

Agenda
Warren Selectboard
April 26, 2022
6:30 PM VIA Zoom or In Person
Warren Municipal Building

6:30 PM – Public Comment

6:35 PM – Agenda Changes If Any- Road Access Permits-
Chris & Julie Cunningham – Off Dump Road
Wendy Reynolds/Stefan Beaumont – off German Flats

6:40 PM – Glenn Thomas – HVAC System Engineering for Town Hall & Municipal Building – Glenn Thomas – Thomas Engineering

7:00 PM – Paving Discussion – Fuller Hill from 225-Top of Hill – Bob and Sandra Grant

7:15 PM – Planning Commission – Q&A on New Zoning Regulations Document – PC

8:00 PM – Rootswork – Lease Renewal – Jon Barkhausen

8:15 PM – Approval to Buy Property at Tax Sale If Needed – Dayna Lisaius, Delinquent Tax Collector

8:20 PM - Approval of Minutes for April 12, 2022

8:22 PM – Approval of Payroll and Accounts Payable Warrants

24,318.05 243,022.55 Harwood \$1,549,520.04

8:23 PM – Review Paving Bids & Award or Reject Bids

8:24 PM – Other Business

Approval of Pitcher Inn Liquor License Renewal 1st, 3rd & Outside Consumption
Approval of The Warren Store 2nd Class Liquor License Renewal

On Going Projects

Town Garage
VHB Pedestrian Parking
Town Bike Racks
Warren Falls
Warren Covered Bridge
ARPA

Join Zoom Meeting

<https://us06web.zoom.us/j/84845657094?pwd=ekJLclhpM0Z4OHNoays5Q0hBNGZ0dz09>

Meeting ID: 848 4565 7094

Passcode: 232723

One tap mobile

+13017158592,,84845657094#,,,,*232723# US (Washington DC)

+13126266799,,84845657094#,,,,*232723# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 848 4565 7094

Passcode: 232723

Find your local number: <https://us06web.zoom.us/j/kcThz54dPq>

Minutes of April 26, 2022

Warren Selectboard

6:30 PM

VIA Zoom or In Person

Warren Municipal Building

Members Present: Andrew Cunningham, Vice Chair, Luke Youmell, Chair, Camilla Behn, Bob Ackland & Devin Klein Corrigan.

Others Present: Jim Sanford, Mike Bridgewater, Dan Raddock, Jonny?, Ruth Robbins, Carl Johnson, Erika (VR), Robert & Susan Grant, Glenn Thomas, Michelle Eid, Thomas Eid. George Schenk, Wendy Reynolds, Patrick Campbell, Dayna Lisaius, Chris Cunningham, & Bob Mack.

6:35 PM – Public Comment – There will be two Covid Vaccination Clinics in Warren on May 5th and May 26 from 9:00-3:00PM at the Warren Town Hall. They will bring Pfizer, Moderna, JNJ, and Ped Pfizer and are able to vaccinate anyone eligible for a 2nd booster as well as initial series and 5–11-year-olds.

6:40 PM – Glenn Thomas – HVAC System Engineering Warren Town Hall & Municipal Building - Mr. Thomas presented to the board the HVAC Feasibility Studies that he performed on the Warren Town Hall and the Municipal Building. The initial request was for a feasibility for adding HVAC to the buildings to supplement or replace the existing propane & oil systems. The state has recently initiated legislation that would require sustainable systems that would get away from fossil fuel, carbon producing emissions. That points the way to the installation of all electric, cold climate heat pumps. From the preliminary assessment the Town Hall/Library Building would be around \$27,700 and the Municipal Building at \$26,500. Mr. Thomas's assumptions assumes that there will additional measures taken to improve the heat loss of efficiency of the windows and doors and the fenestration in general. All assumptions have been made based on historical data but can vary among current climate mechanical contractors. What the next steps? Mr. Thomas suggested that the Town go to bid for Design/Build services on the two buildings and ask 3 contractors to bid on it. Mr. Thomas would review the bids to keep the contractors from oversizing what is needed.

Motion by Mr. Ackland to go out for Design/Build Bids for HVAC Systems for the Town Hall and Municipal Building, seconded by Ms. Klein Corrigan.

6:50 PM – Paving Discussion of Section of Fuller Hill – Bob & Sandra Grant – The Grants submitted a petition with 21 signatures and 15 homes on Fuller Hill that have concerns about safety of the road in Winter, Spring and Summer. Their main concern is that the road is passable at all times of the year for emergency vehicles. They are asking the Selectboard to consider paving a small portion of Fuller Hill starting from 911 number 225 to somewhere before 911 number 895. The board also received letters from residents living below 911 number 225 Fuller opposing the paving. Mr. Cunningham commented that nothing will happen for any paving of other roads this year as the paving scheduled only included Sugarbush Access Road and German Flats Road. Mr. Grant commented that the road has issues all times of the year. In the summer it is worse after heavy rains and the road erodes and there are spots that are impassable during mud season. It was asked about reconstruction costs of the road and Mr. Ackland commented it is very expensive.

Mr. Cunningham commented that board takes in consideration to new paving are the following: Volume of traffic. If over 500 vehicles a day is a consideration, the maintenance of the newly paved section and then there is the draw back of speed. Mr. Cunningham reiterated again that this board is not in favor of paving anymore gravel roads in town as the Town is very anti paving. Ms. Eid commented that she has live on Ann Burnes Road for 34 years and only had two times she did not make it home. She commented depending on the road conditions you go out the back way or down Fuller Hill Road. Mr. Mack commented that it is a safety issue as Roxbury Mountain Road in Roxbury was great but Warren's side was not passable and at times in sections Fuller Hill is. Mr. Schenk commented that safety is the issue and he spoke to MRVAS and they have had no issues of getting to anyone. He commented that there is a level of risk and track record of experience. Dirt roads are part of the cultural history, they provide recreation, they provide the rural character of country roads. He said there should be a 3–5-year moratorium on paving roads to have a discussion about safety, economics, vehicles and a sense of place of the rural character.

In closing Mr. Cunningham would ask Mr. Bombard to research the two worse sections and see what could be done. It was asked why this year no stone was put in the two mud holes when other roads received stone. Mr. Youmell will follow up with Mr. Bombard on his reasoning.

7:30 PM – Planning Commission- Q&A on New Zoning Regulations Document the Planning Commission presented a short brief summary of the proposed amendments. (Attached). Mr. Sanford commented that this was to be clear, how, why where, what resulted in the changes in the Ludrs. Are there any hesitations or questions from the SB.? Its is more a collaborative process between the board and the Planning commission. They are still working out with the Conservation Commission on the maps which are close. The Planning Commission received comments from the public and have made small changes and it does follow the Town Plan. Mr. Sanford commented that there is a lot of misinformation in the community. It is a brand-new document, however, 85% of it is the old Ludrs. We also took time to discuss whether it should say, shall, should, must for terms.

