

Town of Woodstock
Select Board Meeting
November 15, 2022
6:00 pm
Town Hall & Zoom
Agenda

- A. Call to order
- B. Citizen Comments
- C. Additions to & deletions from posted agenda
- D. Manager's Report
 - 1. General Report (p. 3)
- E. Permits
- F. Old Business
- G. New Business
 - 1. Tobacco License – Eames – 442 E Woodstock Rd (pp. 4-5)
 - 2. Lister's Reappraisal Proposals (pp. 5-75)
 - 3. TRORC Town Dues Letter for FY24 (p. 76)
 - 4. Safford Commons – Town Consent Request (pp. 77-87)
 - 5. LEMP Municipal Adoption (pp. 88-90)
 - 6. Town of Woodstock LEMP (pp. 91-97)
 - 7. FY24 Budget
- H. Other Business
- I. Board of Sewer Commissioners
 - 1. Sewer Abatement Requests
 - a. Smith – 39 Central St. (pp. 98-100)
 - b. Chamberlain – 19 Golf Ave. (pp. 101-102)
 - c. Green – 52 pleasant St. (pp. 103-104)
 - 2. Sewer Permits
 - a. Mikkelson – 63 Central St. (pp. 105-108)
 - b. Banks – 4 the Green (pp. 109-112)
- J. Approval of minutes
 - 1. 10/18/22 minutes
 - 2. 11/1/22 minutes
 - 3. 11/1/22 joint minutes
- K. Adjournment

This Meeting will be held on Zoom

The link to join us is

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEE0MzJaMIBKeHJPUjB6QT09>

or from zoom.us you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

For those without a computer or smartphone you may call in:

Phone number: 646 558 8656

Meeting ID: 847-8240-6503

Password: 247624

For Help on Joining Use this Link:

<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

- Please join the meeting ten minutes prior to start, so we can give technical help if needed.
- We will ask everyone on the phone and zoom to identify themselves, so we know who is present.
- Please raise your hand on the Participant tab to comment or ask a question.
- Press *9 to raise your hand by phone

Municipal Manager's Report
November 15, 2022

On November 10, 2022, a new Public Works Director was hired. He will begin working on 11/28 or 12/5. We are still working on the details of his start date. He will soon attend a Selectboard meeting for the board to meet him.



Application ID: DLL - Application - 00845
Application for: Tobacco License
Category of Business: Tobacco

Business/ Entity Information

Business/ Entity Name: Clover VT LLC
Business ID: 0385528
Business Address: 442 E Woodstock Rd,
Woodstock, Vermont 05091
Entity Type: Limited Liability Corporation
Phone: 802-280-5287
Management Type if LLC: Member-managed
Email: pj@clovergiftshop.com

People Information

- **Person:**
Patricia Eames

Business Role: Business Principal
Email: pj@clovergiftshop.com
Business Address:
,
,
US Citizen?
Political Position
Phone: **Name:** Patricia Eames
Office:
Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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Location/ Premises Detail

Location Name: **Do you lease this Premises:**

Location Address:

,
,

Health License:

Food:
Lodging:

Local Jurisdiction/ Town Clerk:

Vermont Tax Department:

Foundational License (if applicable)

License Type:

License Number:

Licensee Name:

License Status:

Licensee Address:

,
,

License Start Date:

License End Date:

Documents Attached

Name	Document Type	Assosicated With
D-00667	Articles of Organization	Clover VT LLC
D-00668	Federal Employee Identification #	Clover VT LLC
D-00669	Operating Agreement	Clover VT LLC
D-00670	Proof of Worker Compensation Insurance	Clover VT LLC
D-00673	Sales and Use tax documents	LN-023689
D-00674	Lease or proof of ownership	LN-023689

Payment and Acknowledgement

Signed by:

Date of Submission:

2022-09-28 13:43:45

Local Application Fee:

0

State of Vermont / DLL Application Fee:

110.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:

false

NOVEMBER 9, 2022

SELECTBOARD, TOWN OF WOODSTOCK

TOWN WIDE REAPPRAISAL

WE HAVE RECEIVED 2 PROPOSALS FOR THE TOWN WIDE REAPPRAISAL TO BE COMPLETED 2027

WE RECEIVED 1 PROPOSAL FOR THE WOODSTOCK INN & RESORT REAPPRAISAL

PLEASE REVIEW, WE ARE REQUIRED TO SUBMIT FORM RA-308 TO THE STATE WITH OUR COMPLIANCE PLAN BY

DECEMBER 9TH 2022.

Choose between these for the **Town Wide Reappraisal** (last done 2016):

- NEMRC Proposal - Use existing appraisal software, \$199,704
- **(Contract states a revaluation of cost before start in 2025)**
-
- NEMC (Patriot Software) Proposal - Includes transition to new appraisal software, \$193,200. The best time to change software is during a reappraisal.
- **(NO revaluation of cost at start date of 2025)**
-
- Both require contracts.
- Both proposals begin in 2025 and finish in 2027.
- Contracts should be reviewed by Town Attorney
- Note the contract differences, potential additional fees for BCA hearings, review of fee comments (i.e., NEMRC noted this for Jan 2025), should compare annual support fees for both companies that includes property record cards online and map viewer online for ongoing expenses.
- Both proposals require parcel mapping updates to be completed prior to the start in 2025.
- Mapping project expense to be shared with Planning and Zoning office.

Woodstock Inn & Resort (last done 2011):

- George Sansoucy Proposal - \$60,000, Start Date December 1, 2026; Completion May 1, 2027,
 - Requires a contract
 - Full payment due at completion of the assignment, at the conclusion of grievance
 - We feel the Woodstock Inn and Resort Re Appraisal should coincide with the Town-Wide Reappraisal

State Due Date:

- **Town IS REQUIRED TO submit Form RA-308, Detailed Reappraisal Compliance Plan –**
- **Due December 9, 2022**

Listers Recommendation: Tim McCarthy and Kathy Avellino agree, after reviewing proposals NEMC is the right fit for the Town/Village of Woodstock.

NEMC did a full morning presentation for the Listers, went over contract in detail, Tim McCarthy checked references, talked with other towns who have used NEMC, all very positive feedback.

