

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2016**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2016 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			20.570	0.000
Class 3	31.51	0.60	0.59	32.11	0.000
State Highway	27.074			27.074	0.000
Total	79.154			79.754	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. Adjustment + totals by K. Alley 1/26/2015

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".

Two new streets Bang Elizabeth St totaling 0.314 TH-101
and Harborview Dr " 129 miles TH-100

2. DISCONTINUED: Please attach SIGNED copy of proceedings (minutes of meeting).

None

3. RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting).

None

4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

None

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:

1/20/2016

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:

5/12/2016

Received

JAN 22 2016

Policy, Planning & Intermodal
Development Division

Vermont Statutes Annotated

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

§ 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.

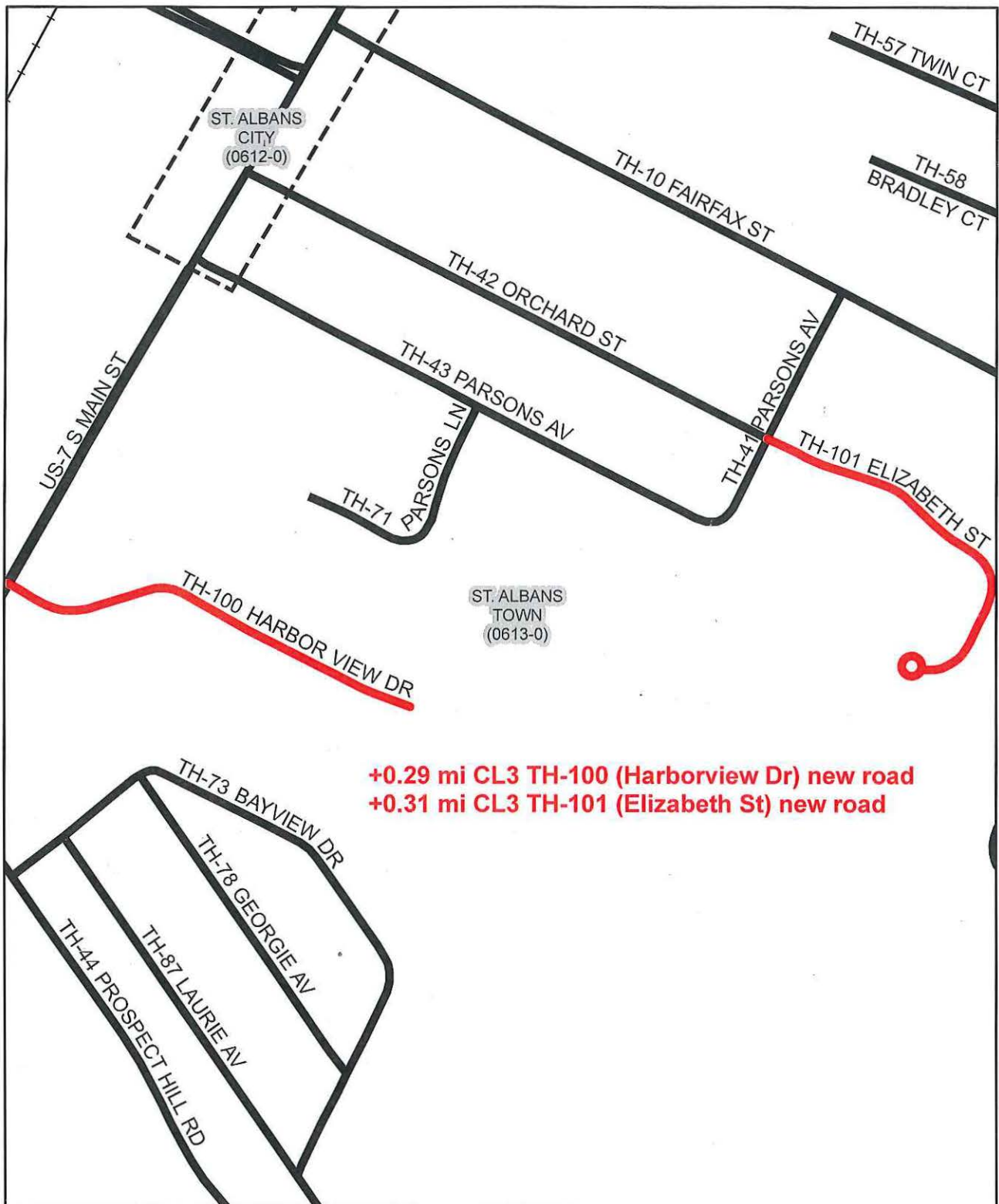
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of 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 –
<http://legislature.vermont.gov/statutes/section/19/003/00305>

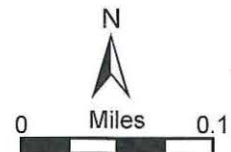
December 2015



+0.29 mi CL3 TH-100 (Harborview Dr) new road
+0.31 mi CL3 TH-101 (Elizabeth St) new road

Mileage Certificate Change 2016
ST ALBANS TOWN (0613-0)

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- April 27, 2016



Alley, Kerry

From: Carrie Johnson <satownmanager@comcast.net>
Sent: Tuesday, January 26, 2016 8:02 AM
To: Alley, Kerry
Cc: Steve Beauregard; Carrie Johnson
Subject: 2016 Certificate of Highway Mileage

From: Steve Beauregard [mailto:satpublicworks@comcast.net]
Sent: Tuesday, January 26, 2016 6:30 AM
To: 'Carrie Johnson'
Subject: RE: 2016 Certificate of Highway Mileage

Hi Kerry,

You are correct with your assumption. We did measure straight to the end of the ROW. Please correct as needed.

Sincerely,
Steve

Steve Beauregard
Director of Public Works
Town of St. Albans
802-782-0934

From: Carrie Johnson [<mailto:satownmanager@comcast.net>]
Sent: Monday, January 25, 2016 1:05 PM
To: Steve Beauregard
Cc: Jennifer Gray; Carrie Johnson
Subject: FW: 2016 Certificate of Highway Mileage

Jenn is out today, Steve – can you confirm intent. See email below.
~Carrie

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Monday, January 25, 2016 12:06 PM
To: satownmanager@comcast.net; stalbtwn@comcast.net
Subject: 2016 Certificate of Highway Mileage

Ms. Johnson and the St. Albans Selectboard,

I am processing the Town of St. Albans 2016 Certificate of Highway mileage, and noticed that the measure provided for Elizabeth St is 0.28 mile. I am assuming that measure reflects an alignment that extends straight to the end of the right of way, rather than following the pavement in a loop at the end. With the loop, I obtained a measure of 0.31 mile. Before I modify the measure on the Certificate, could you confirm that this is an acceptable adjustment to the measurement of Elizabeth St?

Thank you very much!

Kerry

Kerry Alley
AOT Mapping & GIS Specialist
Vermont Agency of Transportation (VTrans)
Kerry.Alley@vermont.gov – Please note new email address
(802) 828-3666

Town Highway/Legal Trails Addition/Reclassification/Discontinuance Checklist

The following includes a checklist of the documentation to be supplied to VTrans when adding / reclassifying / discontinuing highways and trails. The documentation is subject to verification by VTrans.

Check the box if the information is included as part of the documentation submitted.

A description of the affected highway or trail

Vt. Stat. Ann. tit. 19, § 305(e)

Minutes of meetings at which the legislative body took action with respect to the changes (include copies of the meeting minutes) Vt. Stat. Ann. tit. 19, § 305(e)

A current town highway map with the requested deletions and additions sketched on it

Vt. Stat. Ann. tit. 19, § 305(e)

Evidence of written notice to adjoining landowners

(include a copy of the newspaper notice and a copy of the letter sent to adjoining landowners)

Vt. Stat. Ann. tit. 19, § 709

A copy of any surveys of the affected highway or trail*

Vt. Stat. Ann. tit. 19, § 305(e) Vt. Stat. Ann. tit. 19, § 704

*Note: A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006 // and a survey is not needed for Discontinuances.

For Class 3 or Class 4 town highway additions

A Certificate of Completion and Opening

While not required by statute, a Certificate of Completion and Opening form is a helpful document for the record.

All records filed with the agency are subject to verification in accordance with 19 V.S.A. § 305 (a) and 19 V.S.A. § 305 (e).

Certificate of Highway Mileage Instructions

Towns use this certificate to update mileage of town highways and trails, incorporating any changes made before **February 10, 2016**. Changes in highway classification, additions of new highways or trails, alterations, or discontinuances must include documentation of Selectboard action, such as minutes of meetings when action was taken.

PART I

Previous Mileage – This shows mileage as of completion of last year's certificate.

Added Mileage – Enter total of any new legally accepted Class 3 or 4 highways, trails, or unidentified corridors and any highways reclassified from Class 3 to 4 or vice versa, or highways reclassified to or from trails.

Subtracted Mileage – Enter total of any discontinued highway or trail mileage and any highways reclassified from Class 3 to 4 or vice versa, or highways reclassified to or from trails.

Total – Enter total, same as last year if no changes. Enter a new total if there were changes reported.

Scenic Highways – Use this only if town has designated highways as official 'Scenic Highways' in accordance with 19 VSA 2502.

PART II

Enter details needed for identification of New, Discontinued, Reclassified, or Scenic Highways.

If there are no changes in Town Highway or Trail mileage, simply check box on last line in PART II.

PART III

Board members and Town Clerk sign here.

Additional guidance is provided in the document "Vermont Agency of Transportation Guidelines - Certificate of Highway Mileage".

Return completed certificate, using enclosed envelope. If needed, use a larger envelope with same address as on the enclosed envelope.

Certificates must be postmarked on or before February 20, 2016. Certificates that are postmarked after February 20, 2016 may not be processed.