SB concerns: Make Sure we are not devaluing someone's property.
Conserve Land – Change to developable – If conserved can they take it out. Jim – in the Resource zone, no the property would be conserved forever. Clarification if I'm in a zone what I can't do?
Fill on Land – How much 25 yards Why?
Electric planes
Pot Dispensaries
Needs clarification on designs standards.
Driveways 12" overly restrictive - should be 14-16 for maintenance
Don't want to over regulate in areas not needed.
Don't want it as a device to pit neighbor against neighbor.
Campers – Can't be stored on properties for more than 30 days.

Mr. Sanford commented that this is planning for development but preserves the rural character of Warren.

9:00 PM – Rootswork Lease Renewal – John Barkhausen & Jim Sanford – Mr. Barkhausen presented to the board a summary of the Capital Improvements and a Building Maintenance plan from 2017-2021. Rootswork has put in a total of \$61,091.15 for improvements to the E. Warren Schoolhouse.

The Town charges Rootswork a fee of \$600.00 a year for the rent. Mr. Cunningham commented that the License Holder of the Radio Station is Rootswork and the radio station does provide interesting shows for the Valley. Mr. Cunningham mentioned that the public has asked why does the Town rent so low to Rootswork? Mr. Cunningham commented that Rootswork has spent a lot of money in material and labor to about \$81,000 that the Town would have had to pay to maintain the building. There is a store that services the area, a radio station and it has a lot of public good going on with the market and gardens. Mr. Sanford commented that this year they plan to put install heat pumps, do more painting of replacement clapboards, loading dock maintenance and in the future a new roof. They also have a fuel buyers group that people pay a \$45.00 fee to be a member. Rootswork goes out to 3 fuel suppliers with the large group to secure good heating rates another benefits for Warren residents. Mr. Sanford asked who maintains the driveway? It currently needs a lot of work. Mr. Youmell commented that the Town maintains the driveway and it is on the highway dept's schedule of work to do.

Motion by Ms. Klein Corrigan to approve the Rootswork (42 Roxbury Road) Lease Renewal for \$600 a year for the next 5-year term, seconded by Mr. Ackland. All in Favor: VOTE: 5-0.

9:15 PM – Approval to Buy Property at Tax Sale – Ms. Lisaius commented she has a tax sale on May 18 at 11:00am in the Zoning Room for people interested to bid on these tax sale properties. There is one house on Fuller Hill and the rest are Alpine Village Property Lots. She commented that she has received interest in all of these lots. It is usually a Selectboard Member who is present to represent the Town. She suggested that if they can't be available that they authorize Ms. Goss to bid on the properties if necessary. (Tax Sale Lots Attached)

Motion by Mr. Ackland to authorize Ms. Goss to be the Tax Sale agent for the Town, seconded by Ms. Klein Corrigan. All in Favor: VOTE: 5-0.

9:26 PM – Road Access Permit for Chris Cunningham – Dump Road – Mr. Cunningham (no relation) visited the site for the proposed road access. The site lines are good in both directions meeting the 150', the area is flat going into the parcel and there is a culvert. He also has an easement from Ms. Clark for this road access.

Motion by Mr. Ackland to approve the Road Access Permit for Chris Cunningham, off Dump Road, seconded by Ms. Behn. All in Favor: Vote: 5-0.

9:27 PM – Road Access Permit for Wendy Reynolds & Stephan Beaumont – German Flats – Mr. Cunningham visited the site. He commented that it does not meet the B76 standard site lines of 150' feet. At the pin on the southernly side makes it 128' and was deemed unsafe access with the way the traffic speeds by on that road. Mr. Cunningham commented that she needs to move it closer to the telephone or ask the abutter for an easement. Ms. Reynolds asked about the old Forestry Access Road. Mr. Cunningham commented that was deemed unsafe and a previous road cut for that parcel was denied.

9:33 PM – Approval and Review of Paving Bids – Mr. Ackland presented the bids from the RFP Paving Bids. The RFP was emailed to 6 companies with 4 companies responding. Bid information as follows:

ST Paving: \$1,047,606.00 at \$108/Ton – no Alternate
F.W. Whitcomb - \$952,000.00 at \$100/Ton – Alternate \$52,500.00
J Hutchins Inc. - \$862,725.00 at \$90/Ton – Alternate \$31,687.50
Pike Industries - \$762,402.50 at \$80.75/Ton – Alternate \$37,500.00.

These bids are subject to the Asphalt Price Adjustment, a price escalation clause that is standard these days in paving contracts. It is the average price of liquid asphalt (posted by the State per Month) goes up from the bid date to the construction date. In that case, the customer is charged for the difference in the purchase price multiplied by the number of tons of liquid asphalt use in the hot mix installed for the contract. However, if the price goes down, the customer receives a discount calculated the same way.

Motion by Mr. Ackland to award the paving contract to Pike Industries, alternate subject to time of paving, seconded by Ms. Klein Corrigan. All in Favor: VOTE: 5-0.

9:40 PM – Approval of Liquor License for Fit to Be Tied – First & third Class – Motion by Mr. Ackland to approve the liquor License for Fit to Be Tied First & Third, seconded by Ms. Klein Corrigan. All in Favor: VOTE: 5-0.

9:41 PM - Approval of Pitcher Inn Liquor License First, Third & Outside Consumption – Motion by Mr. Ackland to approve the Liquor Licenses First, Third & Outside Consumption for the Pitcher Inn, seconded by Ms. Klein Corrigan. All in Favor: VOTE: 5-0.

9:41 PM – Approval of Liquor License Third Class – Warren Store – Motion by Mr. Ackland to approve the Warren Store Third Class Liquor License, seconded by Ms. Behn. All in Favor: VOTE: 5-0.

9:43 PM – Approval of Minutes for 4/12/2022 – Motion by Mr. Ackland to approve the Minutes of 4/12/22, seconded by Ms. Behn. All in Favor: VOTE: 5-0.

9:44 PM – Approval of Accounts payable – Motion by Mr. Cunningham to approve the Accounts Payable Warrants for \$43,022.35, seconded by Ms. Klein Corrigan. All in Favor: VOTE: 5-0.

9:45 PM – Approval of Payroll Warrant for \$12,182.23 – Motion by Mr. Cunningham to approve the Payroll Warrant as presented for \$12,182.23, seconded by Mr. Ackland. All in Favor: VOTE: 5-0.