We feel communication with NEMC will be easier throughout the entire process

Woodstock Finance committee has asked the Listers to seek reappraisal start date of 2025 completion for the 2027 Grand List

Our Current Budget

We currently have a balance of \$118,000.00 in reappraisal funds

We anticipate receiving \$16,000 from the State for the next 5 years

We anticipate receiving \$15,000 from the Town/Village for the next 5 years

Bringing the balance to \$273,000.00 by the end of fiscal year 2027

Thank you,
Board of Listers

Tim McCarthy

Kathy Avellino

CONTRACT FOR SERVICES
TOWN OF WOODSTOCK, VERMONT
AND

NEW ENGLAND MUNICIPAL CONSULTANTS, LTD

This contract is made and entered into this _____ day of _____, 2022, by and between the Town of Woodstock, Vermont (hereinafter referred to as the TOWN), a Municipal Corporation existing under the laws of the State of Vermont, acting by and through its Select Board and New England Municipal Consultants, Ltd, a Massachusetts corporation (hereinafter referred to as the COMPANY), whose principal place of business is at 37 Old Place Road, Lyndonville, Vermont. This contract shall be governed by the laws of the State of Vermont.

In consideration of the mutual covenants and agreements hereinafter set forth, the parties agree as follows:

1. IDENTIFICATION

1.1 Name of TOWN	WOODSTOCK, VERMONT
1.2 Address of TOWN	PO BOX 488 WOODSTOCK, VT 05091
1.3 Contracting Officer for the TOWN	SELECT BOARD
1.4 Name of COMPANY	NEW ENGLAND MUNICIPAL CONSULTANTS, LTD
1.5 Mailing Address of COMPANY	PO BOX 372 LYNDON CENTER, VT 05852
1.6 Name and Title of COMPANY Signatory	WILLIAM J. KRAJESKI, PRESIDENT

2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

- 2.1 Install a duly licensed version of Patriot Properties, Inc.'s *AssessPro 5* appraisal system on hardware and operating systems to be provided by the TOWN. The COMPANY will advise the TOWN as to hardware and operating systems specifications and needs.
- 2.2 Convert all records and appropriate data required by Patriot Properties, Inc currently held by the TOWN to the AssessPro appraisal system.
- 2.3 Determine the "appraisal value" (32 V.S.A. 3481) of all property as identified in the TOWN RFP in compliance with the statutes of the State of Vermont.
 - 2.3.1 Appraise all taxable and non-taxable property within the taxing jurisdiction in a good and workman like manner in accordance with the appropriate rules and statutes of the State of Vermont.

- 2.3.2 This contract does not include the valuation of the property owned by or in association with the Woodstock Inn and Resort.

2.4 Completion of work

- 2.4.1 With the exception of Grievance and BCA hearings, the COMPANY shall complete all work and deliver the same in final form to the Listers on or before June 4, 2027.
- 2.4.2 The COMPANY recognizes the importance of the dates set in Section 2.4.1. The COMPANY agrees to pay a penalty of \$100 per day for each day of delay beyond that date until delivery, provided the delay is caused by the COMPANY.
- 2.4.3 The reappraisal shall be considered complete and in its final form only when all Board of Civil Authority reviews have been completed.

2.5 Personnel

The COMPANY shall employ experienced and competent appraisers, who have been approved first by the Vermont Property Valuation and Review Division and then the TOWN in the grading, classifying and appraising of all property covered by this contract, and all necessary field appraising of all property covered by this contract. All necessary field assistants employed by the COMPANY shall be competent to perform the work they are called upon to do.

2.6 Public Relations

The COMPANY and the TOWN, during the progress of the work shall use their best efforts and that of their employees to promote the full cooperation and amiable relations with the taxpayers. All public news releases will be cleared with and approved by the Town's Listers and/or Select Board. The COMPANY will make available speakers to acquaint groups with the nature and purpose of the reappraisal and all of the factors and conditions that eventually make up said individual property values. Following substantial completion of the reappraisal, informal public meetings will be scheduled at which taxpayers may meet with the COMPANY appraisers to review their assessments. The COMPANY shall also meet one time with the Board of Civil Authority (BCA) prior to the 2027 BCA hearings to offer training and assistance to the BCA.

2.7 Confidentiality

The COMPANY agrees not to disclose to anyone, other than the Listers, any new value discovered, for any purpose, or to permit anyone to use or peruse any of the data on the file in connection with the reappraisal until such time as the values are turned over to, and accepted by, the Listers.

2.8 Compensation and Terms

The TOWN, in consideration of the services hereunder to be performed by the COMPANY, agrees to pay to the COMPANY the sum of ONE HUNDRED AND NINETY-THREE THOUSAND AND TWO-HUNDRED DOLLARS (\$193,200).

2.8.1 Payment shall be made in monthly installments as the work progresses based on 90% of the estimated proportion of the work completed in the preceding month with the 10% balance being held accumulated until final satisfactory completion of the reappraisal as defined herein.

2.8.2 Payment shall be based on monthly progress reports submitted by the COMPANY and accepted by the TOWN.

2.8.3 Additional payment will be required for any active parcel counts above ~~1,950~~ ²⁰⁰⁰. The additional compensation shall be \$75 for each parcel. This overage is for active counts only. **Inactive accounts are considered part of the original proposal.**

3. DETAILED SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs

3.1.1 The COMPANY shall make a careful study and investigation of the costs of residential and commercial construction in the area based on material and labor costs in the area. These costs shall include all costs to construct. The COMPANY shall test these costs against known completed costs in order to test the accuracy of the study.

3.1.2 The COMPANY shall use unit costs as the basis of residential cost. Tables will be constructed to represent the various units of construction and these tables will be calibrated to represent the current cost in the TOWN.

3.2 Manual of Appraisal

3.2.1 The COMPANY shall provide the TOWN with a full manual with all costs and formulae needed to manually reconstruct the cost value of each parcel. The COMPANY shall train designated parties in the TOWN in the use of such manual. Upon completion of the reappraisal, the COMPANY shall provide one bound copy of the full documentation to the Listers. The TOWN shall be provided with full user documentation of Patriot Properties' CAMA software, **AssessPro**.

3.3 Property Record Cards

3.3.1 The COMPANY shall provide the TOWN with the ability to produce on demand a property card for each parcel and parcel card on 8.5 X 11 inch paper.

- 3.3.2 Each property record shall display the owner's name, property location, mailing address and other such property data along with the necessary information to determine land value and classification, and all values broken down to land, building, other buildings and totals.
- 3.3.3 The card shall display building and land descriptive information and the pricing ladder for each parcel, including all depreciation codes and factors. Each parcel may have multiple photographs embedded. Only the primary photograph is displayed on the printed record card. The TOWN will be able to reproduce any record card on demand.
- 3.3.4 All coding on the card shall be readily clear as to meaning or contained in documentation.
- 3.3.5 Each property record card shall have an activity line added reflecting the appraiser responsible for inspection and valuation.

