

District 3
Certcode 1102-0

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

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

We, the members of the legislative body of BRANDON in RUTLAND 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	2.246			u	0.000
Class 2	16.140			u	0.000
Class 3	39.84	0.30		40.14	0.000
State Highway	12.693			u	0.000
Total	70.919			71,219	0.000
* Class 1 Lane	0.000			u	
* Class 4	8.63			u	0.000
* Legal Trail	3.22			u	

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

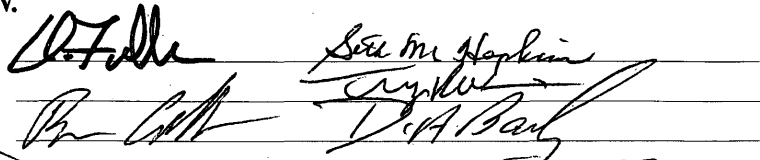
PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
NEW SECTION OF T.H. # 47, PROSPECT STREET
ADD 0.30 MILES OF CLASS #3 DIRT ROAD TO EXISTING 0.81 MILES OF T.H. # 47
- 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.

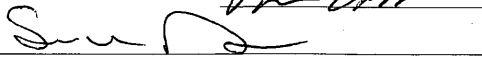
IF THERE ARE NO CHANGES IN MILEAGE: Check box and sign below. []

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:



T/C/V Clerk Signature:




Date Filed:

Feb 27, 2018

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:


Representative, Agency of Transportation

DATE:

4/18/2018

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.

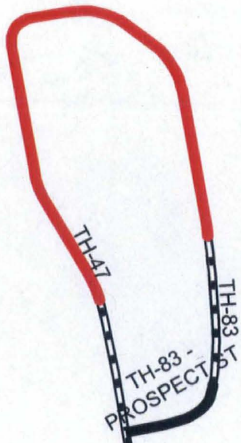
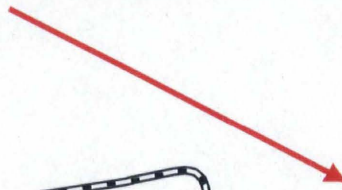
(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description, or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(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 – <https://legislature.vermont.gov/statutes/section/19/003/00305>

TH-15 - WHEELER RD

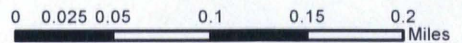
**+0.30mi CL3 TH-47 (Prospect St)
from 0.81 to 1.11
(new road section added)**



TH-1 - GROVE ST

**Mileage Certificate Change 2018
BRANDON
(CTUA: 1102-1)**

Mapping Section
Division of Policy, Planning, and Intermodal Development
Vermont Agency of Transportation - November 2017



**Brandon Select Board Meeting
February 12, 2018**

NOTE: These are unapproved minutes, subject to amendment and/or approval at the subsequent board meeting.

Board Members In Attendance: Seth Hopkins, Brian Coolidge, Doug Bailey, Tracy Wyman, Devon Fuller

Others In Attendance: Dave Atherton, Arlen Bloodworth, Richard Baker, Bernie Carr, Jeff Stewart, Steve Bissette, Lee Kahrs, Dick Kirby

1. Call to order

The meeting was called to order by Seth Hopkins – Chair at 7:00PM.

a) Agenda Adoption

Motion by Tracy Wyman/Devon Fuller to adopt the agenda as presented. **The motion passed unanimously.**

2. Approval of Minutes

a) January 22, 2018 – Select Board Meeting Minutes

Motion by Devon Fuller/Tracy Wyman to approve the minutes of the January 22, 2018 Select Board meeting. **The motion passed unanimously.**

b) Select Board Public Information Meeting Minutes – January 23, 2018

Motion by Devon Fuller/Brian Coolidge to approve the minutes of the January 23, 2018 Select Board Public information meeting. **The motion passed with one abstention – Tracy Wyman.**

c) Select Board Minutes Union Contract Negotiations – January 31, 2018

Motion by Doug Bailey/Brian Coolidge to approve the minutes of the January 31, 2018 Select Board Union Contract Negotiations meeting as amended.

Addition of the following motion that was inadvertently omitted from the minutes following the sentence; Mr. Hopkins expressed concern about turning over the Town proposal without receiving Unions in return:

“Motion by Devon Fuller/Doug Bailey to find that premature general public knowledge of upcoming negotiations with AFSCME will clearly place the Town at a substantial disadvantage

by disclosing the Town's negotiation strategies. **The motion passed with one abstention – Tracy Wyman.**"

Seth Hopkins stated when going into executive session, there has to be a motion to explain why and then a motion to go into executive session.

The motion passed unanimously.

3. Town Manager's Report

Dave Atherton reported utility work continues on Conant Square and Grove Street for Segment 6. The apparent low bidder for Bridge 114 was Alpine Construction from Schuylerville, NY. VTrans is currently reviewing the bids to confirm. The Town received four RFQ's for the construction inspection and are currently reviewing them, with a decision to be made soon. These bids were also sent to VTrans to review. The Churchill Road Bridge did not go out to bid in January. The Town was waiting for an MOU from the Federal Lands and the draft was received today. The bid documents are ready to go. They wanted the Forest Service to take delivery of the bridge, but it was realized the Town needs to assume the role, which the Town was already doing. Once the agreement is signed, it will be posted for bids. Last week the Vermont Advisory Council on Historic Preservation met to award the 2018 Certified Local Government grants. The following projects were awarded funding: for Brandon, a 2018 Historic Preservation and Downtown Conference Support in Bristol on June 8, 2018. Brandon was asked by Historic Preservation to apply for the Town of Bristol because they are not yet a certified local government. This does not cost the Town of Brandon anything to host it for the Town of Bristol. The proposed easement deeds, plans and waivers for the Union Street Sidewalk project have been sent to VTrans right-of-way for review. Due to the amount of snow/ice storms this season, the Town is anticipating going over budget on road salt this year, as well on temporary part-time plowing. The Town had people out all weekend sanding and salting roads. In the Rec Department, tryouts for the March 9th Brandon Rec/Neshobe PTO talent show was held February 5th. The next try-out will be February 19th at the Town Hall. The Middlebury Snow Bowl Ski Program is scheduled for Sundays in March, with the bus leaving OVHUS at 7:30AM and will include lessons and skiing until 12:30PM. Sign-up is on-line. The "Week of Fun" vacation camp at the Compass Music and Arts Center for the week of February 19th is nearly full. The Brandon Rec Basketball fundraising 80's themed dance will be held February 24th at Paddlers Pub thanks to the hard work of Stephanie Chicoine of Cattails/Paddlers Pub. Tickets are \$10.00 and the event starts at 8PM. The Rec Department is looking for coaches for the following sports: youth lacrosse, baseball, indoor soccer and track & field. Bill Moore attended the Vermont Community Development Association meeting. The May conference will focus on marketing strategies for Vermont communities. Workforce training money has been awarded to New England Woodcraft from a Vermont Department of Economic Development grant, thanks to the efforts of REDC and New England Woodcraft President, Gary Marini. The grants cover up to ½ the cost for training new hires and existing workers on jobs that pay at least \$13.17 per hour. There is \$167,591.00 available in the Brandon Revolving Loan Fund as of 2/8/18. This money is available to businesses that are looking for help with start-up costs, a move to Brandon or expansion of current operations with an eye toward job creation. Contact Bill Moore for more information.

Devon Fuller requested clarification of the Churchill Road Bridge MOU. Dave Atherton advised that because funding is coming from Federal Lands, the Forest Service had offered to do the engineering and construction for the Town's in-kind match and the funding could be kept internally. When reviewing the project, it was determined the Forest Service could not stamp the plan and it then reverted back to the original plan of the Town doing the bidding and oversight of the project and the Forest Service will still do their in-kind support. The Town will not have to pay as much of the percentage and it will help the Town out. When the project is completed, Brandon will own the bridge and will maintain it.

Seth Hopkins stated there have been many nice comments received recognizing the hard work of the Public Works Department on the roads and sidewalks. Mr. Hopkins suggested if there are sidewalks that have been done, but have snow build-up due to plowing; home and business owners could possibly clear those piles, as there are some people that have mobility challenges.

4. Park Street Update

Dave Atherton reported the informational meeting for the Park Street project was well attended and there will be additional discussion of this topic at Town Meeting. The meeting was well attended and Jason Booth from A & E did a good job of explaining the project. A second public meeting about the bond for Park Street will be held during Town Meeting. Mr. Atherton advised the \$1.4 million amount that will be put forth to the voters is not what the cost will be for the project, but the Town is required to have a positive bond vote for consumer confidence. The Town has already received quite a bit of funding for the storm water and the Town is looking into a revolving loan fund for the wastewater. The Water District will also be covering the cost of the water portion of the project.