9:46 PM -Approval of Payroll Warrant for 12,135.82 – Motion by Mr. Cunningham to approve the Payroll Warrant as presented for \$12,135.82, seconded by Mr. Ackland. All In Favor: VOTE: 5-0.

9:47 PM – Approval of Harwood Warrant for \$1,549,520.04 – Motion by Mr. Ackland to approve the Harwood Warrant as presented for \$1,549,520.04, seconded by Mr. Cunningham. All in Favor: VOTE: 5-0.

9:48 PM – Motion by Mr. Ackland to adjourn, seconded by Ms. Klein Corrigan. All in Favor: VOTE: 5-0.

Minutes Respectfully Submitted by,
Cindi Jones, Warren Town Administrator

The Warren Selectboard



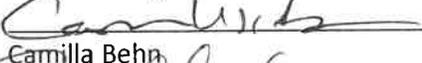
Luke Youmell, Chair



Andrew Cunningham, Vice Chair



Bob Ackland



Camilla Behn



Devin Klein Corrigan

To the Town of Warren Select board

April 21, 2022

We have attached our signed petition with 21 signatures and 15 homes on Fuller Hill Rd, Murray Hill Rd and Anne Burns Rd.

Our main concern is that the road is passable at all times of the year for emergency vehicles.

We are asking that you consider paving a small portion of Fuller Hill starting from 225 to somewhere before 895.

Please email the zoom link for the meeting to :
sigrant22@hotmail.com

Thank you



**Town of Warren, VT
Fuller Hill**

Disclaimer

This map is a public resource of general information. The Town of Warren shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information or data furnished hereunder.

Legend

- Trails
- Parcel Lines
- Lot Line
- Right Of Way



1 inch:776 Feet



To our Neighbors on Fuller Hill Rd and those using Fuller Hill:

At the next selectman's board meeting on April 26, at 6:30 at the town office building, we will propose a partial pavement of the hill for "Safety Reasons". Starting from 225 Fuller Hill to some where near Grant's at 895 Fuller Hill.

If you support this proposal please come to the meeting.

If you are not able to come to the meeting, please send us or the selectmen a note with your signature showing support or sign below.

Sandy and Bob Grant
895 Fuller Hill Rd.
603-494-8126

PLEASE SIGN BELOW:

Sandy + Bob Grant - 895 F.H.

Marcie Hall 544 Anne Burns,

[Signature] 960 Fuller Hill - Chris Stone

Nancy + Gene Bijano 241 Murray Hill Rd

Slam Kew 223 Kathy Meyer Rd,

Arpente 267 Anne Burns Rd.

Signed email signatories:

Julie + Tim Brown - 123 Murray Hill
Peter Fogarty - 287 Murray Hill

Lina Consylnan + Andrew Hally - 1255

Susan + Kurt Saraceno - #941

John Peters - #956

Scott Frostz -

Bruce Perry - #922

Rory Altman - Murray Hill

Krishna Ramachandran - 135 Martin Way

To our Neighbors on Fuller Hill Rd and those using Fuller Hill:

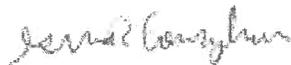
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Sandy and Bob Grant
895 Fuller Hill Rd.
603-494-8126

PLEASE SIGN BELOW:

Gina Consyman and Andrew Hally
1255 Fuller Hill Road

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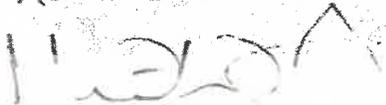
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Sandy and Bob Grant
895 Fuller Hill Rd.
603-494-8126

PLEASE SIGN BELOW:

941 Fuller Hill Rd.

Kurt Saraceno



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Sandy and Bob Grant
895 Fuller Hill Rd.
603-494-8126

PLEASE SIGN BELOW:

941 Fuller Hill Rd Warren VT 05674

Susan Sciaceno



From: John Peters jwpski@aol.com
Date: Apr 7, 2022 at 9:47:37 AM
To: Sandra Grant slgrant22@hotmail.com

To our Neighbors on Fuller Hill Rd and those using Fuller Hill:

At the next selectman's board meeting on April 26, at 6:30 at the town office building, we have proposed a partial pavement of the hill from below Murray Hill Rd to some where near Grant's driveway for "Safety Reasons."

We are asking anyone who is for this proposal to please come to the meeting. If you are not able to come to the meeting, please send us or the selectmen a note with your signature showing support or sign below.

Best Regards,

Sandy and Bob Grant
895 Fuller Hill Rd.
603-494-8126

PLEASE SIGN BELOW:

John W Peters

956 Fuller Hill

Sent from my iPhone

From: Susan sue3@comcast.net
Subject: Petition signed from Scott Frantz
Date: Apr 6, 2022 at 12:55:06 PM
To: Sandra Grant sgrant22@hotmail.com

Hi

Just got this. Forwarding it along

Thanks

Sue

Sent from my iPhone

To our Neighbors on Fuller Hill Rd and those using Fuller Hill:

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If you are not able to come to the meeting, please send us or the selectmen a note with your signature showing support or sign below.

Sandy and Bob Grant
895 Fuller Hill Rd.
603-494-8126

PLEASE SIGN BELOW



To our Neighbors on Fuller Hill Rd and those using Fuller Hill:

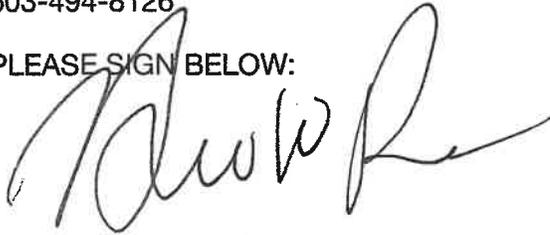
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Best Regards,

Sandy and Bob Grant
895 Fuller Hill Rd.
603-494-8126

PLEASE SIGN BELOW:

A handwritten signature in black ink, appearing to read "Bob W. Pinsky". The signature is fluid and cursive, with a large initial "B" and "P".