Vermont Agency of Transportation Guidelines - Certificate of Highway Mileage

These guidelines are intended to assist municipalities and insure the changes submitted on the mileage certificates are processed completely and without delay. The statutory definitions and processes related to Town Highways can be found in the Vermont Statutes Annotated (V.S.A.), Title 19 (Highways), Chapters 3 (Town Highways) and 7 – (Laying Out, Discontinuing, and Reclassifying Highways). The guidelines below are paraphrased in part from 19 V.S.A. Chapters 3 and 7.

Certificate of Highway Mileage and the General Highway Maps

Each year, the Vermont Agency of Transportation (VTrans) Mapping Section processes the Certificate of Highway Mileage for each municipality and compiles the totals of State Highways, Class 1, 2, 3, and 4 Town Highways, and Legal Trails into a summary. The highway mileage information is used in the formula for the appropriation of State Aid for Town Highways. The Certificate of Highway Mileage and supporting documentation of changes also provides the VTrans Mapping Section with information to make the necessary changes to the General Highway Maps, also referred to as the Town Highway Maps.

This process is defined in 19 V.S.A. § 305 (Measurement and Inspection):

(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.

Supporting documentation

To accept the changes submitted by a municipality in the mileage certificate, we need the following supporting documentation:

- A copy of the minutes of meetings at which the legislative body took action with respect to the changes.
- A copy of the notices and hearings described further below associated with reclassifications and discontinuances.
- A copy of the Certificate of Completion and Opening for new or altered highways.
- A copy of any surveys of the affected highway or trail.
(A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006.)
- A description of the affected highway or trail.

- A current town highway map with the requested deletions and additions sketched on it.

19 V.S.A. § 305 (Measurement and Inspection) includes, in part, the following language:

(b)... 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.

(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.

Clear description of location

Please include a clear description of the section of highway, trail, or unidentified corridor to be added, reclassified, or discontinued.

For example: the reclassification of TH-50 (Example Dr) from Class 4 to Class 3 starts at a point 500 feet south of TH-28 (Sample Hill Rd) and extends for 0.3 miles southerly from there.

The location shall be marked on a copy of the General Highway Map. The map can be an 8 ½" X 11" copy of the map, or a photocopied section of the full size General Highway Map. A copy of the most current General Highway Map (in an 8 ½" X 11" format) will be provided with the mileage certificate supplied by the Vermont Agency of Transportation.

If CADD, GPS, or GIS data layers exist that document the change, this information can be forwarded to VTrans to assist in the mapping process.

Survey of new or altered highway

When the legislative body accepts, lays out, or alters a highway, it shall cause a survey to be made. The survey shall describe the highway and the right-of-way by courses, distances and width, and shall describe the monuments and boundaries. (19 V.S.A. § 704)

Notice and hearing of reclassification or discontinuance

The legislative body shall promptly appoint a time and date for examining the premises and hearing the persons interested, and give thirty days notice to the petitioners, and to persons owning or interested in lands through which the highway may pass or abut, of the time when they will inspect the site and receive testimony.

The legislative body shall also:

- Give notice to any municipal planning commission in the town.
- Post a copy of the notice in the office of the town clerk.
- Cause a notice to be published in a local newspaper of general circulation in the area not less than ten days before the time set for the hearing.

The notice shall be given by certified mail sent to the official residence of the person(s) required to be notified. (19 V.S.A. § 709)

Additional notice of discontinuance

The legislative body shall notify the commissioner of forests, parks and recreation when it has filed a petition to discontinue a highway under this subchapter. (19 V.S.A. § 775)

When submitting a reclassification or discontinuance with your municipality's mileage certificate, please include evidence of these notices and hearings.

The minimum standard for a Class 3 highway

A Class 3 highway is negotiable under normal conditions all seasons of the year by a standard manufactured pleasure car. (19 V.S.A. § 302(a)(3)(B))

Legal Trail Mileage

The municipality will need to provide information related to trails and their mileage on the certificate, similar to the reporting of highway additions, reclassifications, or discontinuances.

Unidentified Corridor

Because of the sunset of Act No. 178 of 2006 on July 1, 2015, Unidentified Corridor mileage is no longer included on the Certificate of Highway Mileage

Additional information regarding Town Highways

There are many online resources that can assist a municipality in the process of adding, reclassifying, or discontinuing town highways. Several Internet links are listed below.

Current Town Highway Maps online at the VTrans Mapping Section website -
http://vtransplanning.vermont.gov/maps/town_maps

Archived Town Highway Maps online at the VTrans Map Archive website -
<http://vtransplanning.vermont.gov/maps/archive>

VTrans Orange Handbook for Town Officials -
http://vtransoperations.vermont.gov/sites/aot_operations/files/documents/The%20Orange%20Book-online%20version%202014-2016%2025Sep2015%20REV3.pdf

Town Highway Aid Rates and Mileage -
<http://apps.vtrans.vermont.gov/THGProgram/currentrates.aspx>

For those difficult Town Highway Questions, an opinion may be available from the Secretary of State - <https://www.sec.state.vt.us/municipal/opinions-newsletters.aspx>

The Vermont Local Roads Program has information regarding town highways at -
<http://www.vermontlocalroads.org>

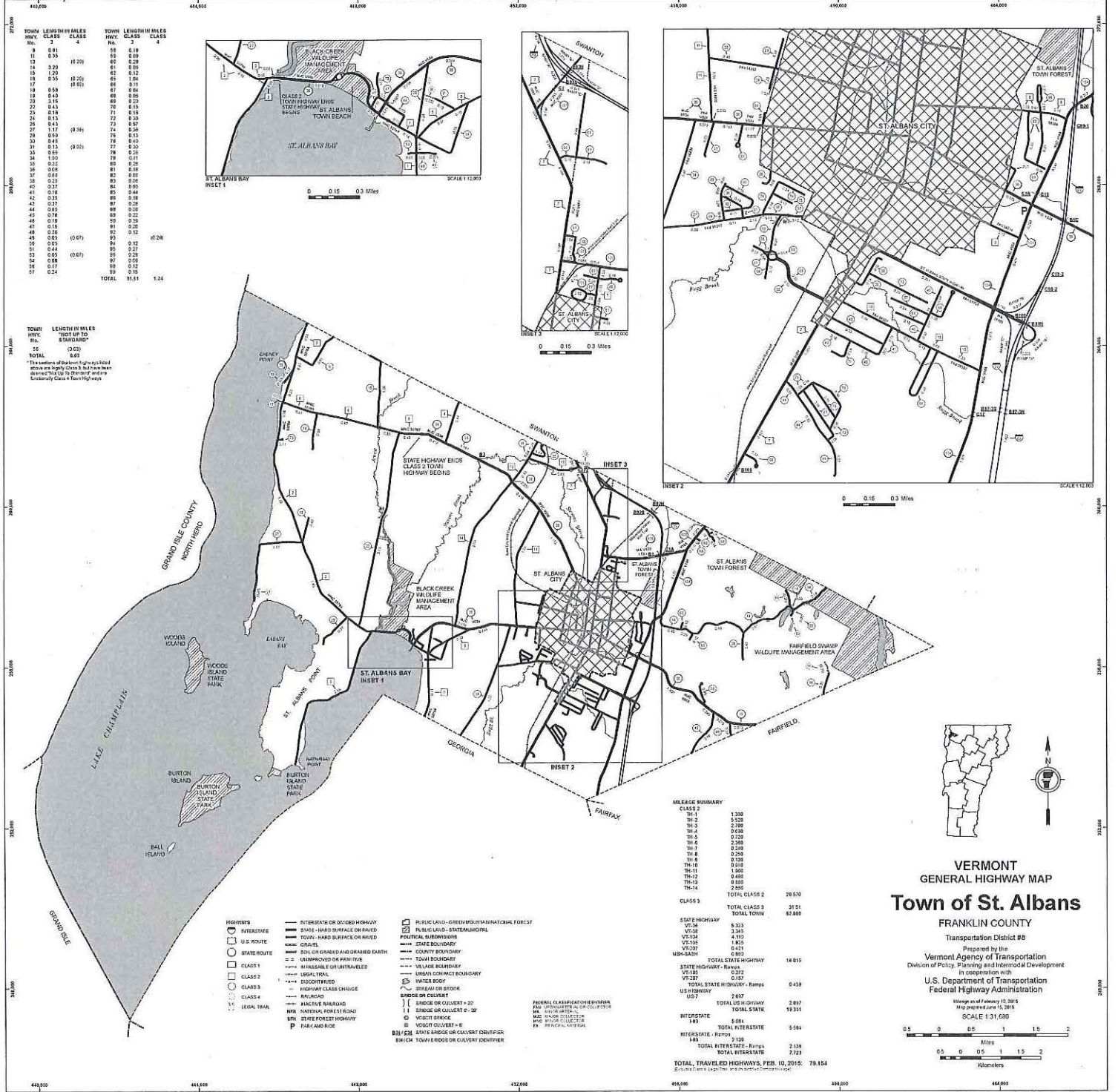
The Vermont Statutes Online, Title 19: Highways -
<http://legislature.vermont.gov/statutes/title/19>

Contact Information

Vermont Agency of Transportation
Policy, Planning and Intermodal Development Division (PPAID) - Mapping Section
1 National Life Drive
Montpelier, VT 05633-5001

(802) 828-2600

County-Town Code: 0613



TOWN	HWY. CLASS	CLASS	LENGTH IN MILES
3			0.81
11			0.35
13	(0.20)		1.20
14			3.20
15			1.20
16			0.35
17	(0.01)		0.43
18			0.58
19			0.43
20			3.15
21			1.13
22			0.43
23			0.19
24			0.13
25	(0.38)		0.43
26			0.57
27			0.43
28			0.13
29	(0.02)		0.13
30			0.13
31			0.13
32			0.13
33			0.13
34			0.13
35			0.13
36			0.13
37			0.13
38			0.13
39			0.13
40			0.13
41			0.13
42			0.13
43			0.13
44			0.13
45			0.13
46			0.13
47			0.13
48			0.13
49			0.13
50	(0.07)		0.13
51	(0.07)		0.13
52			0.13
53			0.13
54			0.13
55			0.13
56			0.13
57			0.13
58			0.13
59			0.13
60			0.13
61			0.13
62			0.13
63			0.13
64			0.13
65			0.13
66			0.13
67			0.13
68			0.13
69			0.13
70			0.13
71			0.13
72			0.13
73			0.13
74			0.13
75			0.13
76			0.13
77			0.13
78			0.13
79			0.13
80			0.13
81			0.13
82			0.13
83			0.13
84			0.13
85			0.13
86			0.13
87			0.13
88			0.13
89			0.13
90			0.13
91			0.13
92			0.13
93			0.13
94			0.13
95			0.13
96			0.13
97			0.13
98			0.13
99			0.13
100			0.13
TOTAL			31.51

TOWN	HWY. CLASS	CLASS	LENGTH IN MILES
06	(0.01)		0.01
TOTAL			0.01

The location of the town highway system shown on this map is not shown in any other manner than that shown on the County Highway Map.