3.4 Sales Survey

- 3.4.1 The TOWN shall provide a copy of all or access to property transfers for the period covering April 1, 2024 through April 1, 2027. Complete access to all historical transfers is preferred.
- 3.4.2 The COMPANY shall provide an analysis of all such sales using generally accepted mass appraisal statistical goals. The analysis will include a detailed discussion of the results and the basis used for determining land, building and total values along with adjustment patterns. The COMPANY shall provide notation on all sales disqualified from the process as non-arm's length or unrepresentative.
- 3.4.3 The sales survey and analysis shall be constructed and built by the project supervisor.
- 3.4.4 The COMPANY shall verify each sale for date, price and validity and record all information, including inspection or information collection dates, in the appraisal system.
- 3.4.5 The COMPANY shall determine land values through the analysis of land only sales whenever possible. In the cases of the absence or low volume of sales, the COMPANY will use land residuals. Each residual used will be fully documented.
- 3.4.6 Land values shall be determined for each appropriate land unit. Typical units would include lot, square feet, front acres, rear acres and front feet.
- 3.4.7 The final analysis delivered to the TOWN shall include a sales record book, all analysis used and spreadsheets showing land pricing units and increments by neighborhood.

3.5 Informal Review

The COMPANY shall assist the TOWN in the preparation of notice to all property owners together with the announcement of an informal review process. The contents and manner of the notice are subject to discussions with the TOWN. The TOWN shall be responsible any printing and mailing costs involved in the Informal process. The COMPANY shall provide the TOWN with sufficient days to hear informal appeals.

3.6 Photography

The COMPANY shall photograph each inhabited structure at the front and rear of the structure. The COMPANY shall photograph all major outbuildings. Major outbuildings are generally described as garages, barns, and commercial storage buildings. The COMPANY shall be responsible for the determination of a major outbuilding.

3.7 Training

The COMPANY shall provide training in the use of the AssessPro software system to the any party identified by the TOWN. The COMPANY shall provide at a minimum 40 hours of training. Training shall be ongoing with a reasonable expectation that the Listers shall involve themselves sufficiently in the project to ensure all aspects of the system are viewed in use during the reappraisal. Generally, the Listers can expect to receive substantial training beyond 40 hours should they choose to participate in the project on an ongoing basis.

4. VALUATION OF REAL PROPERTY

4.1 Inspection

The COMPANY agrees to attempt inspection and verify measurement of all improved property as identified in the attached REQUEST FOR PROPOSALS. The COMPANY shall mail notice to each property owner prior to any attempted entry.

4.2 Entrance

The COMPANY will make an initial attempt to inspect. If entry is not gained a notice will be left at the property. The COMPANY, in cooperation with TOWN personnel who will set the appointments, will attempt to schedule inspections of properties receiving a notice. The COMPANY will send by mail a final request for inspection should no response be generated from previous attempts. The COMPANY may opt to send an informational request to the property owner along with the final notice. The COMPANY will use its expertise, familiarity with the community, prior record and informational request returns to estimate any property where entry is not gained. The COMPANY and the TOWN shall not schedule appointments beyond March 1, 2027 without the approval of the COMPANY.

4.3 Measurement

The COMPANY shall verify all measurements and provide a diagram, with measurements of each dwelling or primary building on the record card. The COMPANY shall verify the measurement of partial second floors and above to ascertain the correct finished floor space. All diagrams are to be notated with the year built of any additions and the percent completion for unfinished sections.

4.4 Construction

The record card shall note all property aspects used in the valuation of each structure, including age, exterior frame construction and covers, heating and cooling systems, interior wall and floor covers, plumbing fixtures, rooms and commercial construction features.

4.5 Replacement Cost,

A replacement cost shall be computed using the tables constructed in AssessPro. This value shall then be depreciated by the appropriate factors.

4.6 Income Approach

All parcels containing four or more residential rental units will be analyzed using the income approach. All commercial and industrial property will be analyzed using the income approach. The TOWN may opt to apply the income value as the final fair market value of the parcel. The TOWN shall cooperate in educating property owners as to the validity, fairness and accuracy of the income approach as applied to income generating properties.

4.7 Final Comparison

The COMPANY shall produce a final analysis comparing all sold property within the sales period with the proposed assessed value for the purpose of ensuring that values reflect accurately the fair market value as of April 1, 2027.

4.8 Final Review

After all data has been collected and all tables are established, the COMPANY shall perform a final review of all property. This process shall involve an exterior viewing of each parcel to establish an equitable balance in valuations and to eliminate errors.

4.9 Grievance and BCA Hearings

The COMPANY will provide a total of 8-man days of assistance to the TOWN in the Grievance and BCA phases. Assistance shall consist of preparing the Listers for grievance/BCA meetings and attending the meetings at the request of the Listers. The COMPANY will provide post hearing advice.

5. VALUATION OF PUBLIC UTILITY PROPERTY

5.1 Public utility property shall be appraised consistent with Vermont law.

5.2 The property record card shall reflect all improvements and land.

6. TAX APPEALS

The COMPANY agrees to provide qualified representatives to support values in the appeal process beyond the Board of Civil Authority phase for a fee of \$750 per day. Such fee may be negotiated between parties.

7. GENERAL SERVICES TO BE PROVIDED BY THE TOWN

As a part of the compensation set forth herein, the TOWN agrees to provide the following services:

7.1 The TOWN shall provide sufficient, secure work area for the COMPANY to perform the appraisal task. The TOWN shall provide the COMPANY with afterhours/weekend access.

7.2 The TOWN shall provide a minimum of two (2) network connections for the COMPANY's use. The TOWN will be responsible for all connection setup costs.

7.3 The TOWN shall allow the COMPANY to remove existing assessment records and transport the records to remote office locations for the purpose of conversion of data or shall alternatively provide, at the COMPANY's cost, a clear, legible copy of each record for removal.

7.4 The TOWN agrees that the physical delivery of the electronic database may be delayed should the COMPANY decide that the process is better accomplished off site. In no case shall the delivery take place after April 1, 2027 and the COMPANY may be required to provide proof of progress at any point.