Bob W. Pinsky - 922 Fuller Hill

Nancy Bifano
Sandy Grant

PLEASE SIGN BELOW

Julie and Tim Brown

123 Murray Hill Rd. Warren, VT

Comments:

Sent from my iPad



This email has been checked for viruses by Avast antivirus software.

www.avast.com

[Handwritten signature]

From: Nancy Bifano msbif@yahoo.com
Subject: Fwd: Fuller Hill Road paving
Date: Apr 7, 2022 at 8:42:30 AM
To: Sandy Grant sgrant22@hotmail.com

Sent from my iPhone

Begin forwarded message:

From: Peter Fogarty <pgfogarty@verizon.net>
Date: April 6, 2022 at 3:41:04 PM EDT
To: Nancy Bifano <msbif@yahoo.com>
Subject: Re: Fuller Hill Road paving
Reply-To: Peter Fogarty <pgfogarty@verizon.net>

PLEASE SIGN BELOW

Peter Fogarty - 287 Murray Hill Road Warren, VT
05674

Comments: I am in favor of paving sections of Fuller Hill Road that have become impassable during this past mud season.

pgfogarty@verizon.net

On Wednesday, April 6, 2022, 12:07:09 PM EDT, Nancy Bifano <msbif@yahoo.com> wrote:

To our neighbors who use Fuller Hill Road:

At the next Select Board meeting on April 26 at 6:30, we will, primarily for SAFETY reasons, propose the partial pavement of Fuller Hill Road. This area would cover the worst spots from the first curve (225 Fuller Hill Road), up the steep section, to somewhere near the Grant's driveway at 895.

From: Nancy Bifano msbif@yahoo.com
Subject: Fwd: Fuller Hill Road paving
Date: Apr 7, 2022 at 8:43:05 AM
To: Sandy Grant sgrant22@hotmail.com

Sent from my iPhone

Begin forwarded message:

From: Krishna Ramachandran <nkrishna@gmail.com>
Date: April 6, 2022 at 4:15:48 PM EDT
To: Nancy Bifano <msbif@yahoo.com>
Subject: Re: Fuller Hill Road paving

I support it, but not sure I'll be able to attend. Please find name and address below.

PLEASE SIGN BELOW

Krishna Ramachandran
135 Martin Way
Warren VT 05674

Comments:

Sent from my iPad

Sandy Grant

PLEASE SIGN BELOW

Rory J. Altman, 296 Murray Hill Road

Comments:

I suggest paving from the first curve to the flat section just *above* the Grant's driveway.

Sent from my iPad

Cindi Jones

From: Michele Eid <michelee@hall-holden-pc.com> on behalf of Michele Eid
Sent: Monday, April 25, 2022 10:33 AM
To: propertymanagement@gmavt.net; ackland@gmavt.com; luke@birddogvt.com; ccbehn@gmavt.com; devintklein@gmail.com
Cc: Cindi Jones
Subject: Fuller Hill paving

I am aware of the petition to pave Fuller Hill Road including a copy that was placed on my door while away for a night.

I will be there tomorrow night in opposition to the paving and would appreciate being allowed to speak from my experience of living there for 34 years and the very few times that it was unpassable with ice or mud.

See you all then and thank you for all you do for the town.

Michele A Eid, CPA
President/Owner
(802) 496-3140 Ext 3
(802) 496-5902 (fax)

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158 Fuller Hill Road
159 Fuller Hill Road
225 Fuller Hill Road
Warren VT 05674

March 22, 2022

Dear Mr. Cunningham and members of the Warren Select Board,

It's come to our attention that there's concern over the mud season condition of Fuller Hill Road and that some neighbors feel the solution is to pave it. In advance of today's Board's meeting, we are writing to let you know that **we strongly oppose the paving of any section of Fuller Hill Road**. We could only support such an action if significant traffic calming measures — e.g. vertical deflections such as speed humps and roadway narrowing — were included in the effort, to slow the speed of traffic passing in front of our homes.

A few years ago, Meg Hourihan asked for the speed limit zones to be clarified and made consistent on the uphill and downhill portions of Fuller Hill Road between her home and Murray Hill Road. Additional signage was installed but this has not made much difference. When the road conditions are good, we frequently see cars exceeding the legal limits as they speed by our residences.

Fuller Hill Road serves a community of people, not just cars. It is used by all of us who live along it to jog, to ride our bikes and walk our dogs, to walk to school or the school bus stop, and to work, or to run errands in the village. Our homes encompass children and pets of all ages. Paving the road further endangers those of us who move about this neighborhood outside of cars. This attempt to address a temporary issue, that exists for only a few weeks per year, with the permanent solution of paving, will significantly raise the year-round accident risk for those of us who live on the edge of Warren Village.

The road does seem to have worsened since the work undertaken during 2018. We would gladly support efforts to use tax dollars to improve the drainage and roadbed of Fuller Hill Road while preserving its dirt surface and rural character, thereby ensuring the safety of all Warren residents.

Thank you for your consideration in this manner,

Brooke Campbell
158 Fuller Hill Road, Warren

Meg Hourihan
225 Fuller Hill Road, Warren

Christy Ketchel
159 Fuller Hill Road, Warren

Rootswork East Warren Schoolhouse Capital Improvements and Building Maintenance 2017-2021

Year	Description of Work	Cost	Total Cap Imp.	Total Maint.	Grand Total
2017	Rebuild and Replace Front Porch Posts and Railings	\$6,856.50			
	Enclose and Insulate Back Shed	\$4,796.69			
	Rebuild original large 1st floor windows and install outside storms	\$5,204.61			
	Building Maintenance, Repairs, & Mowing	\$1,698.08			
	Total 2017 Building Expenses		\$16,857.80	\$1,698.08	\$18,555.88
2018	Paint Front Porch Railings and Posts	\$1,100.00			
	Heater for Storage Shed	\$2,748.40			
	Materials for Storage Shed Rebuild and Insulating	\$6,182.67			
	Window replacement 1st floor	\$1,584.89			
	Building Maintenance, Repairs and Mowing	\$1,400.38			
	Totals for 2018		\$11,615.96	\$1,400.38	\$13,016.34
2019	New Heat Pump AC & Heating Unit for 1st Floor	\$5,929.00			
	Repairs and mowing	\$2,476.85			
	Totals for 2019		\$5,929.00	\$2,476.85	8405.85
2020	Repair Clapboards and Walls on South and East Sides	\$5,332.11			
	Materials for Storage Shed Rebuild	\$6,130.27			
	Repairs, Maintenance, Mowing	\$6,043.95			
	Totals for 2020		\$11,462.38	\$6,043.95	\$17,506.33
2021	Repairs, Maintenance, Mowing			1366.18	
	Replace Heat Pump Compressor			2240.57	
	Totals for 2021				3606.75
	Total Rootswork investment from 2017-2022				\$61,091.15



Help | News | Language

Charities & Nonprofits

Tax Pros

- File
- Pay
- Refunds
- Credits & Deductions
- Forms & Instructions

Home > Tax Exempt Organization Search > Rootswork Inc.

< Back to Search Results

Rootswork Inc.

