's Office  
Sharon Lucia - Town Clerk  
Page 1 of 2

**EASEMENT DEED**

BK **170** PG **156-157**

**KNOW ALL PERSONS BY THESE PRESENTS** that **Stoney Hill Properties, LLC**, a Vermont limited liability company with its principal place of business located in Bristol, Vermont, in the consideration of Ten and More Dollars paid to its full satisfaction by the **Town of Bristol**, a Vermont Municipality, Grantee, by these presents do freely GIVE, GRANT, SELL CONVEY AND CONFIRM unto the said Grantee, **Town of Bristol**, and its successors and assigns forever, an easement in and to a certain piece of land in the Town of Bristol, in the County of Addison and State of Vermont, described as follows, viz:

An easement and right of way for access & utilities (storm drain, water, sewer, power, communications) one hundred feet (100') in width, including rights of ingress, egress and access for road and utilities construction, installation, maintenance, replacement and repair. Said easement and right of way is depicted as "100 foot wide access & utility (storm drain, water, sewer, power, communications) easement to benefit the Town of Bristol and building owners of Lot 1" on a survey entitled "plat showing lands of Stoney Hill Properties, LLC & Town of Bristol VT Route 17/116, Lovers Lane, Hewitt Road, & South Street Bristol, Addison County, Vermont" prepared by Kevin R. LaRose, dated May 27, 2021, and to be recorded in the Town of Bristol Land Records on or near even date herewith (the "Survey"). The herein conveyed easement and right of way shall be used in common with the Grantee, its successors and assigns, and shall be located as finally depicted on an "as built" survey to be recorded in the Town of Bristol Land Records upon completion of construction.

Also conveyed hereby is an easement and right of way to access, construct, install, maintain, replace and repair a stormwater system to be located on Lot 1. Said easement and right of way is depicted on the Survey as "easement area to benefit the Town of Bristol for access & required maintenance of stormwater system (to be centered on constructed location)".

The Grantee shall be solely responsible for all costs of the easements, including, but not limited to, maintenance, repair, replacement, and snow and ice removal. The foregoing notwithstanding, nothing herein shall prevent the Grantee from pursuing a claim to recover damages caused by the intentional or negligent action of the Grantor or other third parties.

The above-described easement and right of way is intended to cross over a portion of Lot 1 as depicted on the Survey and as conveyed to the Grantor by Warranty Deed recorded in Volume 156 at Page 69 of the Town of Bristol Land Records.

**TO HAVE AND TO HOLD** the above granted easements and rights, with all the privileges and appurtenances thereof, to said Grantee, **Town of Bristol**, its successors and

BRENNAN  
PUNDERSON  
& DONAHUE, PLLC

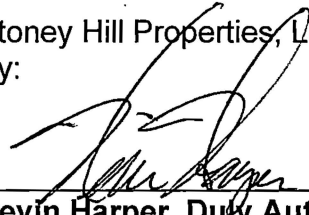
P.O. BOX 8  
1317 DAVIS ROAD  
MONKTON, VT  
05469

(802) 453-8400

assigns forever, and the Grantor does covenant with the said Grantee, **Town of Bristol**, its successors and assigns forever, that until the ensealing of these presents the said Grantor has good right and title to convey said easements and rights in the manner aforesaid, and that they are **FREE FROM EVERY EMCUMBRANCE**, and hereby engage to warrant and defend the same against all lawful claims whatsoever.

**IN WITNESS WHEREOF**, Kevin Harper, duly authorized agent of Stoney Hill Properties, LLC, hereunto sets his hand and seal this 9<sup>th</sup> day of September, 2021.

Stoney Hill Properties, LLC  
By:



Kevin Harper, Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF ADDISON, SS.

At Bristol, in said County, this 9<sup>th</sup> day of September, 2021, personally appeared **Kevin Harper**, duly authorized agent of Stoney Hill Properties, LLC, and he acknowledged this instrument, by him subscribed, to be his free act and deed, and the free act and deed of Stoney Hill Properties, LLC.

Before me.

Notary Public



Benjamin H. Deppman  
Notary Public State of Vermont  
Commission  
★No. 157.0000070★  
My Commission Expires  
January 31, 2023

BRENNAN  
PUNDERSON  
& DONAHUE, PLLC

P.O. BOX 8  
1317 DAVIS ROAD  
MONKTON, VT  
05469

(802) 453-8400

Barcode ID: 86406      Type: LAN  
 Recorded: 09/09/2021 at 04:00:00 PM  
 Fee Amt: \$30.00  
 Bristol, Vermont, Town Clerk's Office  
 Sharon Lucia - Town Clerk  
 Page 1 of 2

## EASEMENT DEED

BK **170**      PG **154-155**

KNOW ALL PERSONS BY THESE PRESENTS that **Stoney Hill Properties, LLC**, a Vermont limited liability company with its principal place of business located in Bristol, Vermont, in the consideration of Ten and More Dollars paid to its full satisfaction by the **Town of Bristol**, a Vermont Municipality, Grantee, by these presents do freely GIVE, GRANT, SELL CONVEY AND CONFIRM unto the said Grantee, **Town of Bristol**, and its successors and assigns forever, an easement in and to a certain piece of land in the Town of Bristol, in the County of Addison and State of Vermont, described as follows, viz:

An easement and right of way, fifteen feet (15') in width, for the construction, maintenance, repair and replacement of a sidewalk and installation, maintenance, repair and replacement of underground utilities, including, but not limited to, electrical, communications, stormwater, and water, crossing lands of the Grantor. Said easement and right of way is more particularly depicted as "15' wide easement for electrical infrastructure and town-owned sidewalk" on a survey entitled "plat showing lands of Stoney Hill Properties, LLC & Town of Bristol VT Route 17/116, Lovers Lane, Hewitt Road, & South Street Bristol, Addison County, Vermont" prepared by Kevin R. LaRose, dated May 27, 2021, and to be recorded in the Town of Bristol Land Records on even date herewith.

It is the intention of the parties that the easement and right of way shall be used in common by the Grantor and the Grantee and their respective successors and assigns. The Grantee shall be solely responsible for all costs of the easement, including maintenance, repair, and snow and ice removal. The foregoing notwithstanding, nothing herein shall prevent the Grantee from pursuing a claim to recover damages caused by the intentional or negligent action of the Grantor or other third parties.

Grantor, for itself and its successors and assigns, reserves the right to install two curb cuts to provide vehicular access to the lands and premises burdened by the herein described easement. One such curb cut shall be located on the northerly portion of the easement and the other curb cut shall be located on the southerly portion of the easement, said locations shall be as approved and permitted by the Town of Bristol.

The above-described easement and right of way is intended to cross over a portion of the land conveyed to the grantors by the following deeds:

1. Warranty Deed of Charlotte E. Nelson to Stoney Hill Properties, LLC dated July 16, 2016 and recorded in Volume 150 at Page 54 of the Town of Bristol Land Records; and,
2. Warranty Deed of Stoney Hill Properties, LLC to Stoney Hill Properties, LLC dated July 5, 2016 and recorded in Volume 150 at Page 93 of the Town

BRENNAN  
 PUNDERSON  
 & DONAHUE, PLLC

P.O. BOX 8  
 1317 DAVIS ROAD  
 MONKTON, VT  
 05469

(802) 453-8400

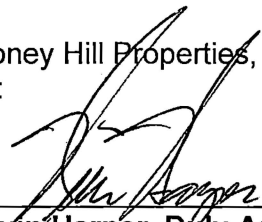
of Bristol Land Records.

TO HAVE AND TO HOLD the above granted easements and rights, with all the privileges and appurtenances thereof, to said Grantee, **Town of Bristol**, its successors and assigns forever, and the Grantor does covenant with the said Grantee, **Town of Bristol**, its successors and assigns forever, that until the ensealing of these presents the said Grantor has good right and title to convey said easements and rights in the manner aforesaid, and that they are **FREE FROM EVERY ENCUMBRANCE**, and hereby engage to warrant and defend the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, Kevin Harper, duly authorized agent of **Stoney Hill Properties, LLC**, hereunto sets his hand and seal this 9<sup>th</sup> day of September, 2021.

In The Presence Of:

Stoney Hill Properties, LLC  
By:

  
\_\_\_\_\_  
**Kevin Harper, Duly Authorized Agent**

STATE OF VERMONT  
COUNTY OF ADDISON, SS.

At Bristol, in said County, this 9<sup>th</sup> day of September, 2021, personally appeared **Kevin Harper**, duly authorized agent of **Stoney Hill Properties, LLC**, and he acknowledged this instrument, by him subscribed, to be his free act and deed, and the free act and deed of Stoney Hill Properties, LLC.

Before me:

  
\_\_\_\_\_  
Notary Public



**Benjamin H. Deppman**  
Notary Public State of Vermont  
Commission  
★No. 157.0000070★  
My Commission Expires  
January 31, 2023

BRENNAN  
PUNDERSON  
& DONAHUE, PLLC

P.O. BOX 8  
1317 DAVIS ROAD  
MONKTON, VT  
05469

(802) 453-8400

**From:** [Bristol Town Administrator](#)  
**To:** [Croft, Johnathan](#)  
**Cc:** [AOT - Mileage Certificates](#)  
**Subject:** RE: Firehouse Drive extension in Bristol: easement deed and map attached  
**Date:** Wednesday, January 19, 2022 1:25:35 PM  
**Attachments:** [Certificate of Highway Mileage Bristol 2022 signed.pdf](#)

---

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Hi Johnathan,

Thank you, again, for your help earlier this month with updating Bristol's mileage certificate. Attached is the completed and signed 2022 Bristol mileage certificate. Do you want the original to be sent by snailmail?