7.5 The TOWN shall be responsible for making all appointments at all phases of the contract with homeowners. The COMPANY shall provide the appropriate schedules.

8. RELATIONSHIP OF PARTIES

In performing services pursuant to this Agreement, the COMPANY is performing solely in the capacity of an independent contractor and is not an employee or agent of the TOWN. The COMPANY does not undertake by this Agreement, or otherwise, to perform any obligation of the TOWN, whether regulatory or contractual, and the TOWN shall not be bound under contract, subcontract, or other commitment made by the COMPANY without the express written consent of the TOWN.

9. PRIME CONTRACTOR RESPONSIBILITY

The TOWN requires single-point responsibility for the entire project. Subcontractors may be used, but the COMPANY must and does accept full responsibility for a subcontractor's performance. The COMPANY must identify all subcontractors, and the COMPANY must describe the type of contractual arrangement that will exist with all subcontractors. All subcontractors must be approved by the TOWN, in writing, prior to their performing any of the services under this Agreement.

The TOWN is herein notified that Patriot Properties, Inc. of Marblehead, Massachusetts is identified as a subcontractor and is the provider of all software, installation, technical support and license.

10. ASSIGNMENT OF CONTRACT

The COMPANY shall not assign or in any way transfer any interest in this Agreement without the prior written consent of the TOWN, provided, however, that claims for money due or to become due to the COMPANY from the TOWN hereunder may be assigned to a bank, trust Company, or other financial institution without such consent so long as prior written notice of any such assignment is furnished promptly to the TOWN. Any such assignment shall be expressly made subject to all defenses, set offs, or counter claims, which would have been available to the TOWN against the COMPANY in the absence of such assignment

11. OWNERSHIP AND CONFIDENTIALITY OF INFORMATION

- A. All information acquired by the COMPANY from the TOWN, or from others at the expense of the TOWN, in the performance of the Agreement shall be and remain the property of the TOWN. This includes all records, data files, computer records, work sheets, deliverable products complete and incomplete, and all other types of information prepared or acquired by the COMPANY in the performance of this Agreement.
- B. The COMPANY recognizes that in the performance of this Agreement, it may obtain or have access to confidential information including information subject to restrictions on its disclosure. The COMPANY agrees to comply with all laws and any regulations, rules, and guidelines promulgated thereunder regarding access to, and disclosure of, such information.
- C. The COMPANY agrees that it will use this information only as required in the performance of the Agreement and will not, before or after the completion of this Agreement, otherwise use said information, nor copy, nor reproduce the same in any form, except pursuant to the sole written instructions of the TOWN. The COMPANY further agrees to return said information to the TOWN promptly at its request in whatever form it is maintained by the COMPANY.
- D. The COMPANY agrees to take reasonable steps to ensure the confidentiality and

security of the information in its possession or under its control.

12. INDEMNIFICATION

The COMPANY shall indemnify and hold harmless the TOWN against any and all liability, loss, damages, cost, or expenses relating to personal injury or property damage which the TOWN may sustain, incur, or be required to pay, arising out of or in connection with services performed under this Agreement, by reason of any negligent action or inaction or willful misconduct of the COMPANY, a person employed by the COMPANY, or any of its subcontractors, provided that:

- A. The COMPANY is notified of any claim within a reasonable time after the TOWN becomes aware of it, and
- B. The COMPANY is afforded an opportunity to participate in the defense of such claim. In such event, the COMPANY shall have the right to approve any settlement negotiated.

13. INSURANCE REQUIREMENTS

The COMPANY will maintain all insurance required by law for its employees, including disability, worker's compensation and unemployment, and public liability insurance at least as hereinafter set forth so as to protect it and the TOWN from any and all claims for personal injury and property damage for the entire pendency of the project:

- A. A comprehensive general liability insurance policy with the following limits of coverage: Bodily injury and property damage, \$1,000,000 (One Million) each occurrence, \$1,000,000 (One Million) each individual claim per occurrence, \$1,000,000 (One Million) aggregate of all claims per occurrence.
- B. A comprehensive automobile insurance policy with the following limits: Bodily injury \$1,000,000 (One Million) each person and \$1,000,000 (One Million) for each occurrence; property damage \$500,000 (One-Half Million) each occurrence, aggregate \$1,000,000 (One Million) for each occurrence.
- C. An insurer licensed and authorized to do business in Vermont must issue all of the insurance. The foregoing comprehensive liability insurance policy and comprehensive automobile liability insurance policy shall include the TOWN as an additional named insured, at no extra cost to the TOWN, and the certificate of the insurance relating thereto shall be submitted to the TOWN within fourteen (14) calendar days of receipt of such written request.

14. PERFORMANCE BOND

Not Required.

15. TERMINATION OF CONTRACT

- A. Subject to the provisions of the Section entitled "Force Majeure", if the COMPANY shall fail to fulfill in a timely and satisfactory manner its obligations under this Agreement, or if the COMPANY shall violate any of the covenants, conditions, or stipulations of this Agreement, which failure or violation shall continue for twenty-one (21) business days after written notice of said failure or violation is received by the COMPANY, then the TOWN shall thereupon have the right to terminate this Agreement by giving written notice to the COMPANY of such termination and specifying the effective date thereof, at least seven (7) calendar days before the effective date of such termination.
- B. Subject to the provisions of the Section entitled "Force Majeure", if the TOWN shall fail to fulfill in a timely and satisfactory manner its obligations under this Agreement, or if the TOWN shall violate any of the covenants, conditions, or stipulations of this Agreement, which failure or violation shall continue for twenty-one (21) business days after written notice of said failure or violation is received by the TOWN, then the COMPANY shall thereupon have the right to terminate this Agreement by giving written notice to the TOWN of such termination and specifying the effective date thereof, at least seven (7) calendar days before the effective date of such termination.
- C. In the event of termination, all finished deliverables and all deliverables in process and all other records, data files, computer records, work sheets, studies, documentation and materials, complete and incomplete, shall be delivered to the TOWN within fifteen (15) calendar days after such termination. The COMPANY acknowledges that any failure or unreasonable delay on its part in the delivery of such materials to the TOWN will cause irreparable injury to the TOWN not adequately compensable in damages. The COMPANY accordingly agrees that the TOWN may, in such event, seek and obtain injunctive relief as well as monetary damages. The COMPANY shall be entitled to receive just and equitable compensation for any work performed under this Agreement completed prior to the date of termination, which is determined by the TOWN to be satisfactory.
- D. Notwithstanding the above, in the event of termination, the COMPANY shall not be relieved of liability by virtue of any breach of this Agreement by the COMPANY, and the TOWN may withhold any payments to the COMPANY for the purpose of set-off until such time as the exact amount of damages due to the TOWN from the COMPANY is determined.