EIN: 04-3346507 | Warren, VT, United States

> Other Names

Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC



HVAC, Plumbing, and Piping Systems Design
HVAC Systems Commissioning

Thomas Engineering Associates, PC
P.O. Box 1420
Waitsfield, Vermont 05673

www.TEA-VT.com

Tel: (802) 343-4673

April 5, 2022

To: Cindi Jones
Warren Town Administrator
From: Glenn Thomas, PE
RE: HVAC feasibility studies for Warren Municipal and Library Buildings

Per your request, we have investigated the feasibility for installing replacement Heating, Ventilation, and Air Conditioning (HVAC) systems at your facilities.

The initial request was for the feasibility for adding HVAC to the buildings to supplement or replace the existing propane heating systems. However, the State has recently initiated legislation that would require sustainable systems that would get away from fossil fuel, carbon producing emissions. That points the way to the installation of all electric, cold climate heat pumps (CCHP). To that end, Lexi Leacock is putting together a proposal to the Rural Energy Pilot Program (REPP) for a grant to aid in the replacing of fossil fuel heating systems with more renewable and efficient heating systems.

The following is our preliminary assessment of the equipment that could be installed to meet the requirements for the REPP:

Town Hall/Library Building - \$27,700

1. Main level library - 4 - 5-ton CCHPs with 145 CFM Heat recovery Ventilation Unit (HRU) at an approximate cost of \$11,500.
2. Second floor open meeting room - 4-ton CCHP with 345 CFM HRU at an approximate cost of \$8700.
3. Lower-level multiple purpose space - 3 1/2 -ton CCHP with 130 CFM HRU at an approximate cost of \$7500.

Municipal Building - \$26,500

1. Zoning office - 2-3-ton CCHP with 120 CFM HRU at an approximate cost of \$6500.
2. Existing 1st floor offices & work areas - 2-3-tons, 2 zone system with 70 CFM HRU at an approximate cost of \$8000.
3. 2nd floor offices and work areas - 2.5- 3-tons, 3 zone system with 115 CFM HRU at an approximate cost of 11,500.

Assumptions:

1. The sizing assumes that there will be additional measures taken to improve the heat loss efficiency of the windows and doors and the fenestration in general.
2. Pricing is based on historical data but can vary immensely due to the current climate of extremely busy mechanical contractors.
3. The existing propane heating systems would remain in use as backup/supplemental heating until all energy improvement measures are in place and the overall loads are

decreased to a point where the CCHP can provide 100% of the heating and cooling requirements.

4. Detailed load calculations and equipment engineering design is completed to confirm exact proposed equipment sizing and layouts with plans and specs prepared for bidding of the installations.
5. Note that gas heating is less costly to operate for just heating than CCHPs but installing CCHPs give the added benefit of cooling. They also qualify for the REPP grants.

I would be happy to meet with you to go over any questions that this study raises. I am also available to provide complete engineering noted in the assumptions. I will also give an approximate electrical load as requested by Lexi for her grant application.

PLANNING COMMISSION REPORT ON PROPOSED BYLAW AMENDMENTS

In accordance with 24 V.S.A. §4441, the Town of Warren Planning Commission (PC) has prepared and approved this written report on [date] prior to warning and holding a public hearing on proposed amendments to the Town of Warren Land Use and Development Regulations (LUDRs).

Brief Explanation of the Proposed Amendments

The LUDRs in their current form were initially adopted in 2001. The town has made a series of minor amendments to the LUDRs over the past 20 years. The 2019 Warren Town Plan recognized that it was time for a comprehensive review and amendment of the LUDRs. The Town Plan identified a need to realign the LUDRs with the town's planning policies and to address inconsistencies resulting from the many changes that have been made to state statute and programs over the past two decades. There was also a commitment from the PC to improving the clarity of the LUDRs and the town's development review and permitting processes.

To achieve those aims, the PC has restructured and reorganized the LUDRs. While it appears that the document has been re-written in its entirety, much of the content of the current LUDRs has been carried forward into the proposed LUDRs with little substantive change. There are a discrete number of substantive policy and procedural changes that are critical to aligning the LUDRs with the goals and objectives of the Town Plan and to conforming with statute, which are described in more detail below:

1. The list of exemptions (structures and activities that do not need a permit) has been expanded and clarified (Section 1101).
2. The process for allowing for multiple uses or buildings on a lot has been simplified (Section 2006).
3. The dimensional standards in the village districts have been modified so that the town would be eligible to seek a state Neighborhood Development Area designation in the future in support of housing creation in the village (Sections 2101-03).
4. A requirement to designate building envelopes that specify where buildings will be placed on a parcel has been added to the Rural and Resource Protection districts to guide development away from significant agricultural and natural resources (Section 2105-06).
5. In those districts intended to accommodate businesses, more businesses and other non-residential uses will be permitted rather than conditional. This will simplify the development review process for those uses, reducing the time and cost of permitting (Section 2112).
6. The town's policy for development on Class 4 roads has been clarified and further development will not be allowed without upgrading the road (Section 3002).
7. More specific requirements for erosion prevention and sediment control (Section 3012) and stormwater (Section 3022) have been added. Currently these are standards that the Development Review Board (DRB) can require, but the proposed regulations establish specific triggers related the amount of disturbance or impervious surface being created to determine whether applicants will need to meet the standards.
8. The steep slope provisions (Section 3020) have been updated with a better definition of what constitutes a steep slope and additional criteria for reviewing development on steep slopes.
9. Chapter 310 adds more detailed site design and performance standards for landscaping, parking, outdoor lighting, signs and other aspects of proposed multi-unit or nonresidential development. The current LUDRs

address all these elements but have general standards to be applied by the DRB. The proposed standards make it clear what the community wants and make it easier for applicants to propose projects that meet community expectations.