MILEAGE SUMMARY

CLASS 2	TOTAL CLASS 2	2015
TH-1	1,300	
TH-2	1,520	
TH-3	2,000	
TH-4	2,000	
TH-5	0,020	
TH-6	2,000	
TH-7	0,200	
TH-8	0,200	
TH-9	0,100	
TH-10	0,100	
TH-11	0,100	
TH-12	0,100	
TH-13	0,100	
TH-14	2,800	
TOTAL CLASS 2	20,500	
CLASS 3	TOTAL CLASS 3	31.51
TOTAL TOWN		62,800

STATE HIGHWAY	TOTAL STATE HIGHWAY
VT-30	6,333
VT-32	2,345
VT-104	4,102
VT-105	8,623
VT-200	8,600
TOTAL STATE HIGHWAY	14,815

STATE HIGHWAY - RAMP	TOTAL STATE HIGHWAY - RAMP
VT-207	0,157
TOTAL STATE HIGHWAY - RAMP	0,157

US HIGHWAY	TOTAL US HIGHWAY
US-7	2,607
TOTAL US HIGHWAY	2,607

INTERSTATE	TOTAL INTERSTATE
I-93	5,984
I-89	2,120
TOTAL INTERSTATE	8,104

TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2015	79,154
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VERMONT
GENERAL HIGHWAY MAP

Town of St. Albans

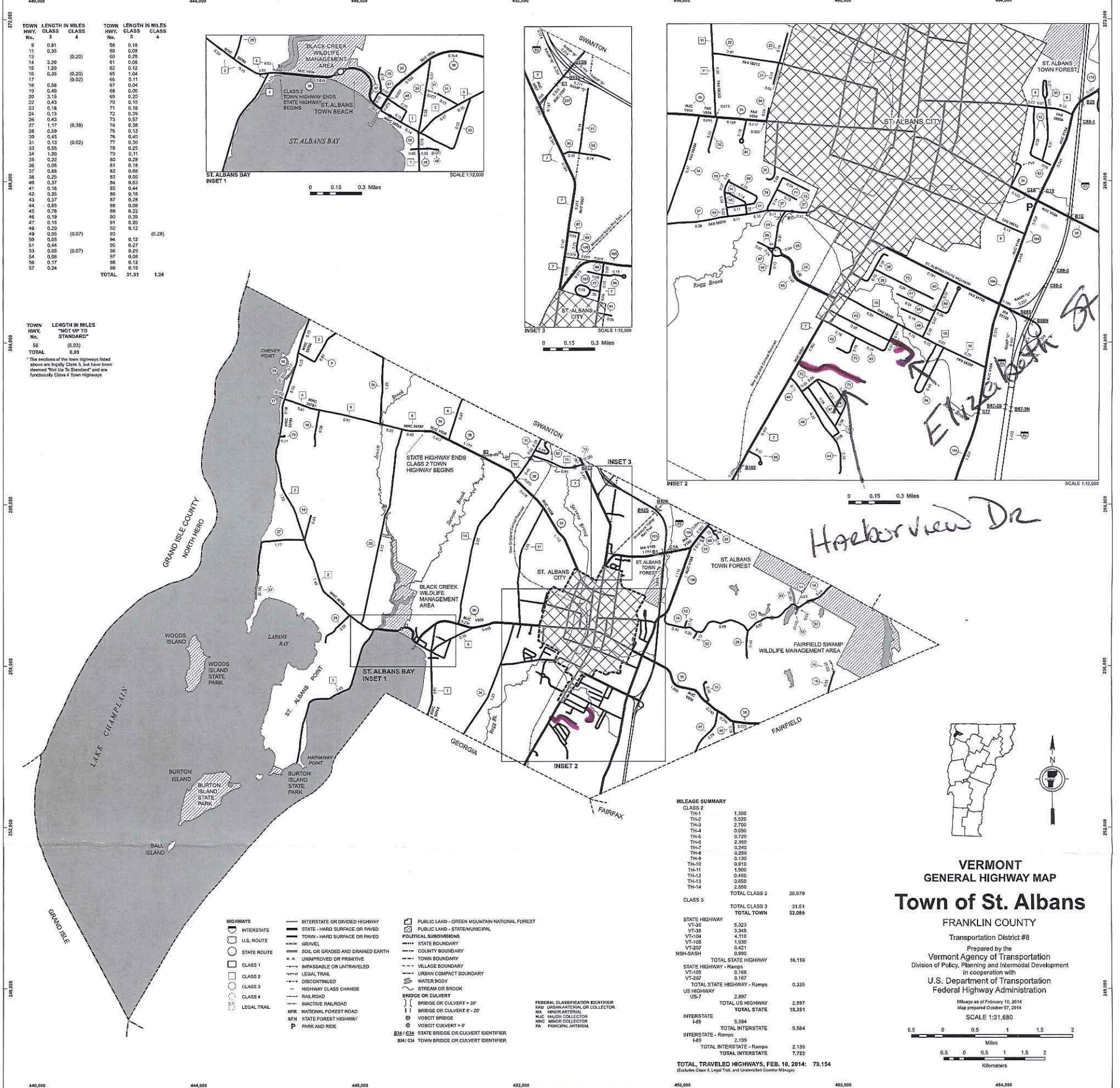
FRANKLIN COUNTY
Transportation District #8

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 date of February 10, 2015
Map prepared June 15, 2015
SCALE 1:31,680

For more information contact: Vermont Agency of Transportation, Division of Policy, Planning & Intermodal Development - Mapping Section, 130 South U.S. Drive, Montpelier, VT 05602-2000. Telephone: 802-623-2000. This map was created as a part through grants from the Federal Highway Administration, U.S. Dept. of Transportation. This representation of the authors expressed herein does not necessarily state or reflect those of the U.S. Department of Transportation.

County-Town Code: 0613



TOWN HWY. No.	CLASS 3	CLASS 4	LENGTH IN MILES	TOWN HWY. No.	CLASS 3	CLASS 4	LENGTH IN MILES
9			0.81	59			0.18
11			0.35	60			0.29
13		(0.20)	0.20	61			0.06
14			3.20	62			0.12
15			1.20	63			1.04
16		(0.20)	0.20	64			0.11
17			0.35	65			0.11
18			0.58	66			0.04
19			0.40	67			0.06
20			3.15	68			0.06
21			0.43	69			0.20
22			0.43	70			0.15
23			1.18	71			0.18
24			0.13	72			0.29
25			0.43	73			0.57
26			0.43	74			0.38
27		(0.38)	1.17	75			0.13
28			0.59	76			0.40
29			0.45	77			0.30
30			0.45	78			0.25
31		(0.02)	0.13	79			0.11
32			0.35	80			0.28
33			0.35	81			0.18
34			1.90	82			0.68
35			0.22	83			0.00
36			0.06	84			0.53
37			0.86	85			0.44
38			0.25	86			0.16
39			0.37	87			0.28
40			0.37	88			0.08
41			0.18	89			0.22
42			0.35	90			0.20
43			0.37	91			0.20
44			0.35	92			0.12
45			0.78	93			0.12
46			0.19	94		(0.20)	0.12
47			0.15	95			0.27
48		(0.07)	0.20	96			0.29
49			0.05	97			0.08
50			0.05	98			0.12
51		(0.07)	0.07	99			0.15
52			0.06				
53			0.05				
54			0.06				
55			0.17				
56			0.06				
57			0.24				
			TOTAL				31.51
							1.24

TOWN HWY. No.	LENGTH IN MILES "NOT UP TO STANDARD"
58	(0.03)
TOTAL	0.03

* The sections of the town highways listed above and legally Class 3, but have been deemed "Not Up To Standard" and are functionally Class 4 Town Highways.