16. FORCE MAJEURE

Neither party will be liable to the other or be deemed to be in breach under this Agreement for any failure to perform or delay in rendering performance due to causes beyond its reasonable control and without its fault and negligence. Such causes may include, but are not limited to, an order, injunction, judgment, or determination of any Court of the United States or other such competent jurisdiction, an Act of God, war, civil disobedience, extraordinary weather

conditions, labor disputes, or shortages or fluctuation in electric power, heat, light, or air conditioning. Dates or time of performance will be extended automatically to the extent of such delays provided that the party whose performance is affected notifies the other promptly of the existence and nature of such delay. It is agreed, however, that since the performance dates of this Agreement are important to the implementation of the entire program, continued failure to perform for periods aggregating sixty (60) or more days, even for causes beyond the control of the COMPANY, shall be deemed to render performance impossible, and the TOWN shall thereafter have the right to terminate this Agreement, in accordance with the provisions of the section entitled "Termination" without termination costs, penalties, or other liability.

17. EFFECTIVENESS OF AGREEMENT

The effective date of this Agreement shall be the date upon which the Agreement has been signed and executed by the COMPANY and the TOWN.

18. NOTICES

Any notice required or permitted to be given to a party shall be sufficient if given in writing and sent by Certified Mail, addressed to the TOWN as identified above and to the COMPANY as identified above.

19. INTEGRATION

All attachments referred to in this Agreement are deemed to be part of the Agreement.

20. AMENDMENT

No amendment to this Agreement shall be effective unless it is in writing, signed by authorized representatives of both parties and attached hereto.

21. WAIVERS

No covenant, condition, duty, obligation, or undertaking contained in or made a part of this Agreement shall be waived except by the written agreement of the parties. Forbearance or indulgence in any form or manner by a party shall not be construed as a waiver, nor in any way limit the legal or equitable remedies available to that party.

22. SEVERABILITY

If any provision of this Agreement is declared or found to be illegal, unenforceable, or void, then both parties shall be relieved of all obligations under that provision. The remainder of the Agreement shall be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, NEW ENGLAND MUNICIPAL CONSULTANTS, LTD and the TOWN OF WOODSTOCK, VERMONT has caused this Agreement to be executed by their duly authorized officers.

TOWN OF WOODSTOCK,
BY ITS SELECT BOARD

Date: _____

NEW ENGLAND MUNICIPAL CONSULTANTS, LTD
BY ITS PRESIDENT

William Krajeski

Date: _____

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I certify under the penalties of perjury that NEW ENGLAND MUNICIPAL CONSULTANTS, LTD to the best of my knowledge and belief, has filed all Massachusetts State tax returns and paid all Massachusetts State taxes required under law.

NEW ENGLAND MUNICIPAL CONSULTANTS, LTD
Company Name

59-3762873
Fed. I.D. Number

By: _____
William J. Krajeski, President

ATTACHMENTS

RFP MATERIAL

The following items are considered a portion of this contract and herein attached;

- ☐ **REQUEST FOR PROPOSAL FOR TOWN-WIDE REAPPRAISAL** issued by the Town of Woodstock on August 23, 2022.
- ☐ NEMC response to **REQUEST FOR PROPOSAL FOR 2027 TOWN-WIDE REAPPRAISAL** submitted by NEMC on **September 26, 2022**.

November 9th

Woodstock Board of Listers have spoken with George Sanscoucy

Contract is being updated with start date of 2026 completion 2027 to coincide with Town Wide

Reappraisal

No change in pricing structure

Scanned & saved
in Reappraisal folder.

RECEIVED
SEP 22 2022



George E. Sansoucy, PE, LLC
Engineers & Appraisers

PROPOSAL FOR
PROPERTY REVALUATION SERVICES FOR THE
WOODSTOCK INN & RESORT
OWNED BY:
THE WOODSTOCK FOUNDATION, INC.
LOCATED IN
THE TOWN OF WOODSTOCK, VERMONT
VALUATION AS OF APRIL 1, 2023

Prepared for:
Town of Woodstock, VT
Assessor & Board of Listers

Prepared by:
George E. Sansoucy, P.E., LLC d/b/a Sansoucy
Associates
148 Main Street
Lancaster, New Hampshire 03584

September 2022



George E. Sansoucy, PE, LLC
Engineers & Appraisers

September 15, 2022

Woodstock Board of Listers
Town of Woodstock, VT
P.O. Box 488
Woodstock, VT 05091

RE: REQUEST FOR PROPOSAL FOR APPRAISAL SERVICES OF THE WOODSTOCK
INN & RESORT OWNED BY WOODSTOCK FOUNDATION, INC. AS OF APRIL 1,
2023

Dear Listers:

Thank you for the opportunity to submit this proposal in response to your request regarding the determination of the fair market value of the real property for *ad valorem* tax purposes of the Woodstock Inn and Resort owned by Woodstock Foundation, Inc. located in the Town of Woodstock, Vermont.

George E. Sansoucy, P.E., LLC d/b/a Sansoucy Associates is an appraisal and engineering firm (NH) located in Lancaster, NH and Fountain Inn, South Carolina. Mr. Sansoucy has been in business for over 40 years. The firm specializes in utility and special purpose property valuations. These types of properties include destination resorts like the Woodstock Inn and Resort and other large commercial and industrial properties as well as all forms of utility and energy properties. Most recently, we had the opportunity to prepare the complete revaluation of the Mount Washington Hotel in Bretton Woods, New Hampshire, which included a ski area, golf course, all forms of outdoor recreation, restaurants, convention center, and support facilities. We are submitting this proposal for the revaluation of the Woodstock Inn and Resort and look forward to the opportunity to prepare this revaluation appraisal.

The goal of our proposal herein is to build a current April 1, 2023 USPAP compliant valuation model for the Woodstock Inn and Resort including all support facilities listed in the tax cards provided to us by the Town. There are 16 total tax cards, which have been provided as part of the Woodstock Resort Corporation. Please note that this proposal includes the golf course, which is part of the 16 tax cards. Our 2023 appraisal will be based on updated information supplied from the company, site tours and interviews, and valuations based on the cost approach, the market sales approach, and the income approach to value. All activities will be in accordance with USPAP including mass appraisal criteria. The Woodstock Appraisal will be self-contained and include detailed documents and appendices.