5. Comments for Items not on the Agenda

Dick Kirby expressed concern about the icy conditions of the sidewalk downtown on Sunday near the Brandon Artist Guild. He also noted there were other people further down the sidewalk who could not get their footing due to the ice. Mr. Kirby asked if the Town could get a tractor that would spread sand on the sidewalks. Seth Hopkins thanked Mr. Kirby for bringing this concern forward. Dave Atherton advised the Town does have a sander, however, there was a lot of territory for the Road Crew to cover throughout the weekend and it was difficult to keep up with the sanding due to the frequently changing temperatures. Bernie Carr stated there were literally hour-to-hour changes with this weather and there was nothing anyone could do about it. Mr. Carr suggested the Public Works Department keep the salt buckets filled and encouraged all business owners to do their part in taking care of the section of sidewalk near their business. Mr. Carr will place a reminder in the Chamber Newsletter.

6. Certificate of Completion and Opening of a Highway for Public Travel

Dave Atherton advised this is for the portion of the road the Town took over from Mr. Whittaker a year ago. The Board had taken action on this item and this is the official notification to the State. The Town is in the process of doing the mileage certificates for the year and is a good time to get it done properly.

Motion by Doug Bailey/Tracy Wyman to sign the Certificate of Completion and Opening of a Highway for Public Travel. **The motion passed unanimously.**

Mr. Atherton noted there might be a few more of these requests coming before the Select Board to clean up the files of items that had not been done years ago.

7. Consider Change to VMERS

Dave Atherton reported the change request for the Board's consideration is regarding the Vermont Municipal Employees Retirement System. VMERS is per the union contract whereby an employee has choices of the type of retirement system; however, the Union would like to follow a formal step for changes.

Motion by Doug Bailey/Brian Coolidge to acknowledge that six employees have been moved to Group C in VMERS per their union contract effective in 2018.

Devon Fuller did not think this action was necessary and noted this is the second gesture of good will the Board has given the Union. At the last meeting, the Union came unprepared; however, the Board provided them with the Town's proposal. Mr. Fuller hopes the Union considers these actions when the Town makes a request.

The motion passed unanimously.

8. Fiscal

a) Warrant – February 12, 2018 - \$106,962.34

Motion by Tracy Wyman/Brian Coolidge to approve the February 12, 2018 warrant in the amount of \$106,962.34. **The motion passed unanimously.**

Doug Bailey stated a couple of weeks ago there was a windshield warrant and this time there are two windshield warrants. Mr. Bailey suggested looking into windshield coverage the next time the Town negotiates its vehicle insurance. Dave Atherton will look into this the next time he negotiates the insurance.

Devon Fuller questioned the warrant for Foster Motors and Mr. Atherton reported it was for a police cruiser. Mr. Fuller also requested clarification of the Churchill Road Bridge warrant. Mr. Atherton reported it was for the planning and design engineers. Mr. Atherton noted they are the engineers that did the original design before Irene.

Doug Bailey questioned the warrants for Silloway Networks. Mr. Atherton reported this is the vendor that fixed the ransomware issue. The Town will be using this vendor for future security services for their computer system.

b) Segment 6 Warrant – February 12, 2018 -\$953,662.14

Motion by Doug Bailey/Devon Fuller to approve the Segment 6 warrant in the amount of \$953,662.14. **The motion passed with one abstention – Tracy Wyman.**

The Select Board recessed to convene as the Board of Liquor Commissioners at 7:32PM.

The Select Board reconvened at 7:47PM.

Motion by Tracy Wyman/Brian Coolidge to enter into Executive session at 7:48PM Pursuant to 1V.S.A. 313(a)(3) – The Appointment or Employment or Evaluation of a Public Officer or Employee to include the Town Manager. **The motion passed unanimously.**

11. Executive Session Pursuant to 1V.S.A. 313(a)(3) – The Appointment or Employment or Evaluation of a Public Officer or Employee

Motion by Brian Coolidge/Doug Bailey to come out of executive session at 8:12PM. **The motion passed unanimously.**

Motion by Brian Coolidge/Tracy Wyman to have the Town Manager handle the zoning process with Foley Brothers Brewing. **The motion passed unanimously.**

12. Adjournment

Motion by Doug Bailey/Brian Coolidge to adjourn the Select Board meeting at 8:14PM. **The motion passed unanimously.**

Respectfully submitted,

Charlene Bryant
Recording Secretary

CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL

VTrans Use Only	
Certificate Year:	<u>2018</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>47</u>
Mileage:	<u>0.30</u>

Susan Gage, Brandon Clerk of the Town of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
Brandon, 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 Brandon was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on January 9, 2017.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:

(Include road name and intersecting town highway numbers)

Roadway Parcel being the extension of Prospect Street and connecting to public street formerly known as Leonard Lane. Roadway parcel containing 2.2 acres per plat prepared by Michael Magoon and recorded in Brandon Map Book 9, Page 59.

and as shown on a Highway Map of the Town of Brandon,
(City/Town/Village) (City/Town/Village Name)
 dated February 10, 2017, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the Town of Brandon 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 Brandon, County of Rutland and State of Vermont,
(City/Town/Village Name) (County Name)
 this 31st day of January, A.D., 2018.
(Date - Day) (Date - Month) (Date - Year)

BOARD
 OF
 SELECTMEN,
 ALDERMAN,
 or TRUSTEES

Sara M. Stephen
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Manager/Mayor Signature)

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

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

Brandon, VERMONT Feb 13, 2018
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
 FOR PUBLIC TRAVEL, RECORDED IN BOOK 238 ON PAGE 204 OF THE Land RECORDS
(Book #) (Page #)
 OF THE Town OF Brandon ON THE 13th DAY OF February,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2018, AT 10.30 O'CLOCK, A.M.
(Date - Year) (Time) (A or P)

ATTEST: Suzanne Guffert
(Clerk's Name)
Asst Town CLERK OF Brandon, VERMONT
(City/Town/Village) (City/Town/Village Name)

Received

MAR 15 2018

**Policy, Planning & Intermodal
Development Division**

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
Return Received (including certificates and, if
required Act. 250 Disclosure Statement),
Return No. _____
Signed _____ Clerk
Date _____

QUIT CLAIM DEED

TOWN OF BRANDON, VT
Received for record Jan 10 2017
at 10:15 A M and recorded in
Brandon Land Records, Book 234 Page 201-205
Attest: Sharon M. Peck
Town Clerk ASST

KNOW ALL PERSONS BY THESE PRESENTS that **MT. PLEASANT ACRES, INC.**, a Vermont corporation with offices and a place of business in Brandon, Vermont, Grantor, in consideration for Ten and More Dollars (\$10.00) paid to its full satisfaction by the **TOWN OF BRANDON**, a municipal corporation located in the County of Rutland, Vermont, Grantee, receipt of which hereby is acknowledged, by these presents have freely **Remised, Released, and Forever Quitclaimed** unto the said Grantee, **TOWN OF BRANDON**, and its successors and assigns forever, all right and title which the said **MT. PLEASANT ACRES, INC.** has in and to certain lands in Brandon in the County of Rutland and State of Vermont, described as follows, viz:

A parcel of land containing 2.22 acres located northerly of, and adjacent to, the northern termini of public streets formerly known as Leonard Lane and Prospect Drive in the Town of Brandon, Rutland County, State of Vermont; and is all of those lands and premises designated as "ROADWAY PARCEL" shown on record of survey entitled "BOUNDARY PLAT SHOWING LANDS TO BE CONVEYED TO THE TOWN OF BRANDON BEING THE EXTENSION OF PROSPECT STREET MT. PLEASANT ACRES BRANDON, VERMONT" prepared by Michael R. Magoon, L.S. dated November 4, 2016 and recorded in the Town of Brandon Land Records in Map Book 9 at Page 59 on December 13, 2016. Said "ROADWAY PARCEL" is a portion of those lands and premises conveyed to **MT. PLEASANT ACRES, INC.** by Trustee's Deed of William W. Peck and Jeffrey W. Peck, Trustees dated December 30, 1991 and recorded January 16, 1992 in Volume 109, Page 42, of the Brandon Land Records, and more particularly described as follows:

Beginning at a point marked by a three-quarter inch inside diameter steel pipe situated in the westerly line of lands now or formerly of William B. Hanfield and located at the northeast corner of lands conveyed to David Gibson, Jr. and Maridon Gibson by Warranty Deed of William W. Peck and Nona F. Peck dated October 14, 1980 and recorded October 16, 1980 in Volume 85, Page 372, of the Brandon Land Records and the southeast corner of Lot 75 III of Mt. Pleasant Acres Subdivision;

Thence, proceeding South 82°46'00" West, along the northerly line of said lands of Gibson and the southerly line of Lot 75 III, a distance of 215.78 feet, to an unmarked point located at the northwest corner of said lands of Gibson, the northeast corner of Parcel No. 4 of lands conveyed to the Town of Brandon, designated Leonard Lane, by Quit Claim Deed of William W. Peck and Nona F. Peck dated July 31, 1984 and recorded July 31, 1984 in Volume 89, Page 261, of the Brandon Land Records, and the southwest corner of Lot 75 III being the TRUE POINT OF BEGINNING;