MILEAGE SUMMARY

CLASS 2		
TH-1	1,300	
TH-2	5,320	
TH-3	2,700	
TH-4	0,850	
TH-5	0,720	
TH-6	2,360	
TH-7	0,240	
TH-8	0,250	
TH-9	0,130	
TH-10	0,810	
TH-11	1,900	
TH-12	0,450	
TH-13	0,850	
TH-14	2,850	
TOTAL CLASS 2	20,570	
CLASS 3		
TOTAL CLASS 3	31,51	
TOTAL TOWN	52,080	
STATE HIGHWAY		
VT-36	5,320	
VT-38	3,360	
VT-104	4,110	
VT-105	1,900	
VT-207	0,421	
NSH-SASH	0,990	
TOTAL STATE HIGHWAY	16,119	
STATE HIGHWAY - Ramps		
VT-105	0,165	
VT-207	0,167	
TOTAL STATE HIGHWAY - Ramps	0,332	
TOTAL STATE HIGHWAY - Ramps	0,332	
US HIGHWAY		
US-7	2,887	
TOTAL US HIGHWAY	2,887	
TOTAL STATE	19,351	
INTERSTATE		
I-88	0,384	
TOTAL INTERSTATE	0,384	
INTERSTATE - Ramps		
I-88	2,139	
TOTAL INTERSTATE - Ramps	2,139	
TOTAL INTERSTATE	7,723	
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2014: 79,154		

(Excludes Class 4, Legal Trail, and Unimproved Center Mileage)

VERMONT GENERAL HIGHWAY MAP
Town of St. Albans
 FRANKLIN COUNTY
 Transportation District #8
 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 prepared October 07, 2014
 SCALE 1:31,680

For more information contact: Vermont Agency of Transportation, Division of Policy, Planning & Intermodal Development - Mapping Section, 1 National Life Drive, Montpelier, VT 05633-6001 Telephone: 802-828-2600. 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.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **MOUNTAIN BROOK REALTY, INC.** a Vermont Corporation with its principal place of business in the Town of Highgate, in the County of Franklin, and State of Vermont, and **PARSONS MEADOW HOMEOWNERS ASSOCIATION, INC.**, a Vermont domestic corporation with its principal place of business in Highgate, in the County of Franklin, and State of Vermont, Grantors, in the consideration of TEN OR MORE Dollars, paid to their full satisfaction by the **TOWN OF ST. ALBANS**, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said, **TOWN OF ST. ALBANS**, and their 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:

Being a roadway known as "Elizabeth Street", as shown and depicted as "Elizabeth Street (public roadway)" on a Site Plan entitled "Parsons Meadow" by O'Leary-Burke Civil Associates, PLC dated April 29, 2003 and recorded at Map Slide 372 of the Land Records of the Town of St. Albans, last revised May 4, 2004. Reference is also made to the notation on said site plan, "Proposed 24 ft Paved Public Roadway".

Being a portion of the lands and premises conveyed to Mountain Brook Realty, Inc. by Warranty Deed of C.C. Construction, Co. dated September 13, 2002 and recorded on October 15, 2002 in Volume 138 at Pages 541-543 of the Land Records of the Town of St. Albans.

Also being a portion of the lands and premises conveyed to C. C. Construction Co. by Warranty Deed of Patricia M. Williamson and Nancy J. Bourgeois, surviving Co-Trustees of the Irma E. Pudvah Revocable Trust (u/t/d 4/19/91) dated February 9, 2002 and recorded on March 5, 2002 in Volume 131 at Pages 180-182 of the Land Records of the Town of St. Albans.

The property is subject to Land Use Permit 6F0575 issued by State of Vermont District Environmental Commission dated July 11, 2006 and recorded on July 18, 2006 in Volume 198 at Pages 532-536 of the Land Records of the Town of St. Albans.

The property is subject to Potable Water Supply and Wastewater Permit #WW-6-0934 dated February 13, 2006 in Volume 193 at Pages 506-508 of the Land Records of the Town of St. Albans.

Wastewater System and Potable Water Supply Permit WW-6-0934-1 dated February 7, 2008 and recorded on March 10, 2008 in Volume 217 at Page 495 of the Land Records of the Town of St. Albans.

Wastewater System and Potable Water Supply Permit WW-6-0934-1-R dated February 7, 2008 and recorded on May 23, 2008 in Volume 220 at Page 132 of the Land Records of the Town of St. Albans.

Construction General Permit 3-9020 dated June 12, 2008 and recorded on June 16, 2008 in Volume 220 at Page 615 of the Land Records of the Town of St. Albans.

The property is subject to the terms and conditions of Stormwater Discharge Permit 3893-INDS dated June 26, 2006; and Stormwater Discharge Permit 3893-INDS.R dated October 17, 2013 issued by the State of Vermont Agency of Natural Resources Department of Environmental Conservation Water Quality Division.

The property is subject to and benefitted by Stormwater Parsons Avenue Ditch Repair Easement Agreement by Mountain Brook Realty and the Town of St. Albans dated February 16, 2006 and recorded in Volume 193 at Pages 502-503 of the Land Records of the Town of St. Albans.

Grantor acknowledges that, Grantee, The Town of St. Albans maintains no responsibility for the storm water system within the Parsons Meadow subdivision, except as set forth in a Stormwater Maintenance Agreement by and between the Town of St. Albans, Mountain Brook Realty, Inc. and Parsons Meadows Homeowner's Association dated 7/21/05 and attached hereto as Attachment A. Grantee acknowledges that parts of the system are located under the subject "Elizabeth Street". Grantor also acknowledges the Town will not be responsible for future cost of upgrades to the offset in the right of way along the road of Parsons Avenue, as may be dictated by future changes in the storm water permit renewal process. This shall only pertain to the area in Parsons Meadow that abut Parsons Avenue.

The property is subject to Public Water System Permit to Construct dated February 3, 2006.

Reference is hereby made to a Water Allocation Application for Non-City Property approved by the City of St. Albans on August 12, 2003.

The Grantors herein, hereby reserve unto themselves and their successors and assigns easements and rights of way for the installation, maintenance and repair of the Lot #4 Sewer Pump Station and force main; the storm water drainage system and detention basins, the water mains, water service lines and fire hydrants; the underground gas mains and lines, and electrical, telephone and cable television/internet cables and lines as depicted on the utility plan dated 4/29/03.

In the event of the repair, replacement, maintenance or relocation of any of the pump stations, force mains, water mains and lines, the drainage system culverts, lines, swales and/or detention ponds; and the underground electrical, telephone and cable television/internet cables and lines, the Grantees, their heirs and assigns, and the Grantors, their successors and assigns, shall have temporary construction easement rights for an additional ten (10') on either side of the above described easements for the storage of materials, excavated materials and fill. Promptly upon completion of the installation, maintenance, repair, replacement or relocation work, the land surface (including but not limited to the finished road surface and all affected landscaping) shall be restored to its original conditions by the Grantee, their heirs and assigns, and/or the Grantors, their successors and assigns, as the case may be.

Grantors, and their successors and assigns, further reserves an easement from said Elizabeth Street to an area depicted as "Reserved for Future Roadway" on the above referenced plan.

Included in this conveyance is the area depicted as "Grassed Island" on the above depicted plan.

The property is subject to a Deed of Easement for pipelines to Vermont Gas Systems, Inc. dated April 24, 2006 and recorded on May 12, 2006 in Volume 196 at Page 297 of said Land Records.

The property is benefitted by an easement from Hillcrest Views Limited Partnership to Mountain Brook Realty dated July 29, 2005 and recorded on August 9, 2005 in Volume 185 at Page 523 of said Land Records.

The property is subject to an Easement Deed and Bill of Sale from Mountain Brook Realty, Inc. to the City of St. Albans dated August 6, 2009 and recorded on October 15, 2009 in Volume 236 at Page 154 of the Land Records of the Town of St. Albans and recorded on October 15, 2009 in Volume 236 at Page 154 of the Land Records of the City of St. Albans.

Reference is hereby made to the aforementioned instruments and Land Records and to the references contained therein and records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said, **TOWN OF ST. ALBANS** and its successors and assigns, to their own use and behoof forever; and the said **MOUNTAIN BROOK REALTY, INC. and PARSONS MEADOW HOMEOWNERS ASSOCIATION, INC.**, for themselves and their

successors and assigns, do covenant with the said Grantee, **TOWN OF ST. ALBANS**, and their successors and assigns, that until the ensembling of these presents are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid and hereby engage to **WARRANT** and **DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, **CHARLES CHRISTOLINI, JR., Duly Authorized Agent of Mountain Brook Realty, Inc.** hereunto sets his hand and seal this 23rd day of July, 2015.

IN THE PRESENCE OF:

MOUNTAIN BROOK REALTY, INC.

Witness

Charles Christolini, Jr.
Charles Christolini, Jr.,
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF FRANKLIN

At ST ALBANS this 23rd day of July, 2015, personally appeared **CHARLES CHRISTOLINI, JR., Duly Authorized Agent of Mountain Brook Realty, Inc.** and he acknowledged this instrument by him subscribed, to be his free act and deed and the free act and deed of Mountain Brook Realty, Inc..

Before me:

[Signature]
Notary Public
My Commission expires: 02/10/19

IN WITNESS WHEREOF, **CHARLES CHRISTOLINI, JR., Duly Authorized Agent of Parsons Meadow Homeowners Association, Inc.** hereunto sets his hand and seal this 23rd day of July, 2015.

IN THE PRESENCE OF:

Parsons Meadow Homeowners Association, Inc.

Witness

Charles Christolini, Jr.
Charles Christolini, Jr.,
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN

At ST ALBANS this 23rd day of July, 2015, personally appeared **CHARLES CHRISTOLINI, JR., Duly Authorized Agent of Parsons Meadow Homeowners Association, Inc.** and he acknowledged this instrument by him subscribed, to be his free act and deed and the free act and deed of Parsons Meadow Homeowners Association, Inc..