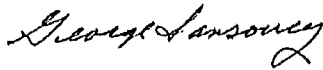
Sansoucy Associates
148 Main Street, Lancaster, NH 03584 Tel: 603.788.4000 gsansoucy@sansoucy.com
101 Gulliver Street, Fountain Inn, SC 29644 Tel: 864.408.7988
Remittance Address 86 Reed Road., Lancaster, NH 03584

Assessor
Town of Woodstock
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I hope this proposal meets with your approval and look forward to working with the Town of Woodstock, both currently and in the future, in the valuation and management of its Woodstock Inn and Resort for *ad valorem* tax assessment purposes. If you have any questions regarding this proposal, please do not hesitate to contact my office.

Very truly yours,

GEORGE E. SANSOUCY, P.E., LLC



George E. Sansoucy
Certified General Appraiser – 80.0079211

GES/ec

Enclosures

Sansoucy Associates

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QUALIFICATIONS:

The firm of Sansoucy Associates provides valuation and consulting services to clients throughout the United States. Our clients include both private and public institutions such as state and local governments and agencies, as well as private industry, utilities, and financial institutions. The firm's two primary services are 1) the valuation of public utility infrastructure, energy projects, and complex industrial properties, and 2) consultation services and testimony on regulatory matters for governments and private industry involving public and private utilities and the energy industry. Our staff of fourteen (14) people includes two professional engineers, one licensed in New Hampshire, and one licensed in South Carolina, appraisers with experience in a wide range of energy and regulatory matters, two MBAs, and administrative staff. Our staff has testified in many legal and regulatory proceedings before state and federal courts, tribunals, and administrative agencies.

In addition to our utility valuations, we have qualification in the valuation of a wide variety of special purpose property in the United States. Our resume enclosed provides a detailed listing of the types of properties we value, which includes hotels and destination properties including the Mount Washington Hotel and Resort in Bretton Woods, New Hampshire. We have also valued golf courses and ski areas.

George E. Sansoucy will be designated as the lead appraiser. Mr. Sansoucy is licensed in the State of Vermont as a Certified General Appraiser, license No. 80.0079211. He is also certified to perform valuations in Vermont by the Vermont Department of Taxation. His experience is documented in the enclosed resume. Mr. Sansoucy will be assisted on this assignment by Austin Sansoucy, appraiser trainee and project coordinator.

SCOPE OF WORK:

The scope of this work is for the revaluation of the taxable special purpose commercial property in the Town of Woodstock known as the Woodstock Inn and Resort shown in the tax card list below:

04.02.20.0001	21.51.15.LN2
04.02.22	22.51.18
04.03.21	23.56.26
04.03.26	23.56.27
08.04.01	23.56.37
20.51.07	23.56.42
20.52.20	26.52.01
21.51.03	05.01.12

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Sansoucy will provide a 2020-2021 USPAP (Extended to December 31, 2023) compliant revaluation report for the Town and will be prepared for all of the properties valued by Sansoucy. The special purpose property to be valued will include land and land rights. The value of land will be based on consideration for the Town-wide mass appraisal schedules provided by the Town to us from the revaluation contractor. We will prepare independent grading and adjustment to the land values for the resort that conform with the total fair market value of the resort. All special purpose improvements will be valued considering all three approaches to value, including the cost, income, and sales comparison approaches.

This scope includes all of the Woodstock Inn and Resort properties shown on the tax cards below which will include the Inn, Paul Barn, Beech House, Marshal Bradley Building, Spear Barn Building, Administration Building, Justin Morgan House, Club House, Country Club, and the Racquet and Fitness Club and any other land and improvements that are part of the resort in Woodstock.

Sansoucy will defend its values at the Town level for grievance, in the event of any abatement requests by Woodstock Inn and Resort. Should a taxpayer challenge any valuation and appeal to the Board of Civil Authority (BCA) or higher up to the superior courts or state appraiser, Sansoucy will defend the values for the Town of Woodstock on a time and material payment basis. This provision would be included in any future contract, which assures Woodstock of our commitment to provide expert testimony.

We carry adequate insurances to meet the insurance requirements in this RFP.

We are an equal opportunity employer.

We will provide information to the revaluation contractor for input into the Town of Woodstock's CAMA system.

The schedule will be a start date of December 1, 2022 and a completion of May 1, 2023.

Sansoucy agrees to the indemnification clause on page 2 of the RFP.

Sansoucy will not provide bonding as part of Item 4, Page 2 of the RFP. Sansoucy will require a contract with full payment to be made upon completion of the assignment at the conclusion of grievance.

Personnel dedicated to this project will be George E. Sansoucy, P.E., Certified General Appraiser in Vermont and Project Supervisor by the Vermont Department of Taxation. Measure and listers will include Luke Proctor and Austin Sansoucy.

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REFERENCES:

The following list of references is representative of the various types of valuation assignments performed by Sansoucy Associates. Please feel free to contract any of them if you wish.

Mrs. Carol Hammond, Lister Town of Vernon 567 Governor Hunt Road Vernon, Vermont 05354 Tel: (802) 257-0292 lister@vernonvt.org	Ms. Regina Hazel, Lister Town of Ryegate P.O. Box 332 Ryegate, VT 05042 Tel: (802) 584-4247 ryegatelisters@fairpoint.net
Mr. Paul Vaczy, Lister Town of Salisbury, VT 25 Schoolhouse Rd. P. O. Box 66 Salisbury, VT 05769 Tel: (802) 352-4228 Town.clerk@concast.net	Lisa Wright, Lister Town of W. Rutland Wright Appraisal Co. 4277 Whipple Hollow Rd. Florence, VT 05744 Tel: (802) 438-0063 wrightapprco@aol.com

INSURANCE:

Sansoucy will maintain general liability insurance with an endorsement for hired and non-owned automobile liability.

The liability insurance will be in the form of commercial general liability with limits of \$2,000,000 per occurrence/person for bodily injury, and \$4,000,000 general aggregate for the life of the policy.

The hired and no-owned automobile liability endorsement will have a limit of \$2,000,000 each accident.

Sansoucy will provide a certificate of insurance confirming the above insurance coverages at the time of contract execution.