Thence, proceeding South 84°25'00" West, along the northerly line, or terminus, of said Leonard Lane, a distance of 50.00 feet, to an unmarked point located at the northwest corner of said Leonard Lane and situated in the easterly line of Lot 67 III of Mt. Pleasant Acres Subdivision;

Thence, proceeding North 05°24'18" West, along the easterly line of Lot 67 III, a distance of 29.41 feet, to an unmarked point located at the beginning of a curve, concave westerly;

Thence, proceeding Northerly, along the easterly line of Lot 67 III and along said curve, with radius of 175.00 feet, an arc length distance of 16.15 feet, to an unmarked point;

Thence, proceeding North 10°41'34" West, along the easterly line of Lot 67 III, a distance of 8.35 feet, to an unmarked point located at the northeast corner of Lot 67 III and the southeast corner of Lot 72 III;

Thence, proceeding North 10°41'34" West, along the easterly line of Lot 72 III, a distance of 186.32 feet, to an unmarked point located at the northeast corner of Lot 72 III and the southeast corner of Lot 73 III;

Thence, proceeding North 10°41'34" West, along the easterly line of Lot 73 III, a distance of 128.73 feet, to an unmarked point located at the beginning of a curve concave southwesterly;

Thence, proceeding Northwesterly, along the northeasterly line of Lot 73 III and said curve, with radius of 175.00 feet, and arc length distance of 137.44 feet, to an unmarked point;

Thence, proceeding North 55°41'34" West, along the easterly line of Lot 73 III, a distance of 82.26 feet, to an unmarked point located at the northernmost corner of Lot 73 III and the easternmost corner of Lot 71 III;

Thence, proceeding North 55°41'34" West, along the northeasterly line of Lot 71 III, a distance of 72.50 feet, to an unmarked point located at the beginning of a curve concave southerly;

Thence, proceeding Westerly, along the northeasterly line of Lot 71 III and said curve with radius of 35.00 feet, an arc length distance of 27.74 feet, to an unmarked point;

Thence, proceeding South 78°53'53" West, along the northerly line of Lot 71 III, a distance of 164.77 feet, to an unmarked point located at the beginning of a curve concave southeasterly;

Thence, proceeding Southwesterly, along the northwesterly line of Lot 71 III and said curve, with radius of 35.00 feet, and arc length distance of 54.73 feet, to an unmarked point;

Thence, proceeding South 10°41'34" East, along the westerly line of Lot 71 III, a distance of 103.95 feet, to an unmarked point located at the southwest corner of Lot 71 III and the northwest corner of Lot 70 III;

Thence, proceeding South 10°41'34" East, along the westerly line of Lot 70 III, a distance of 141.17 feet, to an unmarked point located at the southwest corner of Lot 70 III and the northwest corner of Lot 69 III;

Thence, proceeding South 10°41'34" East, along the westerly line of Lot 69 III, a distance of 143.19 feet, to an unmarked point located at the beginning of a curve concave easterly;

Thence, proceeding Southerly, along the westerly line of Lot 69 III and said curve, with radius of 75.00 feet, and arc length distance of 12.67 feet, to an unmarked point located at the southwest corner of Lot 69 III and the northwest corner of Lot 68 III being the beginning of a curve concave northeasterly;

Thence, proceeding Southeasterly, along the westerly line of Lot 68 III and said curve, with radius of 75.00 feet, an arc length distance of 15.14 feet, to an unmarked point;

Thence, proceeding South 30°57'26" East, along the westerly line of Lot 68 III, a distance of 180.41 feet, to an unmarked point located at the southwest corner of Lot 68 III and the northwest corner of Lot 67 III;

Thence, proceeding South 30°57'26" East, along the westerly line of Lot 67 III, a distance of 97.18 feet, to an unmarked point located at the beginning of a curve concave southwesterly;

Thence, proceeding Southeasterly, along the westerly line of Lot 67 III and said curve, with radius of 225.00 feet, an arc length distance of 23.49 feet, to an unmarked point located at the southwest corner of Lot 67 III and the northwest corner of Lot 66 III being the beginning of a curve concave westerly;

Thence, proceeding Southerly, along the westerly line of Lot 66 III and said curve, with radius of 225.00 feet, an arc length distance of 54.99 feet, to an unmarked point;

Thence, proceeding South 10°58'25" East, along the westerly line of Lot 66 III, a distance of 111.80 feet, to a point marked by a five eighths inch steel rod located at the southwest corner of Lot 66 III and the northwest corner of lands conveyed to Ryan M. Kulhowick and Sonia L. F. Kulhowick by Warranty Deed of Richard W. Rouse and Lucille J. Rouse dated July 12, 2013 and recorded July 16, 2013 in Volume 220, Page 578, of the Brandon Land Records;

Thence, proceeding South 10°08'00" East, along the westerly line of said lands of Kulhowick, a distance of 56.79 feet, to an unmarked point located at the northeast corner of Parcel No. 3 of lands conveyed to the Town of Brandon, designated Prospect Drive, by Quit Claim Deed of William W. Peck and Nona F. Peck dated July 31, 1984 and recorded July 31, 1984 in Volume 89, Page 261, of the Brandon Land Records;

Thence, proceeding South 79°36'00" West, along the northerly line, or terminus, of said Prospect Drive, a distance of 50.00 feet, to an unmarked point located at the northwest corner of said Prospect Drive and the northeast corner of lands conveyed to James W. Emerson and Karen P. Emerson, Trustees of the Emerson Family 2015 Trust by Warranty Deed of James Emerson and Karen P. Emerson dated July 1, 2015 and recorded July 6, 2015 in Volume 227, Page 360, of the Brandon Land Records and the southeast corner of Lot 60 III;

Thence, proceeding North 10°08'00" West, along the easterly line of Lot 60 III, a distance of 56.66 feet, to an unmarked point;

Thence, proceeding North 10°58'25" West, along the easterly line of Lot 60 III, a distance of 111.43 feet, to an unmarked point located at the beginning of a curve concave westerly;

Thence, proceeding Northerly, along the easterly line of Lot 60 III and said curve, with radius of 175.00 feet, an arc length distance of 6.49 feet, to an unmarked point located at the northeast

corner of Lot 60 III and the southeast corner of Lot 61 III being the beginning of a curve concave southwesterly;

Thence, proceeding Northwesterly, along the easterly line of Lot 61 III and said curve, with radius of 175.00 feet, an arc length distance of 54.55 feet, to an unmarked point;

Thence, proceeding North 30°57'26" West, along the easterly line of Lot 61 III, a distance of 129.76 feet, to an unmarked point located at the northeast corner of Lot 61 III and the southeast corner of Lot 62 III;

Thence, proceeding North 30°57'26" West, along the easterly line of Lot 62 III, a distance of 147.46 feet, to an unmarked point located at the beginning of a curve concave northeasterly;

Thence, proceeding Northwesterly, along the easterly line of Lot 62 III and said curve, with radius of 125.00 feet, an arc length distance of 39.41 feet, to an unmarked point located at the northeast corner of Lot 62 III and the southeast corner of Lot 63 III being the beginning of a curve concave easterly;

Thence, proceeding Northerly, along the easterly line of Lot 63 III and said curve, with radius of 125.00 feet, an arc length distance of 6.45 feet, to an unmarked point;

Thence, proceeding North 10°41'34" West, along the easterly line of Lot 63 III, a distance of 144.55 feet, to an unmarked point located at the northeast corner of Lot 63 III and the southeast corner of Lot 64 III;

Thence, proceeding North 10°41'34" West, along the easterly line of Lot 64 III, a distance of 150.90 feet, to an unmarked point located at the northeast corner of Lot 64 III and the southeast corner of Lot 65 III;

Thence, proceeding North 10°41'34" West, along the easterly line of Lot 65 III, a distance of 92.85 feet, to an unmarked point located at the beginning of a curve concave southeasterly;

Thence, proceeding Northeasterly, along the easterly line of Lot 65 III, the easterly terminus of a 30-foot-wide right of way being a portion of the remaining lands of said MT. PLEASANT ACRES, INC., and said curve, with radius of 85.00 feet, an arc length distance of 132.91 feet, to an unmarked point situated in the southerly line of Lot 85 III;

Thence, proceeding North 78°53'53" East, along the southerly line of Lot 85 III, a distance of 164.77 feet, to an unmarked point located at the beginning of a curve concave southerly;

Thence, proceeding Easterly, along the southerly line of Lot 85 III, and said curve, with radius of 85.00 feet, an arc length distance of 19.35 feet, to an unmarked point located at the southeast corner of Lot 85 III and the westernmost corner of Lot 74 III being the beginning of a curve concave southwesterly;