10. The proposed LUDRs seek to support both housing quality and affordability with provisions for multi-unit housing, worker housing, accessory dwelling units and rooming and boarding houses (Section 3202-05).
11. Standards for short-term rental (Airbnb) have been added (Section 3211).
12. New language is proposed to require the resort to provide an updated master plan prior to any further significant development of their property (Section 3215).
13. Updates have been made to the subdivision standards (Chapter 330) to clarify and strengthen protection of natural and agricultural resources. Major subdivisions in the Rural and Resource Protection districts would be required to be planned unit developments (PUDs). Building envelopes would be established on all new lots larger than 2 acres to specify what land within a larger parcel can be developed. Building envelopes have to be sited to minimize resource impacts and fragmentation.
14. The PUD provisions have been updated and expanded (Chapter 340). The current LUDRs have a general approach to PUDs. The proposed LUDRs establish specific types of PUDs, each with a particular intent and function.
15. Conservation PUDs (Section 3401) are encouraged for residential development in a rural setting. Homes would be clustered and at least 60% of the lot would be set aside as protected open space. There are clear criteria for selecting the land with the highest resource value to be within the protected open space. This development approach would be required for larger subdivisions in the Rural and Resource Protection districts.
16. Neighborhood PUDs (Section 3402) are encouraged for creating compact, walkable residential neighborhoods. They include a density bonus for affordable housing.
17. The current Meadowland Overlay district has been replaced with a new approach to achieving the same outcome. Rather than referring to these lands as "meadowlands", they will now be referred to as "historic agricultural soils". This is a more accurate reflection of both the original intent of their designation and the land's current condition. The historic agricultural soils will be one of the natural and agricultural resources to be protected when building envelopes are designated on new lots and when set aside lands are established for conservation PUDs.
18. The authority of the Administrative Officer (AO) to review minor projects, boundary adjustments, sketch plans and small modifications to approved development (Section 4204, 4308 and others) has been expanded. The intent is to streamline the permitting process and avoid unnecessary delays and expense.
19. A major change in approach is separating site plan and conditional use approval (Sections 4304 and 4305). The current LUDRs have both approval processes but they are always linked. Under the proposed regulations some uses that now need both site plan and conditional use approval will only need site plan. This simplifies the development review process and increases the predictability of approval decisions significantly. The process is streamlined even further for minor projects, which can be approved by the AO without the need for a public hearing in front of the DRB.
20. There is new waiver language (Section 4404) that makes it easier for the DRB to offer a little bit of flexibility in the application of dimensional standards and other specific requirements of the regulations.
21. The zoning districts and map have been replaced in their entirety. This affects nearly all property in town, although the extent to which zoning district standards are proposed to change varies depending on the

district. The differences between the current and proposed standards are relatively minor in the village and general business districts, and are more substantial in the rural and resort districts. The changes to the zoning districts were guided by clear and specific strategies laid out in the 2019 Town Plan and include:

- The land area included in the higher density resort districts is proposed to expand, more accurately reflecting the existing built form and intensity of land use on the mountain. It will also accommodate future residential growth and support the ongoing transition to the establishment of a vibrant, four-season recreation destination.
- The current Forest Reserve district would be replaced with a larger Resource Protection district that includes not only public forests and high elevation lands, but other important natural resource features like floodplains, wetlands and wildlife habitat. It also includes landholdings that have been conserved by their owners and therefore will not be further developed in the future. Residential development is discouraged, while conservation, recreation and farming or forestry uses are encouraged.
- Land currently zoned Rural Residential has been split into two districts – Residential and Rural. The proposed Residential district carries forward the one-acre residential density possible under the current LUDRs for small subdivisions in the Rural Residential district. The proposed Rural district aligns with the lower density of development (one house per five acres) currently required for large subdivisions in the Rural Residential district.

The PC has sought public comment on the proposed LUDRs over a six-month period. It received and considered about 250 written comments. Community members have had an opportunity to offer verbal comments at more than a dozen public and PC meetings. The draft LUDRs proposed for public hearing incorporates the PC's response to that community feedback.

Statement of Purpose

The purpose of the proposed amendments is to further the goals and objectives of the 2019 Warren Town Plan. The amended LUDRs include a purpose statement in Section 1003, which enumerates a set of 15 guiding principles. The overarching principle of the Town Plan and the LUDRs is to guide development into the growth centers designated in the Warren Town Plan and away from outlying rural lands.

Municipal Plan Goals and Policies

The Warren PC commenced the process of amending the LUDRs with an audit that recommended regulatory approaches to effectively implement the goals and policies of the 2019 Town Plan. The proposed amendments to the LUDRs include many of the recommendations from the audit as summarized below:

- Farmland Conservation. The draft LUDRs eliminate the sliding scale density of the current Rural Residential district and reduce the allowable density to better support preservation of farmland and rural character. The draft LUDRs eliminate the incremental small subdivision loophole that allowed many house lots to be created in the Rural Residential district without having to meet open space and resource protection standards. The draft LUDRs establish a new minimum open space standards for clustered developments. The draft LUDRs eliminate density bonuses in the Rural district.
- Natural Resource Protection. The draft LUDRs clearly define the natural resources to be protected and significantly expand the amount of land within the zoning district primarily intended for natural resource protection (proposed Resource Protection district). The draft LUDRs would not allow further development on lands accessed from Class 4 roads, which will discourage further fragmentation and disturbance in remote areas of town.

- Stormwater Management and Erosion Control. Stormwater provisions in the draft LUDRs would apply to all development not just subdivisions (as in current LUDRs). Erosion control provisions in the draft LUDRs would apply to all development not just steep slopes (as in current LUDRs).
- Site Plan and Performance Standards. The draft LUDRs separate site plan and conditional use approval. They include a comprehensive set of clear and specific site plan standards. Parking requirements have been reduced to reflect contemporary best practices. Sign standards have been brought into conformance with recent case law.
- Subdivision and Density. The draft LUDRs require major subdivisions in the Rural and Resource Protection districts to be conservation PUDs. The draft LUDRs establish clear criteria guiding the size and location of building envelopes on larger lots.
- Commercial Uses. The draft LUDRs allow some commercial uses in certain districts as permitted uses (eliminating conditional use approval currently required for all commercial uses in all parts of town). The draft LUDRs both accommodate a four-season resort and provide the community with the tools needed to manage growth and change on the mountain.
- Housing. The draft LUDRs align with recently revised state requirements for accessory and small-scale multi-unit housing. The residential areas on the mountain and around the village have been expanded to provide opportunity for new housing in those designated growth areas.
- Zoning Map. The current Forest Reserve district was replaced with a more expansive Resource Protection district. The current Rural Residential district was split into two districts.

Municipal Plan Future Land Use

The Town Plan states, “it is hoped that this plan will serve as a blue print for future zoning changes.” The PC has done exactly that through its process of starting with an audit based on town plan policies and then implementing the policy recommendations made in the Town Plan and in the audit. The proposed amendment is compatible with the future land uses and densities set forth in the 2019 Warren Town Plan as described below:

- The Town Plan encourages creation of a third village zoning district that would accommodate commercial and higher-density residential development. The draft LUDRs include a Village Mixed Use district that is consistent with town plan policies.
- The Town Plan recognizes Sugarbush Village and the Lincoln Peak Base Area as Warren’s primary growth center. It calls for housing creation, including affordable and workforce housing, and the full utilization of the existing wastewater systems to facilities development. The draft LUDRs expand the resort districts and increase the allowable residential density consistent with Town Plan policies. The Town Plan also raises concern about large-scale development at high elevations. The draft LUDRs provide a new regulatory mechanism for addressing community concerns through a required master plan process for the resort.
- The Town Plan calls for consideration of mechanisms to discourage development in the Forest Reserve district. The draft LUDRs implement several such mechanisms including more robust standards for access and driveways that will limit opportunity for new roads and driveways in remote areas of town. The Town Plan calls for greater protection of wildlife habitat. The draft LUDRs further this policy through a significant expansion of the Resource Protection district (replacing the smaller Forest Reserve district). The Town Plan expresses concern about erosion and stormwater runoff resulting from clearing and development of steep slopes. The draft LUDRs include more robust standards for erosion control and stormwater management, and continue the town’s approach to carefully review development on steep slopes.