FEE PROPOSAL:

The price to conduct a complete reappraisal of the commercial property known as the Woodstock Inn and Resort as of 4/1/2023 as described above is a fixed price of **\$60,000, including the grievance process**. Any future additional services after the grievance process requested by the Board will be provided on a time and material basis pursuant to the enclosed rate sheet.

APPENDIX A - RESUMES AND RATE SHEET:

George E. Sansoucy, P.E. (NH) CGA/VT

Austin J. Sansoucy AA



RESUME

GEORGE E. SANSOUCY, P.E. (NH) & CGA

Mr. Sansoucy graduated from the University of New Hampshire in 1974, with a Masters of Science Degree in Civil Engineering, with a major in Sanitary/Environmental Engineering and with additional emphasis on urban planning and infrastructure. Immediately after leaving college, Mr. Sansoucy served as a Project Manager for the firm of Anderson-Nichols and Co., Inc., a multi-disciplined consulting engineering firm in Boston, Mass., working in the fields of municipal and industrial wastewater and water treatment systems, pipeline systems, large pumping systems, environmental impact work, soil and groundwater management, wastewater treatment for pulp and paper operations, planning, design and construction administration of numerous civil and environmental engineering projects. As a Project Manager, Mr. Sansoucy was responsible for all aspects of civil engineering project planning, design, construction, economic analysis, technical requirements for financing and project close out.

Since 1980, Mr. Sansoucy started, owned and operated his own consulting engineering and appraisal firm which actively engaged in the planning, design, financing, construction, operation, and management of hydroelectric plants throughout New England and New York State, design and construction of energy related transmission and distribution facilities, power contract development, interconnection development, project management, development of commercial and industrial real estate, consulting for policy and valuation issues on a wide range of public utility properties, regulatory utility matters, and expert testimony before numerous regulatory bodies and courts in the United States. Mr. Sansoucy has completed engineering or valuation assignments for the U.S. Government, State Governments, County Governments, and School Districts, Cities, Towns, Villages and private enterprises. Assignments have been conducted for banks, insurance companies, individuals, attorneys, and private industry in the fields of utility regulation and valuation, energy planning and development, energy conservation and management, construction management, and design of roads, water, sewer, utilities, and other municipal and utility facilities.

Since 1990, the firm has been actively engaged in the valuation, appraisal, assessments, taxability, and expert testimony for the valuation of public and private utility property of all kinds throughout the United States. These types of property include electric, gas, water, telephone, cable, oil pipelines, electric generation plants of all kinds, nuclear plants, renewable energy facilities, and other types of utility property both regulated and unregulated. In addition,

we have been actively engaged in the valuations of certain types of special purpose properties, which include paper mills, heavy industrial complexes, pipe manufacturing facilities, wholesale and retail data centers, server farms, nuclear pump manufacturing facilities, underwater fiber optic trans ocean cable manufacturing facilities, oil, gas, other liquid storage tank facilities, natural gas, and propane liquid storage facilities, gypsum manufacturing facility, all types of renewable energy facilities including water, wind, solar, landfill and landfill gas facilities, cellular telephone systems, heavy dockage and peerage, chemical manufacturing facilities, generator manufacturing facility (G.E. Schenectady NY), waste to energy biomass electric generation facility, complex warehouse and distribution facility, new Walmart Superstores, satellite uplink facilities, and other miscellaneous special purpose properties. Our work and valuation has involved appraisal, assessment, taxability, mass appraisal modeling, mass appraisal systems, and expert testimony regarding these appraisals.

Mr. Sansoucy's experience has included all levels of coordination with various federal and state agencies, such as the New Hampshire Public Utilities Commission, the New Hampshire Water Resources Board, the New Hampshire Department of Environmental Services, the Michigan Public Service Commission, the Massachusetts Department of Revenue, the San Francisco Public Service Commission, the Maine Department of Transportation, the Federal Energy Regulatory Commission, the Environmental Protection Agency, OSHA, HUD, and many other similar departments throughout the country. Also, Mr. Sansoucy has and continues to provide input to legislative committees and/or committee members relating to regulatory policy for utility matters.

A general overview of Mr. Sansoucy's expertise includes:

1. Appraisals, valuations, and engineering consulting for municipal, government, and private clients on public utility property issues, utility policy, private power projects, including the valuation of nuclear power plants and interim nuclear fuel storage facilities;
2. Court preparation, expert testimony, legislative testimony, and regulatory testimony, including the complete project management of eminent domain takings of utility property by government entities;
3. Construction of power lines, substations, control facilities and other appurtenances necessary for the generation and distribution of electricity to the host utility;
4. Civil design and construction for buildings, roads, foundations, drainage, utilities and controls;
5. Development, licensing, design, and construction of hydroelectric energy projects from inception to completion with successful operations, financing negotiations, contracts for power negotiations, and management of small scale energy projects;
6. Planning, design, and construction management for water, wastewater, industrial wastewater treatment facilities, and alternative water and wastewater treatment facilities;
7. Design and construction of pressure and gravity water and wastewater treatment conveyance systems;
8. Environmental assessment and impact report management, preparation, and presentation;
9. Planning and executing public participation in the regulatory, valuation and environmental fields;
10. Construction of projects in the design/build mode with fixed price requirements;

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11. Dam, canal and waterway renovations of existing structures;
12. Renovation of buildings, both historic and non-historic, to meet all current life safety, BOCA, state, federal, and local codes;
13. Hazardous waste evaluation, analysis, mitigation, and remediation;
14. Additional projects with varied experience and opportunity; and
15. Analysis, development, and preparation of mass appraisal systems for local and central valuation and assessment, for utilities and telephone properties.