Thence, proceeding Southeasterly, along the southwesterly line of Lot 74 III, and said curve, with radius of 85.00 feet, an arc length distance of 48.02 feet, to an unmarked point;

Thence, proceeding South 55°41'34" East, along the southwesterly line of Lot 74 III, a distance of 92.49 feet, to an unmarked point located at the southernmost corner of Lot 74 III and the westernmost corner of Lot 78 III;

Thence, proceeding South 55°41'34" East, along the southwesterly line of Lot 78 III, a distance of 62.28 feet, to an unmarked point located at the beginning of a curve concave southwesterly;

Thence, proceeding Southeasterly, along the southwesterly line of Lot 78 III, and said curve, with radius of 225.00 feet, an arc length distance of 91.84 feet, to an unmarked point located at the southernmost corner of Lot 78 III and the northwest corner of Lot 77 III being the beginning of a curve concave westerly;

Thence, proceeding Southerly, along the westerly line of Lot 77 III, and said curve, with radius of 225.00 feet, and arc length distance of 84.87 feet, to an unmarked point;

Thence, proceeding South 10°41'34" East, along the westerly line of Lot 77 III, a distance of 70.02 feet, to an unmarked point located at the southwest corner of Lot 77 III and the northwest corner of Lot 76 III;

Thence, proceeding South 10°41'34" East, along the westerly line of Lot 76 III, a distance of 150.45 feet, to an unmarked point located at the southwest corner of Lot 76 III and the northwest corner of Lot 75 III;

Thence, proceeding South 10°41'34" East, along the westerly line of Lot 75 III, a distance of 102.92 feet, to an unmarked point located at the beginning of a curve concave westerly;

Thence, proceeding Southerly, along the westerly line of Lot 75 III, and said curve, with radius of 225.00 feet, and arc length distance of 20.77 feet, to an unmarked point;

Thence, proceeding South 05°24'18" East, along the westerly line of Lot 75 III, a distance of 29.26 feet, to the TRUE POINT OF BEGINNING.

ALSO INCLUDED WITHIN THE INSTANT CONVEYANCE are easements for access to and maintenance of a recently constructed storm water detention pond, and appurtenances, over portions of those lands and premises conveyed to MT. PLEASANT ACRES, INC. by Trustee's Deed of William W. Peck and Jeffrey W. Peck, Trustees dated December 30, 1991 and recorded January 16, 1992 in Volume 109, Page 42, of the Brandon Land Records, and being more particularly described as follows:

DETENTION POND EASEMENT AREA

An easement for maintaining, repairing, or replacing, within the following described area, the storm water detention pond and its appurtenances located on those lands and premises designated as "EASEMENT AREA "A"" shown on record of survey entitled "BOUNDARY PLAT SHOWING LANDS TO BE CONVEYED TO THE TOWN OF BRANDON BEING THE EXTENSION OF PROSPECT STREET MT. PLEASANT ACRES, BRANDON, VERMONT" prepared by Michael R. Magoon, L.S., dated November 4, 2016 and recorded in the Town of Brandon Land Records in Map Book 9 at Page ___ on December 13, 2016, and is more particularly described as follows:

Beginning at a point marked by a five eighths inch diameter steel rod situated in the northerly line of a 30 foot wide right of way being a portion of the remaining lands of said MT. PLEASANT ACRES, INC. and located at the southeast corner of lands conveyed to Lyn DuMoulin, Trustee of the Lyn DuMoulin Revocable Trust by Quitclaim Deed of Lynnette Louise DuMoulin dated March 6, 2006 and recorded March 7, 2006 in Volume 181, Page 155, of the Brandon Land Records and located at the southwest corner of Lot 84 III of the Mt. Pleasant Acres Subdivision;

Thence, proceeding North 10°41'36" West, along the easterly line of said lands of DuMoulin and the westerly line of Lot 84 III, a distance of 189.97 feet, to an unmarked point located at the northeast corner of said lands of DuMoulin, the northwest corner of Lot 84 III, and situated in the southerly line of remaining lands of said MT. PLEASANT ACRES, INC.;

Thence, proceeding South 79°24'01" East, along the northerly line of Lot 84 III and the southerly line of remaining lands of said MT. PLEASANT ACRES, INC., a distance of 148.34 feet, to an unmarked point being the TRUE POINT OF BEGINNING.

Thence, proceeding North 12°19'19" East, a distance of 290.00 feet, to an unmarked point;

Thence, proceeding North 79°24'01" East, a distance of 342.92 feet, to an unmarked point;

Thence, proceeding South 12°19'19" West, a distance of 290.00 feet, to an unmarked point located at the northwest corner of Lot 74 III and the northeast corner of Lot 85 III;

Thence, proceeding South 79°24'01" West, along the northerly line of Lot 85 III, the north terminus of a 50-foot-wide right of way being another portion of the remaining lands of MT. PLEASANT ACRES, INC., and the north line of Lot 84 III, a distance of 342.92 feet, the TRUE POINT OF BEGINNING.

ACCESS EASEMENTS

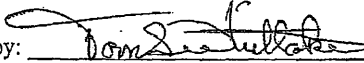
Easements to provide access by Town of Brandon personnel, and/or personnel of contractors hired by the Town of Brandon, with equipment and vehicles necessary for the maintenance, repair and/or replacement of the storm water detention pond, and its appurtenances, located on above-described "EASEMENT AREA "A"" over all those lands and premises designated as "30 FOOT WIDE RIGHT OF WAY" and "50 FOOT WIDE RIGHT OF WAY" shown on record of survey entitled "BOUNDARY PLAT SHOWING LANDS TO BE CONVEYED TO THE TOWN OF BRANDON BEING THE EXTENSION OF PROSPECT STREET MT. PLEASANT ACRES BRANDON, VERMONT" prepared by Michael R. Magoon, L.S., dated November 4, 2016 and recorded in the Town of Brandon Land Records in Map Book 9 at Page 59 on December 13, 2016.

To Have and To Hold the granted premises with all the privileges and appurtenances thereof, to the said Grantee, **TOWN OF BRANDON**, and its successors and assigns forever.

And the said Grantor, **MT. PLEASANT ACRES, INC.**, for itself and its successors and assigns, does covenant with the said Grantee, **TOWN OF BRANDON**, and its successors and assigns, that from and after the unsealing of these presents it will have no claim in or right to the said quitclaimed premises.

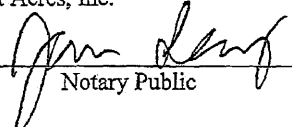
I hereunto set my hand and seal this 6th day of January, 2017.

MT. PLEASANT ACRES, INC.

by: 
Duly Authorized Agent

STATE OF VERMONT
RUTLAND COUNTY, SS

At Brandon, Vermont, this 6th day of January, 2017, personally appeared Thomas Whittaker, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Mt. Pleasant Acres, Inc.

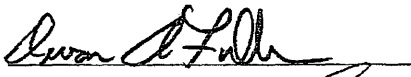
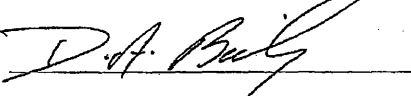
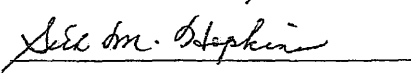
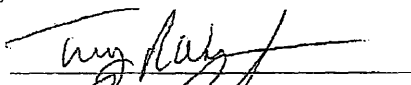

Before me, 
Notary Public
Comm. Expires: 02/10/2019

This deed is made upon the CONDITIONS that (1) the "Roadway Parcel", as described herein, shall be forever kept open and used as a public highway and for no other purpose; and (2) upon completion of maintenance or repairs to or within the storm water detention pond and its appurtenances ("EASEMENT AREA "A") any disturbances therein shall be restored to the condition existing prior to such maintenance and/or repairs.

The TOWN OF BRANDON hereby accepts the foregoing grant and hereby covenants and agrees to abide by the foregoing conditions. Reference is made to the minutes of the June 13, 2016 meeting of the Town of Brandon Selectboard.

Dated this 9th day of January, 2017.

TOWN OF BRANDON SELECTBOARD

Brandon Select Board Meeting
January 9, 2017

NOTE: These are unapproved minutes, subject to amendment and/or approval at the subsequent board meeting.