Before me:

[Signature]
Notary Public
My Commission expires: 02/10/19

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

July 28 A.D. 2015
at 12 o'clock 50 minutes P.M.
and recorded in Book 303 Pages 29-31
Attest: [Signature] Asst. Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
[Signature] Clerk
dated July 28, 2015

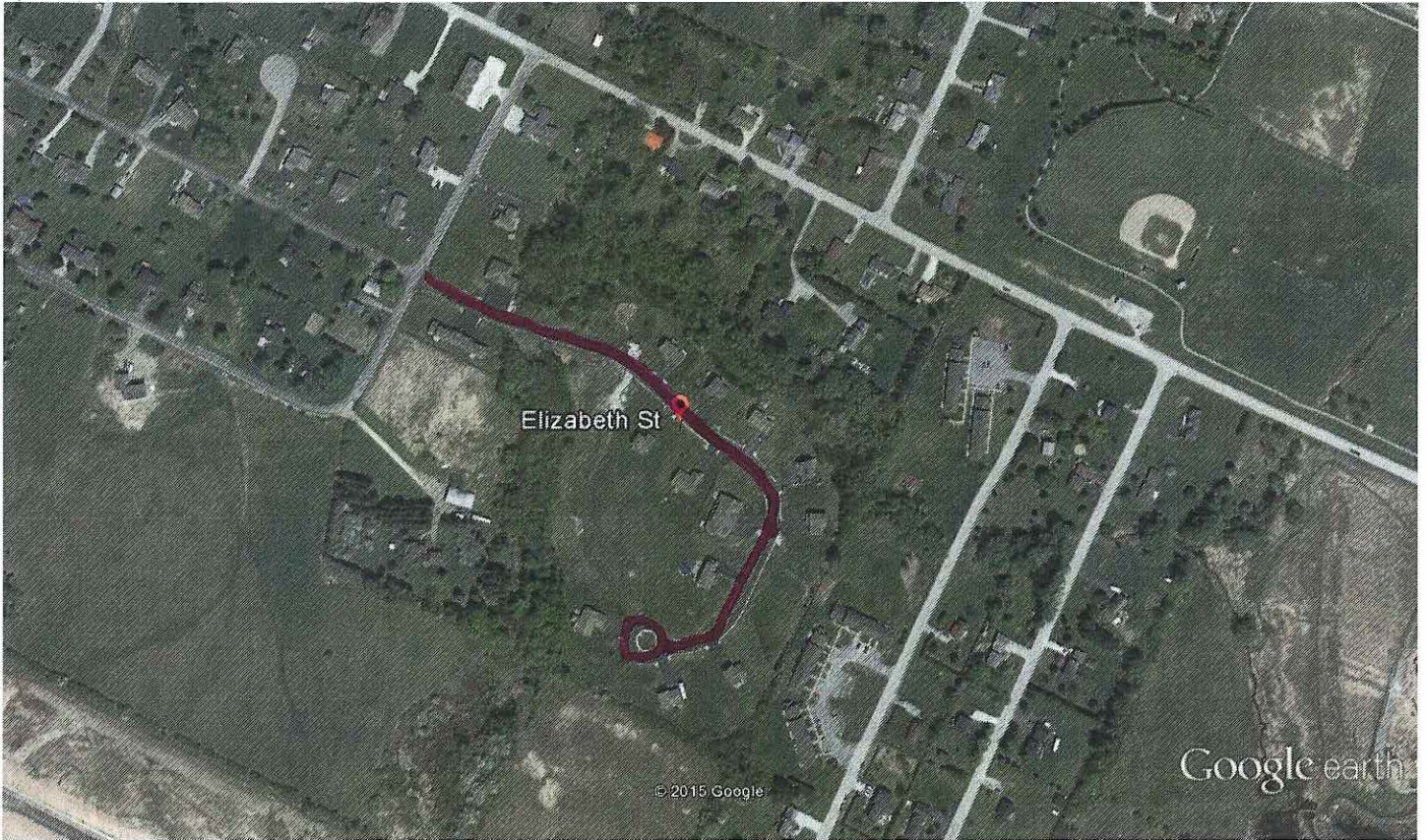


Google earth



Harborview Dr

Elizabeth St



Google earth



↑
Elizabeth St

**Town of St. Albans
Selectboard Meeting Minutes
Monday, July 27th, 2015
6:30 p.m.**

On Monday, July 27th, 2015 at 6:30 p.m., at Town Hall the Town of St. Albans Selectboard held a regular meeting.

Officials and staff present: Chair Brent Palmer, Vice-Chair Stan Dukas, Bruce Cheeseman, David McWilliams, Sam Smith, Town Clerk, Anna Bourdon, Fire Chief, Bob Cross, Director of Public Works, Steve Beauregard and Town Manager, Carrie Johnson.

General Public: Charlie Christolini, Peter Blouin, Paul Larnar, David Allerton, Al Voegele, Police Chief, Gary Taylor, DPW Project Manager, Tom Barden and Messenger reporter, Elodie Reed,

The Pledge of Allegiance.

B. Palmer called the meeting to order at 6:30 p.m.

Police Services Contract

St. Albans Police Chief, Gary Taylor came before the Board to answer any questions or concerns the Board had with the proposal he submitted for police services.

D. McWilliams explained that the request for proposal process was followed correctly. He also explained that he had a resident make the comment that the Town should be able to afford our own police department. The study that was completed by the Police Advisor Committee clearly states that the Town having their own police department isn't feasible at this time.

S. Smith asked Chief Taylor about the 5% annual adjustment. Chief Taylor explained that when the Town first signed the contract with the City of St. Albans Police Department, within that year, there was a 62% increase in gasoline prices. Chief Taylor also was taking into account health insurance costs when preparing his proposal, and a 3% Cost of Living Adjustment (COLA) for dispatching for each year.

S. Smith asked Chief Taylor about the cruiser purchase. Chief Taylor explained this will occur the first and fourth years of the contract.

D. McWilliams asked about dispatching for ambulance and fire and how it's broken down. Chief Taylor explained there is a 60/40 split and it's based on population, allowing him to come up with a per capita number.

B. Cheeseman explained he's satisfied with the budget Chief Taylor presented and that he feels he's doing a good job.

MOTION: S. Dukas made a motion to accept the St. Albans Police Department contract for the years 2017, 2018, 2019 with the option for two additional years; 2020 and 2021 for the cost provided in the contract before the Board. All in favor, none opposed, motion carried.

S. Dukas asked the Chief about the 911 call center and the hopes of that being resolved by July 1st. Chief Taylor explained the legislature left it open ended and said that the State Police had until September 15th to have a study done regarding dispatching in Rutland and Derby. People are being paid until September 15th to do the dispatching but, after August 1st, there will be no 911 equipment for them to use. The plan is for St. Albans and Lamoille County to each have one overflow person in their dispatch centers to pick up the slack until the issue can be resolved.

S. Dukas stated he appreciates the condensed version of Chief Cross's quarterly reports.

B. Cheeseman asked if the Town is charging for false alarm calls. Chief Cross explained the Town is not charging for these types of calls at this time.

Elizabeth Street Road Acceptance

All appropriate paperwork has been received by the attorney.

MOTION: B. Cheeseman made a motion to accept Elizabeth Street as a public road in the Town of St. Albans. All in favor, none opposed, motion carried.

Proposed Regional Plan – Al Voegele

Al Voegele came before the Board to respond to questions regarding the regional plan that is coming up for adoption. The plan has been worked on for the last two years and will cover 2015 – 2023. He explained that the proposed regional plan does not negatively impact the Town. One thing the Town should be thinking about in the future is that this plan proposal makes the north and south ends' growth centers, as designated by the regional plan, which basically is meaningless because you can't do anything unless it is approved by the state. Act 138 governs the state authorizing or granting growth centers.

Going forward, Mr. Voegele suggested setting up a committee to work with representatives and the state to figure how to get authorization for the Town to designate the City of St. Albans as the Town's urban center.

B. Cheeseman asked if there are advantages to the Town designating the City of St. Albans as the Town's town center. B. Cheeseman asked what the Town would be giving up if we didn't designate a town center within the Town itself. Mr. Voegele said that we should take a look at both municipalities, the Town and the City of St. Albans when working towards the future.

Paul Lerner asked Mr. Voegele if there would be an advantage if the Town leaves their designations the way they are. Doesn't that benefit both the City and Town? Mr. Voegele explained municipalities must have a downtown center in order to get a designated growth center. This concept is smart growth.

Regional Planning Commissioners will be voting on this proposed regional plan on July 29th, 2015. Selectman, Sam Smith is the Town's commissioner and will be unable to attend the meeting to vote. It was suggested to appoint Bruce Cheeseman as Sam's alternate and allow him to vote on the plan.

MOTION: B. Palmer made a motion to appoint Bruce Cheeseman as an alternate for Sam Smith to the Regional Planning Commission. All in favor, none opposed, motion carried.

S. Dukas took this opportunity to thank Mr. Voegele for his hard work on the Police Advisory Board and putting together the police services study.

Department of Public Works Relocation Project Update – Tom Barden, Project Manager

C. Johnson explained a steering committee was formed to evaluate the Department of Public Works (DPW) complex relocation. This committee consists of Steve Beauregard, David Allerton, Bruce Cheeseman and Project Manager, Tom Barden. The costs for this project came in high. In January, the Town then hired Tom Barden as the Project Manager and asked that he provided a revised estimate.

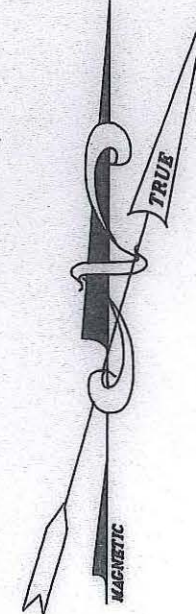
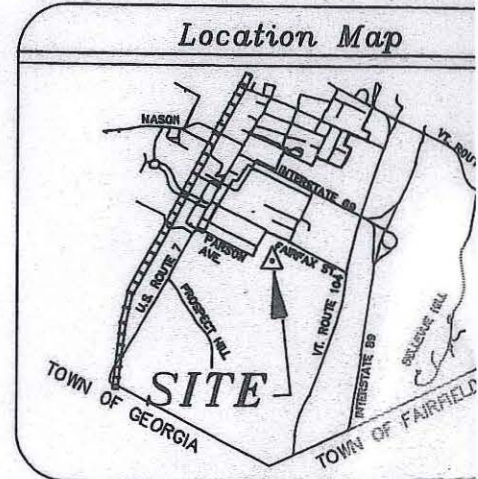
Tax Map Reference: MAP XX PARCEL XX
Deed Reference: VOLUME XXX PAGE XXX

- 2) Except where otherwise expressly indicated on this survey plat, no attempt has been made to locate and locate or unrecorded easement and/or right of way that may exist.
- 3) All iron bars indicated as set will consist of a #4 rebar and a red identification cap.
- 4) Not all improvements, surface and/or subsurface, located on the premises surveyed as well as the adjoining survey as noted above.
- 5) Highway (street) right of way widths for Parson Avenue and Fairfax Street have been taken from the 2000 Desranleau/Mahoney survey.
- 6) All bearings magnetic and oriented to the north datum utilized in the 2000 Desranleau/Mahoney survey.