Planned Community Facilities

The proposed amendments do not directly implement any specific proposals for planned community facilities. The draft LUDRs continue to implement a community vision and set of land use policies that have remained consistent for decades. Growth will be directed to designated centers in the village and on the mountain. Outlying development will fit into the landscape and seek to preserve rural character. Further fragmentation and development of high elevation, remote and environmentally sensitive lands will be discouraged.

Given that there is no substantive change in direction, the draft LUDRs are not anticipated to create new or different demand for community facilities than the current LUDRs. Since the last major amendment to the LUDRs 20 years ago, there has been expansion of both public and private infrastructure to serve development. Warren Village is now served by a community wastewater system with capacity for growth. Development on the mountain is served by expanded and upgraded private water and wastewater infrastructure. The community is better positioned now than it was in earlier decades to accommodate the densities of development allowed through the LUDRs within its growth centers.

The Warren Planning Commission

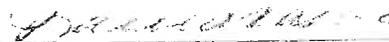
Jim Sanford, Chair
Mike Ketchel, Vice Chair
Camilla Behn
Dan Raddock
J. Michael Bridgewater
Jennifer Faillace
Randy Graves

NOTICE OF TAX SALE

The residents and non-resident owners, lien holders, and mortgagees of lands in the Town of Warren, County of Washington and State of Vermont, are hereby notified that a levy upon the following described parcels of land has been asserted by the Town of Warren through its Delinquent Tax Collector for taxes unpaid for the 2017, 2018, 2019, 2020 and 2021 tax years. Included with each description is the tax bill, which has been committed to the collector for collection as relates to the tax against each individual delinquent taxpayer. Said lands will be sold at public auction at the Warren Town Clerk's office located at 42 Cemetery Road, Warren, Vermont 05674, on **Wednesday, May 18, 2022 at eleven o'clock in the forenoon**, as shall be required to discharge such property taxes, with costs and fees, unless previously paid.

By virtue of the Tax Warrant and Levy and the tax bills committed to Dayna Lisaius, Delinquent Tax Collector for the Town of Warren said Delinquent Tax Collector hereby levies against the parcels described below.

Dated at Richmond, Vermont this 6th day of April, 2022.



LAURA E. GORSKY, ESQ.,

Laura E. Gorsky PLLC
13 East Main Street, P.O. Box 471
Richmond, VT 05477

Attorney for Dayna Lisaius, Delinquent Tax
Collector, Town of Warren, Vermont

DESCRIPTION OF PARCELS

Parcel #1

Being all and the same lands and premises conveyed to Christopher J. Avallone, Trustee of the trust created under Article Third B, 5, (d), of The A. Louis Avalone Trust Agreement, f/b/o Christopher J. Avallone and his issue by Trustee Deed Into Trust of Christopher J. Avallone, Trustee of The A. Louis Avallone Trust Agreement dated July 2, 2018 and recorded in Volume 252 at Page 254 of the Land Records of the Town of Warren.

Being a condominium located at 160 Drumleys South Road Ext., Unit #15, Warren, Vermont.

Being Tax Parcel No.: 307015.

- 1 -

NOTE:

Laura E. Gorsky PLLC and the Town of Warren give no opinion or certification as to the marketability of title to the above-referenced properties as held by the current owner(s).

Parcel #2

Being all and the same lands and premises conveyed to Lawrence P. Benedict and Sally P. Benedict by Warranty Deed of Alpine Development Company, Inc. dated January 15, 1962 and recorded in Volume 25 at Page 164 of the Land Records of the Town of Warren.

Being Lot 8 and Lot 9 of Alpine Lots, so-called, and located at Block 3, Plat A as set forth on a plat recorded in Map Volume 1 at Page 10 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 417053.

Parcel #3

Being all and the same lands and premises conveyed to Vincent A. Elsenboss by Warranty Deed of Alpine Development Company, Inc. dated July 7, 1960 and recorded in Volume 24 at Page 34 of the Land Records of the Town of Warren.

Being Lot 6 of Alpine Lots, so-called, and located at Block 12, Plat A as set forth on a plat recorded in Map Volume 1 at Page 10 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 417411.

Parcel #4

Being all and the same lands and premises conveyed to Edward Geleta by Warranty Deed of Alpine Development Company, Inc. dated January 31, 1961 and recorded in Volume 24 at Page 186 of the Land Records of the Town of Warren.

Being Lot 13 of Alpine Lots, so-called, and located at Block 13, Plat A as set forth on a plat recorded in Map Volume 1 at Page 10 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 417387.

Parcel #5

Being all and the same lands and premises conveyed to Vasil Horochivsky by Warranty Deed of Alpine Development Company, Inc. dated July 23, 1962 and recorded in Volume 25 at Page 229 of the Land Records of the Town of Warren.

Being Lot 28 and Lot 29 of Alpine Lots, so-called, and located at Block 6-B, Plat B as set forth on a plat recorded in Map Volume 1 at Page 11 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 417444.

NOTE:

Laura E. Gorsky PLLC and the Town of Warren give no opinion or certification as to the marketability of title to the above-referenced properties as held by the current owner(s).

Parcel #6

Being all and the same lands and premises conveyed to Mark E. Lebert by Warranty Deed of Elinor E. Lebert dated July 7, 1986 and recorded in Volume 78 at Page 445 of the Land Records of the Town of Warren.

Being Lot 18 of Alpine Lots, so-called, and located at Block 4, Plat R as set forth on a plat recorded in Map Volume 1 at Page 79 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 412071.

Parcel #7

Being all and the same lands and premises conveyed to Mohawk Investors by Warranty Deed of Integrated Enterprises, Inc. dated November 10, 1995 and recorded in Volume 111 at Page 286 of the Land Records of the Town of Warren.

Being a parcel of land said to contain 50.0 acres, more or less, with any improvements located thereon.

Being Tax Parcel No.: 002002-101.