In Attendance: Doug Bailey, Seth Hopkins, Devon Fuller, Brian Coolidge, Tracy Wyman

Others In Attendance: Dave Atherton, Arlen Bloodworth, Bill Moore, Dick Kirby, Janet Coolidge, Maria Ammatuna, Anna Scheck, Richard Baker, Sue Gage, Lisa Kenyon, Phyllis Reed, Ethan Swift

1. Call to order

The meeting was called to order by Doug Bailey – Chair @ 7:06PM.

a) Agenda Adoption – Motion by Devon Fuller/Tracy Wyman to adopt the agenda. **The motion passed unanimously.**

2. Approval of Minutes

a) Select Board Minutes – December 12, 2016

Motion by Tracy Wyman/Seth Hopkins to approve the December 12, 2016 Select Board meeting minutes. **The motion passed unanimously.**

3. Town Manager's Report

Dave Atherton reported the utility agreements for Segment 6 were approved by the Town's attorney and have been forwarded to VTrans for review. RFQ's for engineering services for the construction phase were drafted and submitted to VTrans for review. FairPoint is ready to start setting utility poles and they will be coordinating with the Town to start this process. Mr. Atherton met with Act 250, Omya and Casella to discuss options for the Omya trucking times during the construction, but no decision has been made by Act 250. The Town is waiting to receive a signed warranty deed and quick claim deed for Parcel #6091, which will close the right of way negotiation process. The condemnation hearing was held on December 15th and only one property had to go through this process. The Town received approval from FEMA for the cost overrun on the culvert construction and the concrete work has begun. The rebar and footings are being installed and they are prepping for the box to be installed. The tax sale notice was posted in the Brandon Reporter last week and will run for the next three weeks. The tax sale is tentatively scheduled for February 24, 2017 at 9AM at the Town Office. In the Recreation Department: youth wrestling sign-up is January 31st at the OV library at 6:30PM. A fun morning of activities is planned for February 11th for Winter Carnival. The Rec Department is partnering with National Bank of Middlebury, Neshobe PTO, Brandon Area Toy Project and the Neshobe Golf Course. The Boston Celtics bus trip

scheduled for February 3rd is nearly full. The Neshobe Talent Showcase will be held February 10th at the Brandon Town Hall. "Try-outs" are open for all OVUUSD Kindergarten through 6th grade students and area home schoolers. Thanks to Nicholas Coolidge for stepping up to groom the trails for the cross-country ski program. Registration for this program is on-line. Thanks to Neshobe School, Blueberry Hill Inn, the Catamount Trail Association and Becky, Mark, Eme and Luke Zelis. The first ski day will be January 14th.

Devon Fuller questioned the timing for the RFQ and when the utility agreements will be received from VTrans. Dave Atherton reported the utility agreements do not get signed until after the project. They have been approved by the attorney and the Town is on track as far as VTrans is concerned. Mr. Fuller congratulated the Town Manager and his team for getting all the properties taken care of that resulted in only one property for condemnation. Doug Bailey asked what was proposed for Omya as a result of the Act 250 meeting. Mr. Atherton reported there was a discussion of how the project would affect their trucking and to determine if there is any leeway in their scheduling. Their Act 250 permit gives them the authority to truck on Saturdays and a certain number of Sundays per year. Mr. Atherton noted both Casella and Omya have been very good to work with.

4. Zoning Administrator's Report

Anna Scheck reported there were a few permits this month and a few signage issues in towns that are being resolved. There were some violations and the Zoning Administrator is working with the individuals and doing weekly reviews. There will be BLUO changes and a timeline for this process provided by the Planning Commission Chair. Ms. Scheck provided the Board a packet of information on the proposed changes to the BLUO. She also provided the Board a copy of her report for the Town Report. She requested the Board review the bullet list that was developed to provide information for business start-ups. Seth Hopkins liked the bullet list and thought it will be a great help to people who are opening a business. Ms. Scheck also provided this information to the Economic Development Director for review. Mr. Hopkins suggested a clarification in the letter that a permit will be valid for 2 years after the two-week time of issuance. Doug Bailey asked if there have been any responses from the rental property letter. Ms. Scheck reported there have been some fees received, with the deadline being at the end of this month. She has not received any negative comments on the letter. Devon Fuller asked about the junk car issues. Ms. Scheck stated there is one issue that is new and one issue that has been ongoing, but they are working to rectify the issue. Ms. Scheck stated the process is generally a site visit, followed by a letter and if she does not see any improvement, there is an additional letter sent indicating a fine will be issued.

5. Planning Commission Report

a) Update on BLUO Adoption to match the February 22, 2016 Town Plan and Update on Rework of the Town Plan, Current BLUO and Permit Application

Maria Ammatuna stated the packet the Select Board received is for a cursory review of the BLUO that will match the Town Plan that was approved on in 2016. These changes never came forward for approval at the same time as the Town Plan, but the changes need to be approved because permits were issued under this BLUO. The Planning Commission is now working on updating the BLUO and Town Plan. The Planning Commission hearing for the BLUO adoption will be February 6th at 6PM. If the Select Board places the BLUO adoption on the February 27th agenda, hearings can be warned for March 13th and March 27th. The BLUO would then have to go to the Regional Planning Commission for final approval. Anna Scheck advised the packet has been sent to all interested parties required for the warning process.

Devon Fuller confirmed that once this BLUO is approved, the Planning Commission plans to rewrite the BLUO. Maria Ammatuna stated there will be a rewrite of both the BLUO and the Town Plan simultaneously that will be done over the next few months and it will likely take about 8 to 10 months to obtain the approval. In the current BLUO, prior to this iteration for approval, the sign ordinance portion is still on moratorium for Segment 6. Ms. Ammatuna asked what were the start and end points of the construction zone. Dave Atherton reported the north end has been extended to Steinberg Road and the south end to the American Legion's north driveway. Seth Hopkins asked if the local sign ordinance is in effect until in that zone for businesses during construction. Anna Scheck stated this does not include anyone who is starting a new business. Ms. Ammatuna noted the reason for the moratorium was due to the temporary signs being in violation of the sign ordinance. The permanent signs on buildings still need to conform to the sign ordinance. Bill Moore asked if the Planning Commission would consider revoking the sign ordinance during the construction phase to help the businesses get through the process. Ms. Ammatuna will provide the Select Board with the actual motion that was made regarding this action to assure that this is acceptable to the Board.

b) Update on Act 174 – Energy

Maria Ammatuna provided the Board a presentation received from the Regional Planning Commission on Act 174 – Energy. She stated Act 174 is adopted and the implementation plan is done. The Town will be receiving information and topographical maps on what is required to be done for renewable and sustainable energy as it relates to solar, hydro-power, biomass and wind power. The state will be providing information on areas that have been designated as good for solar, however, it then becomes a development issue. Ms. Ammatuna has written the Regional Planning Commission to request Brandon be a pilot town, which would provide the Town substantial deference status. Ms. Ammatuna advised that anything the Town does not want, such as solar or wind in the historic district, must be stated in the Town Plan. If the Town wants biomass, the Town may want to be sure there can be clear-cutting, if not the Town Plan needs to provide specifics. The Supreme Court likes to see definitive legal words used in the Town Plan in the decision process. The Planning Commission can guesstimate where the important areas are, but they would like to invite Select Board members to attend the February 6th hearing for further discussion. Seth Hopkins questioned whether the percentage standards set by the state are for the mapping of the projects or whether it is for the implementation. Ms. Ammatuna stated it is her understanding that these are the standards to achieve the renewable generation that have to be done in order to comply with the mandate. It was noted that this seems impossible to meet. Ms.

Ammatuna advised the state's requirements will not be received until April and the calculation will include any projects that are already in existence.

c) Discussion of Act 174 Energy Committee

Maria Ammatuna state there was also discussion of the carbon footprint. Any reductions in the carbon footprint would count towards the mandate. If the Town could provide data relating to this subject, it could be counted; such as electrical plug-ins for cars. Ms. Ammatuna stressed the Planning Commission and Select Board need to work together and suggested the development of an Energy Committee to assist in researching areas that would be helpful in complying to this mandate. Seth Hopkins requested clarification of what entity has to comply with the mandate. Ms. Ammatuna stated it is her understanding that it is not specific to municipalities, but is all users. Ms. Ammatuna noted the PACE fund and participating with Neighbor Works are given points as well. Dave Atherton stated there is an issue with siting prime sites for the various energy as many of the town-owned sites do not qualify. Anna Scheck noted the prime sites would be noted in the state's information. Mr. Fuller questioned whether the past energy updates could be included such as the solar field and changing of the streetlights to LED. Ms. Ammatuna stated these projects would have been included in the determination of what is mandated for the Town.

6. Comments for Items not on the Agenda

There was no discussion held.

7. Appointments

a) Emergency Management Director

Dave Atherton stated the Emergency Management Director is usually the Town Manager and advised that he has now received the training.

Motion by Devon Fuller/Brian Coolidge to appoint Dave Atherton as the Emergency Management Director for the Town of Brandon. **The motion passed unanimously.**

b) Historic Preservation Committee

Dave Atherton reported he received a letter from Frank Bump expressing his interest in serving on the Historic Preservation Committee.

Motion by Seth Hopkins/Tracy Wyman to appoint Frank Bump to the Historic Preservation Committee. **The motion passed unanimously.**

8. Request Change to Appropriations Policy

Seth Hopkins stated the Town Clerk advised him that an organization that regularly goes through the action to be on the ballot has elected to take a year off. It was discussed that if an

organization has been approved and decides to take a year off, they would have to start from the beginning of the process. It was suggested to change the Appropriation Policy to include the wording in the 4th paragraph that if funding was approved by voters in the prior two years and if the appropriation is the same or less. With this change, an organization taking a year off would only have to submit their budget summary and report, but would not be required to do a petition.