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF SAINT ALBANS, VERMONT, THIS 22 DAY OF JULY 2004, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS 22 DAY OF July 2004.
BY Cheryl [Signature] CHAIR

CURVE	LENGTH	RADIUS	CHORD	BEARING
C0	49.83	100.00	49.07	N68°39'19"
C1	129.83	100.00	125.49	N68°44'19"
C2	94.27	100.00	92.53	N68°49'19"
C3	126.63	100.00	122.89	N68°54'19"
C4	82.75	100.00	81.40	S61°52'12"
C5	113.87	100.00	110.99	N68°59'12"
C6	84.92	100.00	83.40	N67°03'22"
C7	89.87	60.00	77.51	N66°03'44"
C8	41.98	60.00	40.54	N67°03'22"
C9	127.00	60.00	122.99	S67°03'22"
C10	62.83	60.00	60.89	N67°03'22"
C11	175.42	100.00	163.17	N64°44'22"
C12	73.89	170.00	72.01	N64°44'22"
C13	26.13	170.00	26.31	S62°47'32"
C14	35.29	230.00	35.38	S62°47'32"
C15	72.72	230.00	72.48	N62°50'12"



THIS MAP HAS BEEN REDUCED

Legend

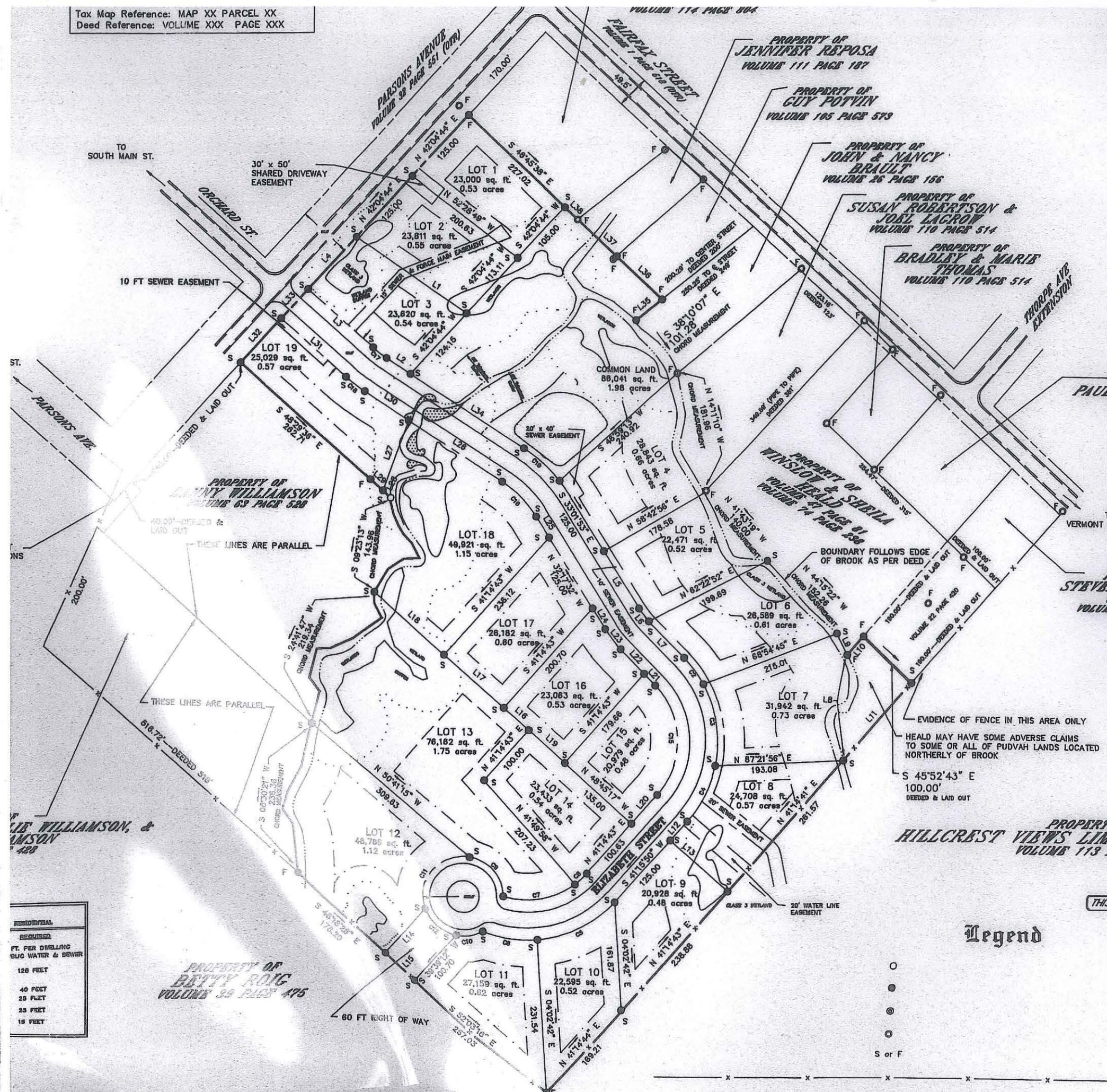
- CORNER
- IRON BAR
- ⊙ PVC PIPE
- IRON PIPE
- SET or FOUND MARKER
- FENCE

This plat was prepared for the exclusive use of the person named in the title block hereon. The certification below does not apply to any un-named person without express re-certification by the surveyor and the person named in the title block.

I hereby certify that the information shown on this map is true and correct to the best of my knowledge with the limitations entered on this map.

[Signature]
Subdivision Map
Parson's Meadow

FIELD WORK:
R.A. & S.B. & L.H.
DRAFTED BY:
S. BROOKS



FEET PER DWELLING	SEWER & WATER
120 FEET	
40 FEET	
25 FEET	
25 FEET	
15 FEET	

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

VTrans Use Only
Certificate Year: 2016
Highway Class: 3
Town Highway #: 100
Mileage: 0.29

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 17, 2015.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)
Harbor View Drive intersecting with US-17
at a width of 60' and length of 1526' in length.

and as shown on a Highway Map of the Town of St. Albans,
(City/Town/Village) (City/Town/Village Name)
dated September 17, 2015 and filed in Book 305 on page 16-18 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 _____, County of _____ and State of Vermont,
(City/Town/Village Name) (County Name)
this _____ day of _____, A.D., _____
(Date - Day) (Date - Month) (Date - Year)

(Selectman/Alderman/Trustee Signature) (Selectman/Alderman/Trustee Signature) BOARD

(Selectman/Alderman/Trustee Signature) (Selectman/Alderman/Trustee Signature) OF

(Selectman/Alderman/Trustee Signature) (Selectman/Alderman/Trustee Signature) SELECTMEN,
ALDERMAN,
or TRUSTEES

(Manager/Mayor Signature)
and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT _____,
(City/Town/Village Name) (Month - Day) (Year)

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

ATTEST: _____
(Clerk's Name)
CLERK OF _____, VERMONT
(City/Town/Village) (City/Town/Village Name)

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, commencing at the easterly side of Route 7, thence extending in an easterly and northerly direction in and along Harbor View Drive to a point identified as "26+00" which is located southerly of Lot 16 and northerly of Lot 53, 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.

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, Harbor View/St. A, LLC and the Harbor View Master Association, Inc., dated September 17, 2015, 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". 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 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 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,

15261

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.

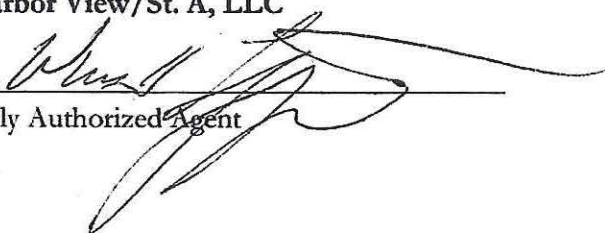
Reference is hereby made to the above-mentioned deeds, the records thereof and to the deeds and records therein contained, all in further aid of this description.

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 17 day of September, 2015.