Thanks,

--Valerie

Valerie Capels, Town Administrator  
Town of Bristol  
1 South Street  
P.O. Box 249  
Bristol, VT 05443  
P: (802) 453-2410 Ext. 1  
F: (802) 453-5188  
E: [townadmin@bristolvt.org](mailto:townadmin@bristolvt.org)  
W: [www.bristolvt.org](http://www.bristolvt.org)  
FB: <https://www.facebook.com/bristolvt/>  
Tw: [@BristolTownAdm](#)

Please note this email message, along with any response or reply, may be considered a public record subject to disclosure under the Vermont Public Records Law (1 V.S.A. §§ 315-320).

---

**From:** Croft, Johnathan <[Johnathan.Croft@vermont.gov](mailto:Johnathan.Croft@vermont.gov)>  
**Sent:** Monday, January 10, 2022 3:36 PM  
**To:** Bristol Town Administrator <[townadmin@bristolvt.org](mailto:townadmin@bristolvt.org)>  
**Cc:** AOT - Mileage Certificates <[AOT.MileageCertificates@vermont.gov](mailto:AOT.MileageCertificates@vermont.gov)>  
**Subject:** RE: Firehouse Drive extension in Bristol: easement deed and map attached

Good afternoon Valerie,

I have worked through the documentation and see the new right of way for the extension of Firehouse Drive and it measures to be 518 feet on the centerline, which is 0.10 miles. The on thing that I am seeing is the previous section of Firehouse Drive that was added as town highway is 0.07 miles long, starting at TH-1 (West Street) and ending at the entrance to the parking lot. There is a gap between what was previously added and the new section.

The gap is 0.04 miles, and I expect that this was probably added at some point in

the past and can be added with the new section of town highway that has just been deeded to the town and built. Please see the attached map to see the green portion that is currently accounted for in the mileage and on the town highway map, the blue segment that is the 0.04 mile gap and the purple segment that is the new addition to TH-347 (Firehouse Drive). I am thinking that 0.14 miles should be added to cover the gap and the extension. Please let me know if this makes sense and also if you have any documentation on when the segments were built and TH-347 extended, that would be great.

Johnathan

**Johnathan Croft** | Mapping Section Chief  
Vermont Agency of Transportation  
219 North Main Street | Barre, VT 05641  
802-828-2600 | [johnathan.croft@vermont.gov](mailto:johnathan.croft@vermont.gov)



***This is our shot, Vermont!*** Everyone age 12 and older is now eligible for a COVID-19 vaccine. Sign up for your shot today at [healthvermont.gov/MyVaccine](https://healthvermont.gov/MyVaccine) or follow @healthvermont on [Facebook](#) and [Twitter](#) for walk-in opportunities. **#OurShotVT**

---

**From:** Bristol Town Administrator <[townadmin@bristolvt.org](mailto:townadmin@bristolvt.org)>  
**Sent:** Monday, January 10, 2022 1:40 PM  
**To:** Croft, Johnathan <[Johnathan.Croft@vermont.gov](mailto:Johnathan.Croft@vermont.gov)>  
**Subject:** RE: Firehouse Drive extension in Bristol: easement deed and map attached

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Hi Johnathan,

Attached are the minutes where the Selectboard voted to accept the easement deed to the extended Firehouse Drive. I hope it's helpful.

Thank you for your help with this.

--Valerie

Valerie Capels, Town Administrator  
Town of Bristol  
1 South Street  
P.O. Box 249  
Bristol, VT 05443  
P: (802) 453-2410 Ext. 1  
F: (802) 453-5188  
E: [townadmin@bristolvt.org](mailto:townadmin@bristolvt.org)  
W: [www.bristolvt.org](http://www.bristolvt.org)  
FB: <https://www.facebook.com/bristolvt/>

Tw: @BristolTownAdm

Please note this email message, along with any response or reply, may be considered a public record subject to disclosure under the Vermont Public Records Law (1 V.S.A. §§ 315-320).

---

**From:** Bristol Town Administrator

**Sent:** Monday, January 10, 2022 12:46 PM

**To:** [johnathan.croft@vermont.gov](mailto:johnathan.croft@vermont.gov)

**Subject:** Firehouse Drive extension in Bristol: easement deed and map attached

Hi Johnathan,

Thank you for talking with me earlier today. Attached are the easements and map associated with the extension of Firehouse Drive. The Selectboard minutes would show when they approved ed the final project design and agreed to take control of the road. This was before the road was built and they have not taken any specific action since the project was completed. Please let me know if there is anything else that needs to be done.

Thank you,

--Valerie

Valerie Capels, Town Administrator

Town of Bristol

1 South Street

P.O. Box 249

Bristol, VT 05443

P: (802) 453-2410 Ext. 1

F: (802) 453-5188

E: [townadmin@bristolvt.org](mailto:townadmin@bristolvt.org)

W: [www.bristolvt.org](http://www.bristolvt.org)

FB: <https://www.facebook.com/bristolvt/>

Tw: @BristolTownAdm

Please note this email message, along with any response or reply, may be considered a public record subject to disclosure under the Vermont Public Records Law (1 V.S.A. §§ 315-320).