Motion by Seth Hopkins/Tracy Wyman to amend the Community Service Policy in the 4th paragraph to read if the funding was approved in either of the prior two years and the amount requested is the same or less. **The motion passed unanimously.**

Sue Gage stated the way the policy is written is a disincentive to not ask for the appropriation every year due to the additional work required if a year is skipped.

9. Road Acceptance (Prospect Street)

Dave Atherton reported the Town has received a quick claim deed from Mt. Pleasant Acres for the additional road on Prospect Street that the Select Board had approved on June 13, 2016. The grantor is requesting the Select Board sign the quick claim deed.

Motion by Devon Fuller/Seth Hopkins to agree that the Select Board will sign the quick claim deed for the Prospect Street road acceptance. **The motion passed unanimously.**

10. Town Owned Property

Dave Atherton reported that he has received inquiries concerning the purchase of town lots that are landlocked lots or swamp lots. Mr. Atherton thought that the Town should move forward with these opportunities as the properties would be accessed and the Town could then collect taxes. Seth Hopkins suggested in an effort to be transparent, the Town should advertise the properties to provide people the opportunity to bid on them. Mr. Atherton stated there is a process that has to be followed for conveying land and suggested that he research this process. The Town does not require voter approval to sell property.

Motion by Devon Fuller/Tracy Wyman to request the Town Manager investigate the process of selling town properties and provide the Select Board a report on the information obtained. **The motion passed unanimously.**

11. Budget Discussion

Doug Bailey stated the Town has completed the work on the fiscal year 17/18 budget. He would like to thank the department heads for their involvement and input. Mr. Bailey wished to recognize the Budget Committee for their work in this process: Janet Coolidge, Doug Sawyer, Anthony Peduto and Carol Bertrand. The expenses are \$2,999,986.00, which is an increase of 1.8%, with a large amount of the increase being insurance. There was also an increase in revenue, which equates to a net budget to be raised by taxes of \$2,509,066.00, or a 0.8% increase. In taking that one step further in comparison to last year, there was a \$100,000.00 appropriation that has been reduced to a \$50,000.00 appropriation this year, which equates to a

net decrease to be raised by taxes. This appropriation will be for North Street, Route 53 and Furnace Road.

Motion by Seth Hopkins/Devon Fuller to approve a budget with expenses not to exceed \$2,999,986.00, with the amount to be raised by taxes to be \$2,509,066.00. **The motion passed unanimously.**

Dave Atherton advised that he called the Department of Taxes and was advised that they do not collect until the 25th of this month and the Town will see something shortly thereafter.

Lisa Kenyon asked how much the Town will be paying for the union and non-union health insurance. Dave Atherton reported the Town pays 90% of the Platinum Plan and the employees pay 10%. This contract will continue for one more budget year. Ms. Kenyon questioned the staffing budget line. Mr. Atherton advised that the Assistant Clerk was partially in Town Administration and partially in Town Clerk, and it has been moved to the Town Clerk line completely. Ms. Kenyon questioned if the revenues and expenses are in the Recreation Department's budget. Mr. Bailey stated the Recreation Revenue is noted on Page 2 and the Recreation budget is on Pages 8, 9 and 10.

Janet Coolidge stated the Budget Committee meetings were very streamlined this year. Dave and Jackie did a great job of getting the information ready for the meetings. Doug Bailey stated the department heads were also very well prepared and it was helpful to have the Planning Commission Chair present.

12. Fiscal

a) Warrant – January 9, 2017 – \$357,782.33

Motion by Tracy Wyman/Brian Coolidge to approve the FY2016/17 warrant of January 9, 2017 in the amount of \$357,782.33. **The motion passed unanimously.**

Doug Bailey noted the Select Board members do go through the bills and have conversations with the Town Manager prior to the approval of the warrants at the meeting.

The Select Board recessed at 8:24PM.

Motion by Devon Fuller/Tracy Wyman to enter into executive session at 8:35PM in accordance with 1 V.S.A. 313(a)(1) – Contracts to include the Town Manager. **The motion passed unanimously.**

13. Executive Session – 1 V.S.A. 313(a)(1) – Contracts

The Board came out of executive session at 9:30PM. There were no actions required.

14. Adjournment

Motion by Devon Fuller/Tracy Wyman to adjourn the Select Board meeting at 9:31PM. **The motion passed unanimously.**

Respectfully submitted,

Charlene Bryant
Recording Secretary

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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For Town Use Only ROADWAY PARCEL 2017-149

A. TRANSFEROR'S (Seller's) INFORMATION

Entity TRANSFEROR Name MT. PLEASANT ACRES, INC.			Web request key / Confirmation code h8mt2y		
OR	Individual TRANSFEROR Last Name	First Name	Initial	OR	Federal ID Number XX-XXX4911 Social Security Number
TRANSFEROR Mailing Address Following Transfer PO BOX 157			Daytime Telephone Number NOT AVAILABLE		
Line 2 for Mailing Address Following Transfer (if needed)			Total Number of Transferors 1		
City BRANDON	State VT	ZIP Code 05733-0000	For Department Use Only		
Foreign Country (if not United States)			Email Address NOT AVAILABLE		

B. TRANSFEREE'S (Buyer's) INFORMATION

Entity TRANSFEREE Name TOWN OF BRANDON			Federal ID Number XX-XXX0390		
OR	Individual TRANSFEREE Last Name	First Name	Initial	OR	Social Security Number
TRANSFEREE Mailing Address Following Transfer 49 CENTER STREET			Daytime Telephone Number NOT AVAILABLE		
Line 2 for Mailing Address Following Transfer (if needed)			Total Number of Transferees 1		
City BRANDON	State VT	ZIP Code 05733-0000	For Department Use Only		
Foreign Country (if not United States)			Email Address NOT AVAILABLE		

C. PROPERTY INFORMATION

Property Physical Location - Number and Street or Road Name PROSPECT STREET		Land Size (in acres) 2.22
City or Town Brandon	Check if property is located in multiple cities or towns <input type="checkbox"/>	SPAN 078-024-12096

D. HOLDING PERIOD

Date Acquired by Transferor (mm dd yyyy) Dec-30-1991	Date of this Closing (mm dd yyyy) Jan-06-2017	Time Held 25 Years 0 Months
--	---	--

E. EXEMPTIONS

- E1. If transfer is exempt from Property Transfer Tax, enter exemption number (see quick reference guide) . E1. 02
- E2. If sale was between family members, enter corresponding number (see quick reference guide) E2. _____
- E2a. If Line E2 is "05," enter description. E2a. _____
- E3. Land Gains exemption number (see quick reference guide) E3. 01

(continued on next page)

Transferee's Name TOWN OF BRANDON
 Property Location PROSPECT STREET
 Date of this Closing Jan-06-2017

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

F. TRANSFER INFORMATION

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

G. AGRICULTURAL / MANAGED FOREST LAND USE VALUE PROGRAM §2 V.S.A. CHAPTER 124

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

H. TRANSFER INFORMATION

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

(continued on next page)

For Town Use Only
 2017-149

Transferee's Name TOWN OF BRANDON
 Property Location PROSPECT STREET
 Date of this Closing Jan-06-2017

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

I. REAL ESTATE WITHHOLDING CERTIFICATION

- I1.** The transferee certifies that 2.5% VT Income tax has been withheld from the purchase price and will be remitted to the Vermont Commissioner of Taxes with Form REV-171 within 30 days of the date of this closing. **I1.** Yes No
- I2.** If Line I1 is "No," enter the withholding exemption number (see quick reference guide). **I2.** 02
- I2a.** If Line I2 is "04," enter Commissioner's Certificate number. **I2a.** _____

J. TAX CALCULATION

Tax on Special Rate Property

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

Tax on General Rate Property

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

Total Tax Due

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

(continued on next page)

For Town Use Only
2017-149

Transferee's Name TOWN OF BRANDON
 Property Location PROSPECT STREET
 Date of this Closing Jan-06-2017

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

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

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

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

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

Prepared by (print or type) JAMES LEARY, ESQ.
 Preparer's Address _____ Preparer's Email Address jimleary@sover.net
 Preparer's Telephone (802) 247-9595

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

This section to be completed by Town or City Clerk

Book Number 234	Page Number 201	Grand List year 2017
City or Town Brandon	Parcel ID Number 0055-4000-A	Date of Record Jan-10-2017
Grand List Value 170,900	Grand List Category*	SPAN 078-024-12096
Comments, additional information, etc. ROADWAY PORTION OF PARCEL ONLY		

Duplicate Return Suspected

Original Return Waiting on Deed

ACKNOWLEDGMENT

Return received.