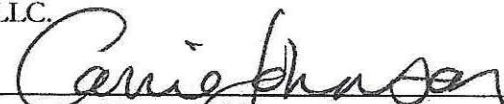
Harbor View/St. A, LLC

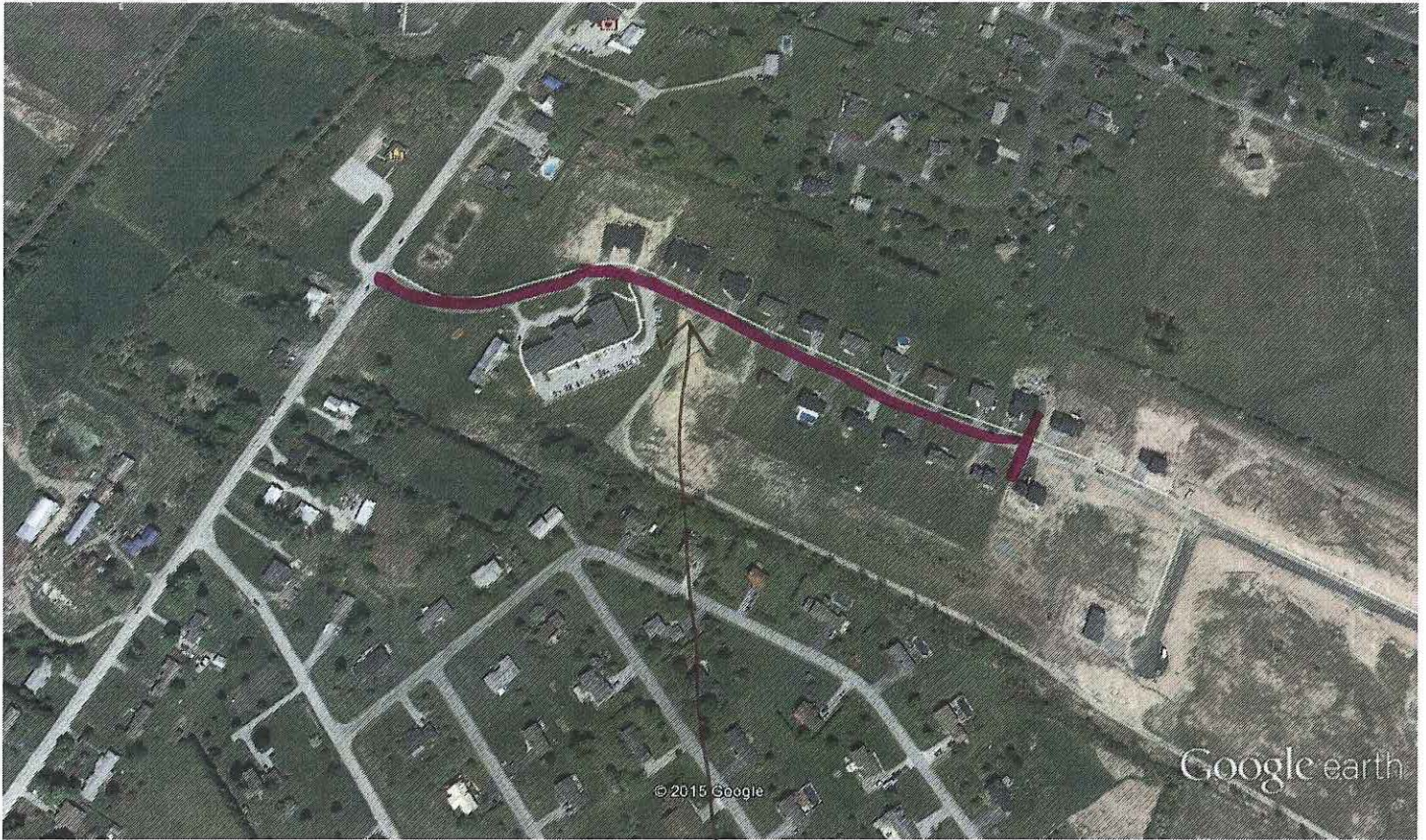
By: 
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At St Albans, Vermont, this 17 day of September, 2015,
William H 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,

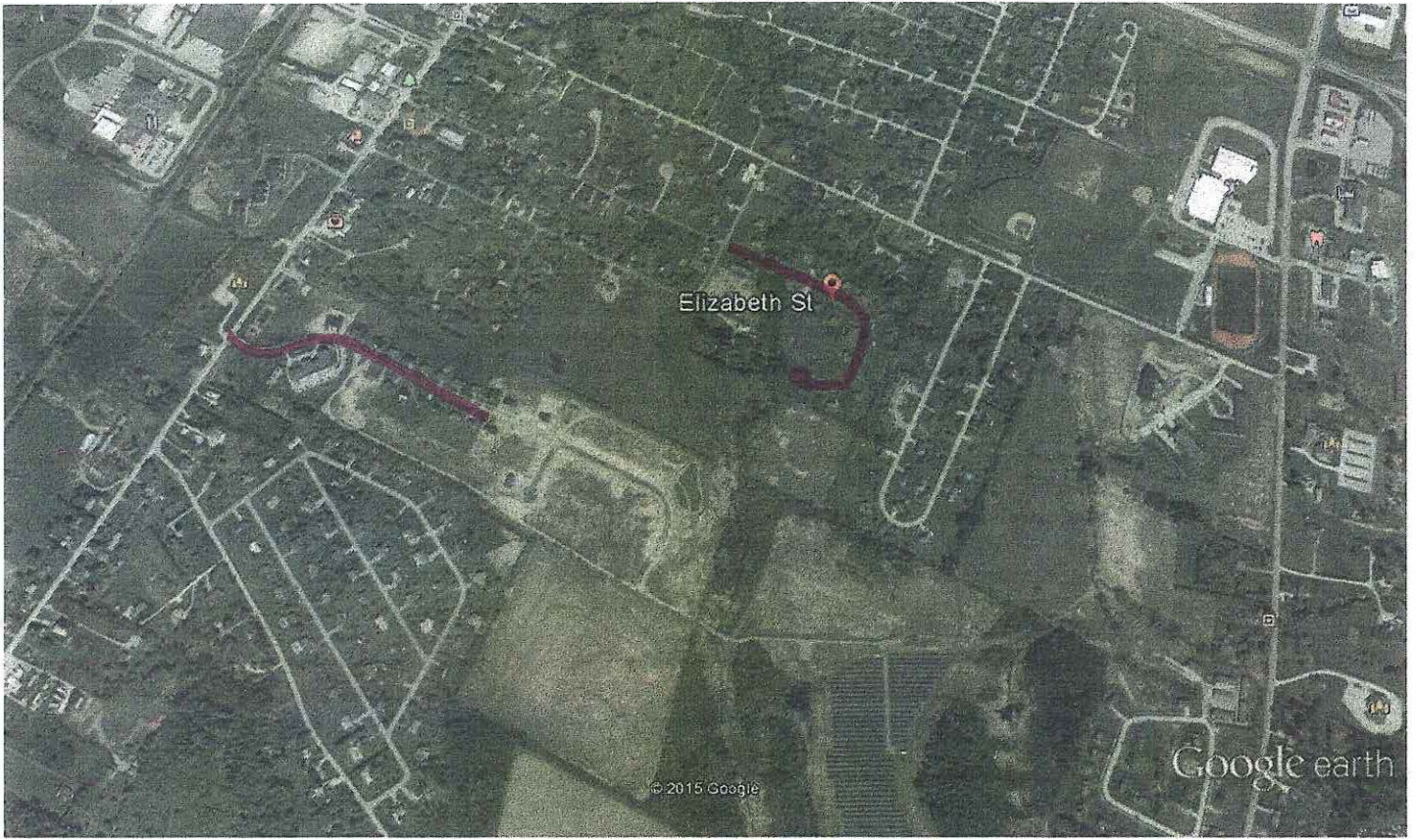

Notary Public
My commission expires: 2/10/2019



Google earth



Harbor View Dr



Google earth



Harborview Dr

Elizabeth St

**Town of St. Albans
Selectboard Meeting Minutes
Monday, September 28th, 2015
6:30 p.m.**

On Monday, September 28th, 2015 at 6:30 p.m., at Town Hall the Town of St. Albans Selectboard held a regular meeting.

Officials and staff present: Chair, Brent Palmer, Vice-Chair Stan Dukas, Bruce Cheeseman, David McWilliams, Sam Smith, Town Clerk, Anna Bourdon, Lister Tadd Redman, Planner, Nat Neider and Town Manager, Carrie Johnson.

General Public: Steve Hauck, Tom Carpenter, Randy Betournay, Stephen Lareau, Peter Blouin, Marlene Marcano, Bob Alsop, David Erikson, Bob Roberts and St. Albans Messenger Reporter, Elodie Reed.

The Pledge of Allegiance.

Chair, B. Palmer called the meeting to order at 6:30 p.m.

Rules of Procedure

C. Johnson took this opportunity to go over the public comment section of the Rules of Procedure, reminding the audience to wait until public comment to make their comments to the Selectboard on agenda items.

Police Chief Gary Taylor

Chief Taylor explained to the Board that there was a bomb threat in the industrial park last weekend. 80 people were evacuated and the offender was arrested.

Chief Taylor provided the Board with an update on the state's consolidation on 911 call centers. There are 8 state Public Safety Answering Points (PSAP) and 4 regional. St. Albans is the busiest regional PSAP. Rutland has rolled into the Rockingham PSAP and Derby into Williston's.

Chief Taylor explained that the police conducted a covert speed study for 7 days on Little County Road and Brigham Road. Statistics showed that there were 6,929 vehicles on the Brigham Road with 10% of them driving 41 mph or more. On the Little County Road, there were 2,434 vehicles with 11% of them driving 41 mph or more.

Chief Taylor updated the Board on policing concerns and issues on Burton Island. He met with the State Police, Burton Island Park Rangers and Town Manager, Carrie Johnson. It had been agreed upon at this meeting that the St. Albans Police would provide policing on the island. Earlier in the summer, there had been complaints of drinking and disorderly conduct. Chief Taylor explained that with police presence on the island, he is hoping to cut down on those complaints.

Errors and Omissions

Lister, Tadd Redman came before the Board to explain the errors and omissions and field questions.

MOTION: B. Palmer made a motion to accept the Errors and Omissions as presented. All in favor, none opposed, motion carried.

Planning Update – Nat Neider

Planner, Nat Neider came before the Board to give them an update on items he's been working on. He explained that as a requirement of the MS4 Permit, over the weekend, he and his family picked up trash in the Rugg Brook area. He went on to state that by this time next year, we will need to consider a budget for the next 20 years to make some milestone markers in the MS4 Permit. He had provided a list of items he's working and gave a status on each.

Collins Perley Bike/Pedestrian Path Construction Grant

N. Neider explained that the Town was denied this grant. Even though the Town was denied, the state encouraged us to reapply next year.

Grant Resolution – Comprehensive Plan Update

N. Neider requested the Board sign a grant resolution to apply for a \$16,000 Municipal Planning Grant. He will be working closely with Northwest Regional Planning Commission to update the Town Plan to make sure we meet State requirements. The Town match is \$2,300.

Bylaw Progress

The Planning Commission is meeting on Tuesday, September 29th to go over minor changes and then move forward with a public meeting in October.

Rain Garden

The rain garden was originally to be constructed on the property of Town Hall but, because of the stormwater runoff from the building and parking lot ending up in the front corner of the church's lawn next door, they have given the Town permission to construct the rain garden on the church grounds.

MOTION: B. Palmer made a motion to approve and sign the grant resolution. All in favor, none opposed, motion carried.

Harbor View Confirmation

MOTION: B. Palmer made a motion to accept Harbor View Road as a public road. All in favor, none opposed, motion carried.

Rules of Procedure

S. Dukas suggested changing the Selectboard's Rules of Procedure as needed, to move the approvals of the general warrant, industrial park warrant, payroll warrants and meeting minutes to the beginning of their meetings going forward. The Board was in consensus.