Parcel #8

Being all and the same lands and premises conveyed to Henry R. Olender and Lorraine C. Olender by Warranty Deed of Alpine Development Company, Inc. dated July 25, 1966 and recorded in Volume 27 at Page 274 of the Land Records of the Town of Warren.

Being Lot 9 of Alpine Lots, so-called, and located at Block 38, Plat D as set forth on a plat recorded in Map Volume 1 at Page 18 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 417171.

Parcel #9

Being all and the same lands and premises conveyed to Marie C. Perrine by Warranty Deed of Frederick J. Schaefer dated March 25, 1969 and recorded in Volume 31 at Page 89 of the Land Records of the Town of Warren.

Being Lot 23 of Alpine Lots, so-called, and located at Block 27, Plat C as set forth on a plat recorded in Map Volume 1 at Page 12 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 418059.

NOTE:

Laura E. Gorsky PLLC and the Town of Warren give no opinion or certification as to the marketability of title to the above-referenced properties as held by the current owner(s).

Parcel #10

Being all and the same lands and premises conveyed to Robert K. Renkosky and Janet A. Renkosky by Warranty Deed of Alpine Development Company, Inc. dated July 16, 1968 and recorded in Volume 27 at Page 537 of the Land Records of the Town of Warren.

Being Lot 1 and Lot 2 of Alpine Lots, so-called, and located at Block 29, Plat C as set forth on a plat recorded in Map Volume 1 at Page 12 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 418093.

Parcel #11

Being all and the same lands and premises conveyed to Eleanor B. Reynolds by Warranty Deed of Alpine Development Company, Inc. dated June 26, 1964 and recorded in Volume 25 at Page 533 of the Land Records of the Town of Warren.

Being Lot 44 and Lot 45 of Alpine Lots, so-called, and located at Block 32, Plat C as set forth on a plat recorded in Map Volume 1 at Page 12 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 417192.

Parcel #12

Being all and the same lands and premises conveyed to Jeanette H. Russell (n/k/a Jeannette Sawyer) by Warranty Deed of Alpine Development Company, Inc. dated April 17, 1968 and recorded in Volume 27 at Page 501 of the Land Records of the Town of Warren.

Being Lot 24 of Alpine Lots, so-called, and located at Block 4, Plat R as set forth on a plat recorded in Map Volume 1 at Page 79 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 412076.

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NOTE:

Laura E. Gorsky PLLC and the Town of Warren give no opinion or certification as to the marketability of title to the above-referenced properties as held by the current owner(s).

Parcel #13

- i.) Being all and the same lands and premises conveyed to Craig Sooter by Quit Claim Deed of Helen Prachup dated March 12, 2002 and recorded in Volume 146 at Page 207 of the Land Records of the Town of Warren. Reference is hereby made to a Certificate of Death for John Prackup (DOD: 3/24/2001) recorded in Volume 146 at Page 208 of the Land Records of the Town of Warren.
- ii.) Being a portion of the same lands and premises conveyed to Craig Sooter by Quit Claim Deed of Alpine Village Land Trust dated July 19, 2001 and recorded in Volume 138 at Page 485 of the Land Records of the Town of Warren.

Being Lot 13, Lot 15 and Lots 51-55 of Alpine Lots, so-called, and located at Block R-1, Plat R as set forth on a plat recorded in Map Volume 1 at Page 79 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 412009.

Parcel #14

- iii.) Being a portion of the same lands and premises conveyed to Craig Sooter by Quit Claim Deed of Alpine Village Land Trust dated July 19, 2001 and recorded in Volume 138 at Page 485 of the Land Records of the Town of Warren.
- iv.) Being all and the same lands and premises conveyed to Craig Sooter by Tax Collector's Deed of Reta Goss, Tax Collector of the Town of Warren dated October 24, 2005 and recorded in Volume 178 at Page 296 of the Land Records of the Town of Warren.

Being Lots 19-21 and Lots 45-48 of Alpine Lots, so-called, and located at Block R-1, Plat R, as well as Lot 56 and Lot 57 of Alpine Lots, so-called, and located at Block R-2, Plat R as set forth on a plat recorded in Map Volume 1 at Page 79 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 412020.

Parcel #15

Being all and the same lands and premises conveyed to Craig Sooter by Tax Collector's Deed of Reta Goss, Tax Collector of the Town of Warren dated October 24, 2005 and recorded in Volume 178 at Page 300 of the Land Records of the Town of Warren.

Being Lot 18 of Alpine Lots, so-called, and located at Block 2, Plat R as set forth on a plat recorded in Map Volume 1 at Page 79 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 412044.

NOTE:

Laura E. Gorsky PLLC and the Town of Warren give no opinion or certification as to the marketability of title to the above-referenced properties as held by the current owner(s).

Parcel #16

Being all and the same lands and premises conveyed to Craig Sooter by Quitclaim Deed of Alpine Development Company, Inc. dated January 27, 2001 and recorded in Volume 135 at Page 360 of the Land Records of the Town of Warren.

Being Lots 57-60 and Lots 7-9 of Alpine Lots, so-called, and located at Block R-1, Plat R as set forth on a plat recorded in Map Volume 1 at Page 79 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 412005.

Parcel #17

Being all and the same lands and premises conveyed to Victor Stashewsky and Mary Ann Stashewsky by Warranty Deed of Alpine Development Company, Inc. dated April 18, 1966 and recorded in Volume 27 at Page 254 of the Land Records of the Town of Warren.

Being Lot 24 of Alpine Lots, so-called, and located at Block 44, Plat G as set forth on a plat recorded in Map Volume 1 at Page 47 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 418197.

Parcel #18

Being all and the same lands and premises conveyed to Thomas W. Todd and Holly M. Todd by Warranty Deed of John N. Samaras and Alexandra Rigg Samaras dated October 21, 1976 and recorded in Volume 44 at Page 241 of the Land Records of the Town of Warren.

Being a parcel of land said to contain 2.0 acres, more or less, with dwelling and improvements located thereon. Said lands and premises are designated as 2222 Fuller Hill Road, Warren, Vermont.

Being Tax Parcel No.: 023005-2.

Parcel #19

Being all and the same lands and premises conveyed to Ruth E. White by Warranty Deed of Alpine Development Company, Inc. dated May 10, 1968 and recorded in Volume 27 at Page 514 of the Land Records of the Town of Warren.

Being Lot 16 and Lot 50 of Alpine Lots, so-called, and located at Block 1, Plat R as set forth on a plat recorded in Map Volume 1 at Page 79 of the Land Records of the Town of Warren.

Being Tax Parcel No.: 412012.