SIGNED _____

_____, Clerk

DATE 1/10/2017

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

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

For Town Use Only

2017-149

Form PTI-172

Page 4 of 4
Rev. 10/16

MOUNT PLEASANT ACRES, INC.

BRANDON, VERMONT 05733

P.O. BOX 157
(802) 247-6633

3 May, 2016

Mr. David Atherton, Twn Mgr.
Brandon Board of Selectmen
Brandon, VT 05733

SUBJ: Request for road and sewer take-over for maintenance

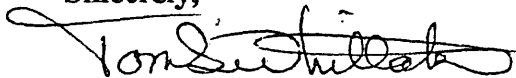
I hereby request that Brandon assume ownership and maintenance responsibilities for the section of road and sewer line as indicated on the accompanying map. For the purpose of clarification, a drawing is attached depicting the road and utility area as well as easement areas for sewer and drainage system lines. I will furnish you with a mylar depicting a metes and bounds survey of all areas to be conveyed.. I also request that Brandon take over the maintenance and ownership of the drainage system to include the piping, catch basins and pond. This system also incorporates future house footing drains however there will be language in all deeds exempting the Town from any liability for the function of those systems. All utilities have services extended from the respective main lines to each lot terminating out of the Town right of way.

Mt. Pleasant Acres, Inc. acquired title to the land by warranty deed which is recorded as follows:

BK 109 / Page 42

A fact sheet is attached to familiarize you with some of the history pertaining to this request.

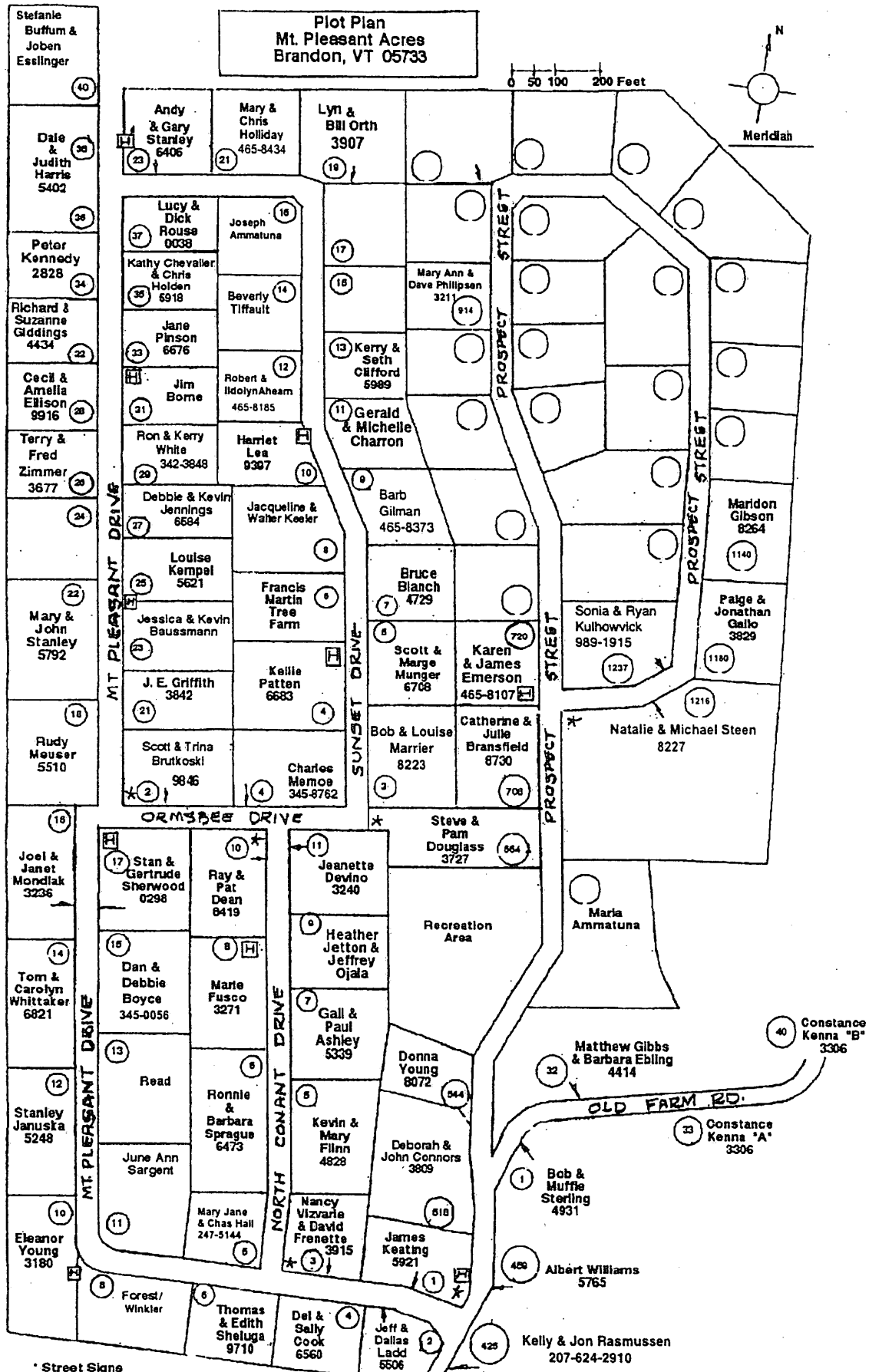
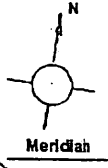
Sincerely,



Tom S. Whittaker
President

**Plot Plan
Mt. Pleasant Acres
Brandon, VT 05733**

0 50 100 200 Feet

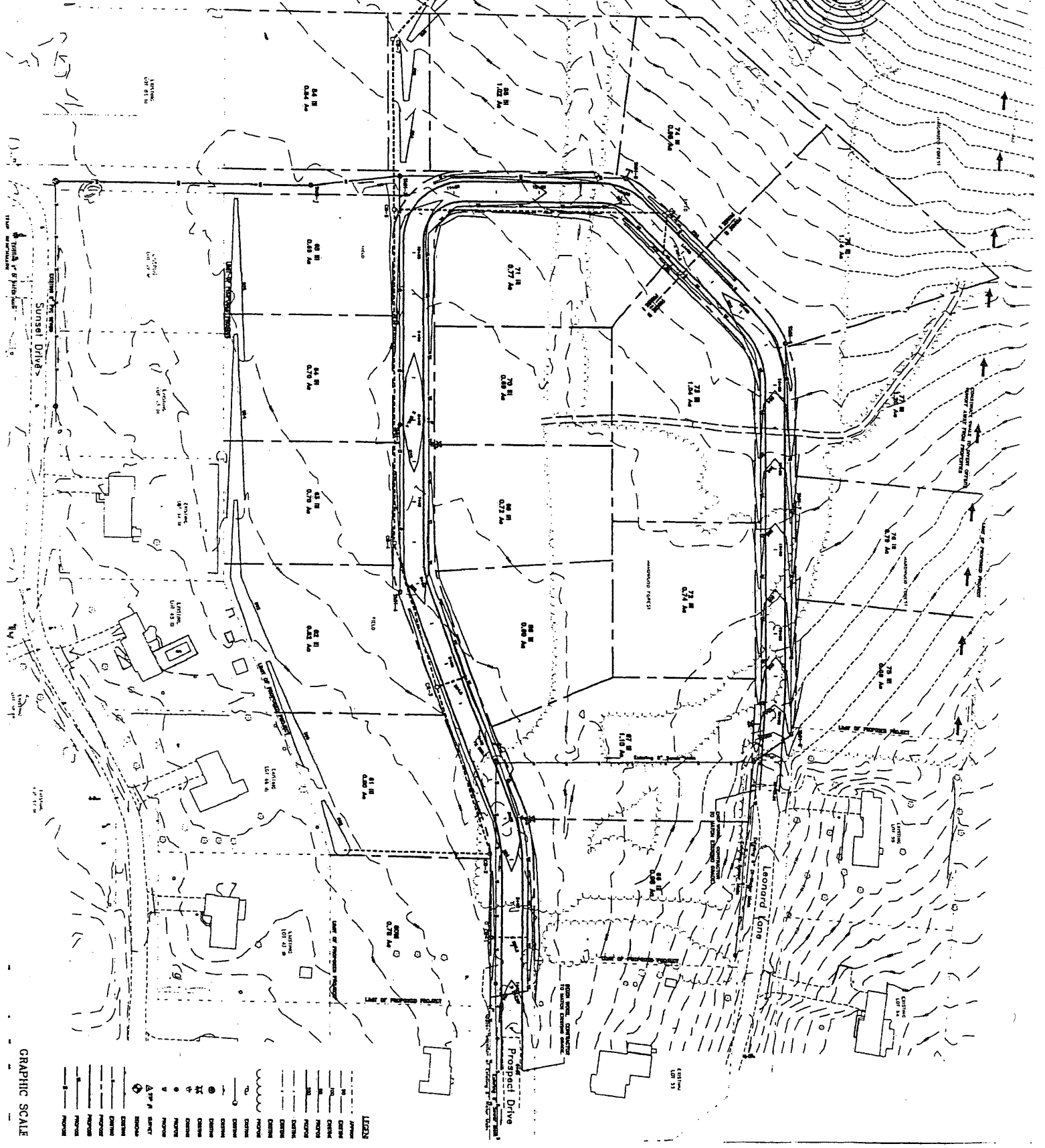


* Street Signs

• Fire Hydrants (10) Please NOTE: 4 digit phone #s all start with 247-

Revised 10/12/14

CITY OF MIAMI, FLORIDA
 PLANNING, ENGINEERING AND ARCHITECTURE
 1100 BAY STREET, SUITE 1000, MIAMI, FLORIDA 33131
 PHONE: 305-375-1100 FAX: 305-375-1101
 WWW: WWW.CITYOFMIAMI.ORG



GRAPHIC SCALE

FACTS and COMMENTS REF MOUNT PLEASANT ACRES ROAD TURNOVER REQUEST

There are 65 homes in Mount Pleasant Acres presently.