MOTION: B. Palmer made a motion to change the Rules of Procedure. All in favor, none opposed, motion carried.

Payroll Warrant

MOTION: B. Palmer made a motion to approve the payroll warrant dated September 18th, 2015 in the amount of \$15,372.56. All in favor, none opposed, motion carried.

MOTION: B. Palmer made a motion to approve the payroll warrant dated September 25th, 2015 in the amount of \$22,216. All in favor, none opposed, motion carried.

Industrial Park Warrant

MOTION: B. Palmer made a motion to approve the Industrial Park warrant in the amount of \$773.08. All in favor, none opposed, motion carried.

General Warrant

MOTION: B. Palmer made a motion to approve the general warrant for September 15th, 2015 through September 28th, 2015 in the amount of \$49,197.74. All in favor, none opposed, motion carried.

Town Manager's Report

Department of Public Works (DPW) Relocation Project Update & Junk Ordinance

C. Johnson provided an update on the DPW relocation project. We are moving forward with a special election this fall to be held on Tuesday, November 10th. At this special election, we would be requesting taxpayer support for relocation of the Department of Public Works complex to the Town owned land on Brigham Road. C. Johnson also explained that the cost for construction of the complex has been scaled back to \$1.7 million for the building, \$522,000 for site work plus soft costs.

A petition to rescind the Junk Ordinance was brought in to Town Clerk, Anna Bourdon. The question to rescind the Junk Ordinance will be asked at the special election on November 10th as well.

B. Cheeseman explained the construction cost per square footage for the building is in line with today's construction costs. He went on to explain some of the features that will be included in the new complex.

MOTION: B. Palmer made a motion to hold a special election on Tuesday, November 10th, 2015 for the DPW building and the Junk Ordinance. Open for discussion.

S. Smith explained he's going to vote negative on the DPW relocation project because of the costs. He disagrees with B. Cheeseman saying that the costs per square footage are on the high side.

- EXISTING SWALE TO BE CLEANED, FABRIC INSTALLED WITH RIP-RAP TO PREVENT EROSION BETWEEN MRS. BASHAW (N/F) AND THE PROJECT
- INSTALL NEW CATCH BASIN TO DRAIN PORTION OF SWALE

Provide 3' high berm with 2 rows of 6' high minimum evergreen trees at 15' on center (see detail on Sheet 11)

50' Buffer (No Disturb Area)

PLANT MINIMUM 6' HIGH EVERGREEN TREES AT 15' OC IN ALL OPENINGS OF EXISTING WOODS LINE

5' WIDE PEDESTRIAN EASEMENT, CONSTRUCT 5' WIDE CINDER PATH FROM CAL-DE-SAC TO COMMON LAND LOT 7

Provide 3' high berm with 2 rows of 6' high minimum evergreen trees at 15' on center (see detail on Sheet 11)

50' Buffer (No Disturb Area)

EXISTING 30' EASEMENT

WIDE CURBED ROAD WITH 5' SIDEWALK ON ONE SIDE

APPROXIMATE LOCATION OF EXISTING HOUSE & GARAGE (TO BE REMOVED)

ARCHAEOLOGICAL SENSITIVE AREA #1
WETLAND 'E' CLASS 2 (TO BE PRESERVED)

SILT FENCE WITH SKI TAPE OR WITH CONSTRUCTION FENCE SHALL BE INSTALLED AT PERIMETER PRIOR TO CONSTRUCTION AS SHOWN ON THIS PLAN (SEE SHEET #6 FOR FURTHER DETAIL)

ARCHAEOLOGICAL SENSITIVE AREA #2

EXISTING 100 FT. WIDE EASEMENT TO CVPS CENTERED ON EXISTING UTILITY POLES

PROPOSED 30' WATERLINE CONNECTION EASEMENT

21 Duplex Townhomes (42 Units total)

PROPOSED SPLIT RAIL FENCE (SEE SHEET #7 FOR FURTHER DETAIL)

U.S. Route TO GEORGIA

APPROXIMATE LOCATION OF EXISTING BARN (MAIN PORTION TO BE PRESERVED)

50' Buffer (No Disturb Area)

- EXISTING SWALE TO BE CLEANED, FABRIC INSTALLED WITH RIP-RAP TO PREVENT EROSION BETWEEN MR. KELLEY (N/F) AND THE PROJECT
- INSTALL NEW CATCH BASIN TO DRAIN PORTION OF SWALE
- INSTALL NEW WATER SERVICE TO KELLEY, MUST MAINTAIN EXISTING SERVICE UNTIL NEW LINE AND EASEMENT IS PROVIDED

20' WIDE UTILITY / PEDESTRIAN EASEMENT, CONSTRUCT 5' WIDE CINDER PATH FROM CAL-DE-SAC TO COMMON LAND LOT 7

PLANT MINIMUM 6' HIGH EVERGREEN TREES AT 15' OC IN ALL OPENINGS OF EXISTING WOODS LINE

50' Buffer (No Disturb Area)

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Common Land, Lots 8 - 61
93.6 Acres

Handwritten calculations:
 881
 188

 3975
 5982

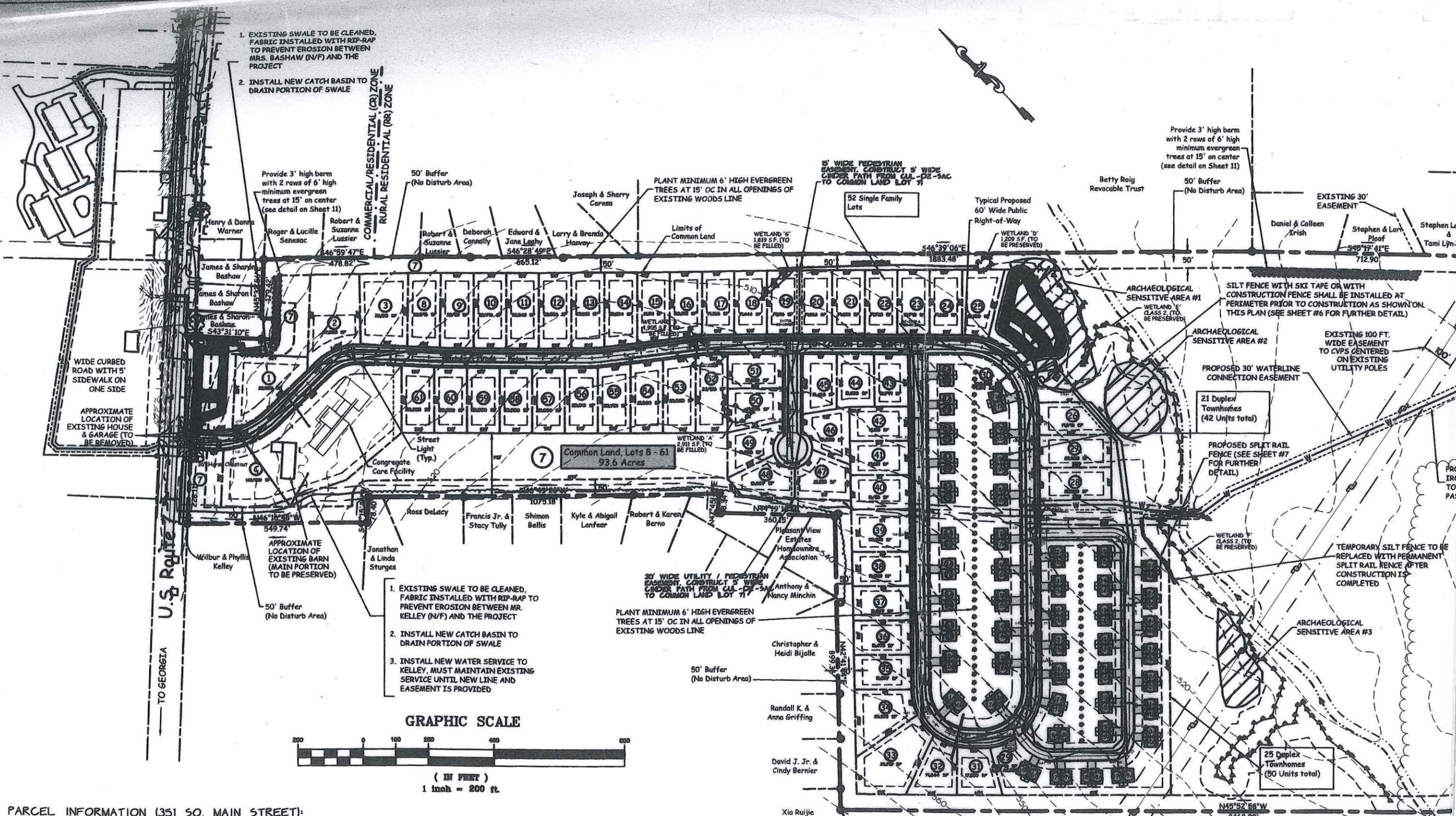
 2007
 689

 11821
 128

 11949

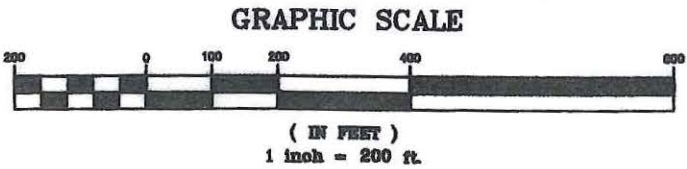
25 Duplex Townhomes (50 Units total)

N45°52'58"W
2468.90



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2. INSTALL NEW CATCH BASIN TO DRAIN PORTION OF SWALE

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2. INSTALL NEW CATCH BASIN TO DRAIN PORTION OF SWALE
3. INSTALL NEW WATER SERVICE TO KELLEY, MUST MAINTAIN EXISTING SERVICE UNTIL NEW LINE AND EASEMENT IS PROVIDED



PARCEL INFORMATION (351 SO. MAIN STREET):

N45°52'58"W
2468.90