There are 21 vacant lots developed and 1 house nearing completion.

Sections of road most recently turned over in 1994 (120/378) and 2006 (185/170-172)

I requested the road be accepted in 2009. denied because there were no houses built.

Oct 2013 - I requested acceptance by the Town. Site visit in November by Devon, Ethan, Town Mgr Robin, Also present Dave Markowski and Nicole Kesselring, (Engineer). Nothing occurred until approximately Spring of 2015 when I discussed with Doug Bailey and Public Utilities Superintendant Daryl Burlett. Daryl looked at the road and explained what was required for the Town to be able to accept the road. Since that time 3 - 15" culverts have been replaced with 18" culverts in order to comply with state "Standards". The road has had additional gravel added and been properly graded and rolled.

Length of road is a little over .3 mile long. Constructed in 2007 and 2008 to comply with A-76 standards. Designed by Enman Engineering and Constructed by Markowski Excavating.

Considerable effort and expense were employed to manage storm water and drainage.

The existing houses generate annual tax revenue in the range of \$290,000.

Sewer capacity fees (impact fees) average \$1400 per house since initiated. Approx. \$30,000.

Future tax revenue potential approx \$88,000 annually. Mt Pleasant Acres, Inc currently pays \$7896 in taxes annually.

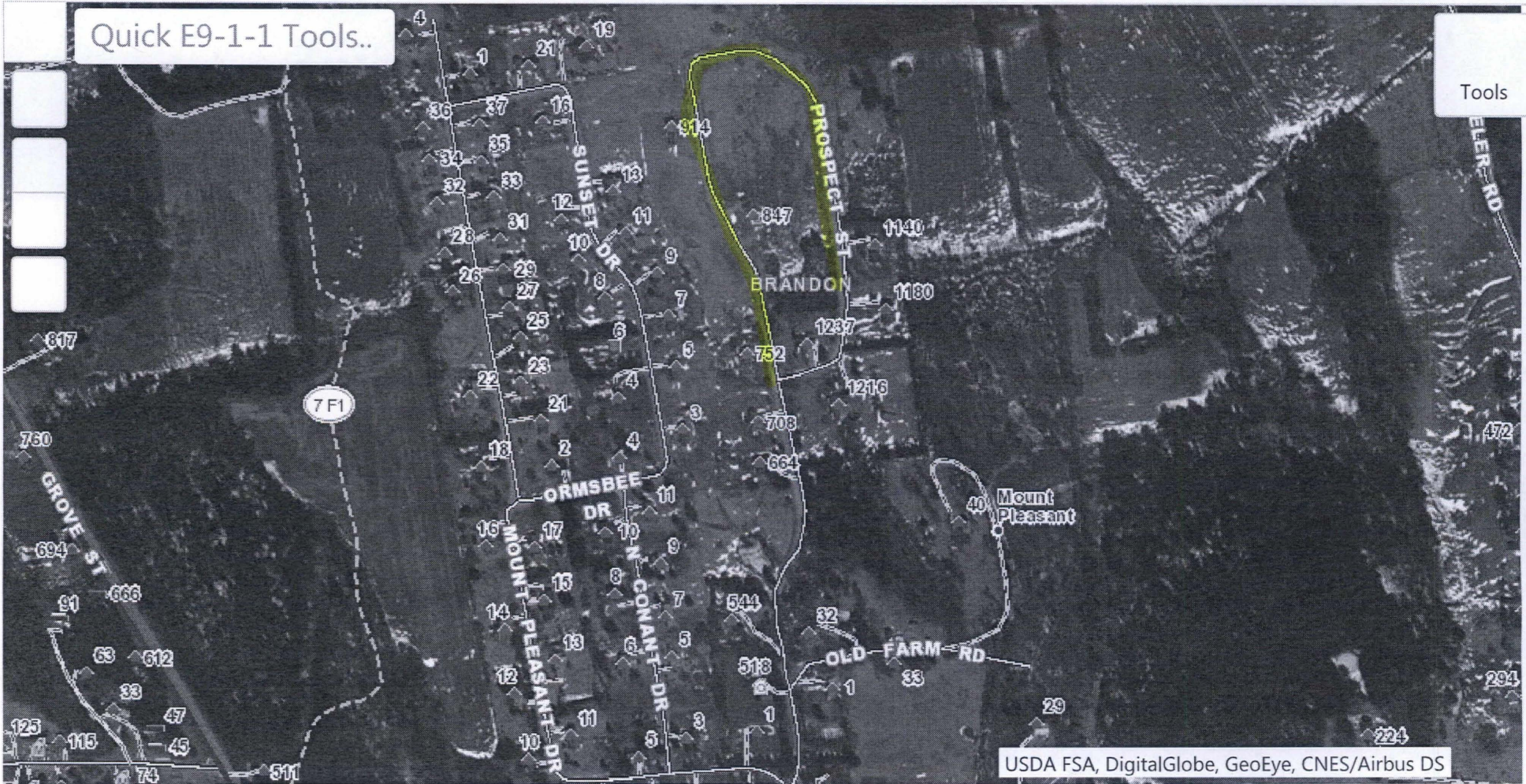
As far as I am aware there has never been any issues with the quality of the roads in Mount Pleasant Acres and this section was constructed to a higher standard than those previously accepted.

VERMONT E9-1-1 VIEWER

Sign in

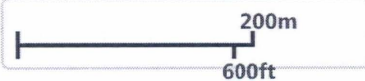
Quick E9-1-1 Tools..

Tools



Degrees Minutes Seconds (GCS WGS 1981) ▲

Lat: 43° 48' 35.90068" N
Lon: 73° 5' 15.42923" W



PLEASE CORRECT THE
NAME OF T.H.# 83
FROM LEONARD LANE
TO PROSPECT STREET.
IT IS CORRECT ON
THE "TOWN ROAD
NAME" LIST BUT IT
IS INCORRECT ON
THE MAP.

THANKS

450,000

462,000

146,000

TOWN HWY. No.	LENGTH IN MILES		TOWN ROAD NAME
	CLASS 3	CLASS 4	
15	0.06		WHEELER RD
33	0.29		PARK ST
42	0.74		CARVER ST
47	0.81		PROSPECT ST
52		(0.17)	MILL LN
54		(0.05)	BRIGGS LN
59		(0.11)	OLD FARM RD
60		(0.09)	N RAILROAD AVE
60	0.02		N RAILROAD AVE
61	0.17		WALNUT ST
61	0.14		CEDAR ST
62	0.28		HIGH ST
63	0.10		DYER ST
63	0.03		HIGHLAND AVE
63	0.05		W SEMINARY ST
64	0.08		CASE ST
64	0.04		E PROSPECT ST
65	0.07		N SEMINARY ST
66	0.31		W SEMINARY ST
67	0.17		E SEMINARY ST
68	0.15		E PROSPECT ST
69	0.16		RIVER ST
69	0.07		W SEMINARY ST
70	0.18		ROSSITER ST
71	0.25		CHURCH ST
72	0.17		GOLDSPINK AVE
73	0.07		CHURCH ST
74	0.12		RAILROAD AVE
75		(0.08)	TH 75
76	0.09		RUSSELL LN
77	0.27		BARLOWAVE
78	0.42		MAPLE ST
79	0.04		TOWN HWY 79
80	0.56		MOUNT PLEASANT DR
81	0.23		N CONANT DR
81	0.07		ORMSBEE DR
83	0.15		PROSPECT ST
85	0.02		ORMSBEE DR
85	0.31		SUNSET DR
TOTAL	6.69	0.50	

THIS IS CORRECT

TOWN HWY. No.	LENGTH IN MILES "NOT UP TO STANDARD"