PROFESSIONAL QUALIFICATIONS:

B.S. Civil Engineering, University of NH, 1974
 M.S. Civil, Sanitary Engineering, University of NH, 1974
 Registered Professional Engineer, NH # 4175
 Certified General Real Estate Appraiser in New Hampshire, Connecticut, Maryland, Massachusetts, Maine, Michigan, Missouri, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Texas, Vermont, and Virginia.
 Certified New Hampshire Assessor/New Hampshire Department of Revenue Administration
 Certified Assessor Supervisor/New Hampshire Department of Revenue Administration
 I.A.A.O. Course 1 – Fundamentals of Real Property Appraisal
 I.A.A.O. Course 151 – USPAP
 I.A.A.O. Course 2 – Income Approach to Valuation
 I.A.A.O. Course 300 – Fundamentals of Mass Appraisal
 I.A.A.O. Course 354 – Multiple Regression Analysis
 I.A.A.O. Course 400 – Assessment Administration
 Appraisal Institute Course – Using Your HP12C Financial Calculator
 Appraisal Institute Course – Internet Search Strategies for Real Estate Appraisers
 Appraisal Institute Course – Business Practices and Ethics
 Appraisal Institute Course – 7-Hour National USPAP Update Course – 1400
 Appraisal Institute Course – Condemnation Appraisals
 Appraisal Institute Course – Intro to Conservation Easement Valuation
 Appraisal Institute Course – Analyzing the Effects of Environmental Contamination
 Appraisal Institute Course – Appraisal Curriculum Overview
 Appraisal Institute Course – Intro to Green Buildings: Principles & Concepts
 Appraisal Institute Course – Residential & Commercial Valuation of Solar
 Appraisal Institute Course – Supervising Appraisal Trainees
 Appraisal Institute Course – Appraising Cell Towers
 Appraisal Institute Course – Pennsylvania Law
 Appraisal Institute Course – Eminent Domain & Condemnation
 Appraisal Institute Course – Solving Land Valuation Puzzles
 Appraisal Institute Course – Residential & Commercial Valuation of Solar
 McKissock Course – Work File Documentation for Appraisers
 McKissock Course – Land and Site Valuation
 McKissock Course – Essential Elements of Disclosures and Disclaimers
 McKissock Course – Managing Appraiser Liability
 McKissock Course – Appraisal of Land Subject to Ground Leases
 McKissock Course – Michigan Appraiser Law

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McKissock Course – Appraisal Applications of Regression Analysis
McKissock Course – Environmental Issue for Appraisers
McKissock Course – The Dirty Dozen
McKissock Course – The Cost Approach
McKissock Course – Connecticut Real Estate Law (Every 2 years)
McKissock Course – That’s a Violation
McKissock Course – USPAP 7-Hour Update (Every 2 years)
McKissock Course – The Basics of Expert Witness for Commercial Appraisers
Massachusetts Conflict of Interest Law (Every 2 years)
IPU Michigan State University – IPU Advanced Regulatory Studies Program – 2015
IPU Michigan State University – IPU Power Grid School - 2019
NHAAO/D.R.A. State Statutes Course
NHAAO/D.R.A. State Statutes Update Course
NRAAO Valuation of Wireless Communication Towers and Sites
NRAAO Wind Farm Valuation in the Northeast
2007 SEAK National Expert Witness Conference
2009 SEAK National Expert Witness Conference
2011 SEAK National Expert Witness Conference
2012 SEAK National Expert Witness Conference
Financial Statement Analysis
Legal Issues for the New Hampshire Design Professionals
Power Gen Natural Gas Conference, Columbus, Ohio
ISO New England Introduction to Wholesale Electricity Markets
ISO Forward Capacity Market
Member, American Society of Civil Engineers
Member, New Hampshire Association of Assessing Officers
Member, International Association of Assessing Officers
Past Member, American Water Works Association
Member, Society of Depreciation Professionals
Associate Member, Appraisal Institute
Past Vice-Chair of Solid Waste Task Force for the City of Rochester, NH

Public service activities past and present include Abnaki (Boy Scout District) Chairman, planning board member, capital improvement committee, zoning board alternate member, school funding apportionment committee, water rate committee, and Rotary International.

PUBLICATIONS, SPEECHES, TEACHING EXPERIENCE AND CONFERENCE PARTICIPATION:

September 18, 2020 – Presentation to Vermont Assessors and Listers Association – Appraisal of Electric Transmission and Distribution Utility Property in Vermont.

February 23-26, 2020 – Participated in the Annual conference of Texas Association of Appraisal Districts in Dallas, TX.

March 2019 – Presentation to Bristol County Assessors – Update of Utility Valuation for Property Taxation in the Commonwealth of Massachusetts.

March 2018 – Presentation to Hampden, Hampshire, and Franklin, MA Counties Assessors Association – Update of Utility Valuation for Property Taxation in the Commonwealth of Massachusetts.

October 2017 – Presentation to Missouri State Assessors Conference – Litigation, Valuation, and Assessment Update of Regulated Utility Gas Property in Missouri – George Sansoucy.

October 2017 – Presentation to Vermont league of Cities and Towns – Utility and Power Generation.

September 2017 – Presentation to the Vermont Assessor's Association – Utility and Power Generation.

June 2017 – Presentation to the New Hampshire Assessing Standards Board – Utility Assessment in New Hampshire.

May 2017 – Presentation to the Berkshire County Assessors' Association – Update of Utility Valuation for Property Taxation in the Commonwealth of Massachusetts.

November 2015 – NHMA Presentation on Details and Effects of 2015 BTLA Decisions Regarding PSNH and NHEC.

November 2015 – Presentation to the affected Towns on Northern Pass Valuation and Taxation – Municipal Work Session.

August 2015 – Presentation to New Hampshire Assessing Standards Board sub-committee on Pole Values.

May 2014 – Presentation to Bristol County, MA Assessors Association. Update on Utility values and solar valuation.

June 2013 – Presented a seminar on the valuation of cell towers and cable TV at the New Hampshire Association of Assessing Officials monthly meeting.

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February 2013 – Authored and presented a series of workshops on valuing solar PV systems at the request of the Massachusetts Department of Revenue, Bureau of Local Assessment.

November 14, 2012 – New Hampshire Local Government Center 71st Annual Conference hosted by NH Association of Assessing Officials. Speaker as part of a panel discussion on valuation and the methodologies used as they pertain to utility companies.

In 2012, co-authored with Martin R. Cohen for Michigan Environmental Council, a paper entitled “25% by 2025: *The Impact on Utility Rates of the Michigan Clean Renewable Electric Energy Standard*”.

In 2009, attended the Vermont Assessors and Listers Association Annual Meeting as a guest speaker on the topic of Net Book Value vs. Fair Market Value.

In 2009, authored and presented a seminar at the 75th Anniversary of the International Association of Assessing Officers International Conference in Louisville, KY entitled *The Mass Appraisal of Wireline Telephone and Communications Property for Central Valuation and Local Assessment*.

In 2008, for the Commonwealth of Massachusetts, Department of Revenue, conducted an assessor’s workshop on valuing wireless telecommunications property.

In 1999, for the Commonwealth of Massachusetts Department of Revenue, prepared draft guidelines for the valuation of utility property, as required by changes of law pursuant to deregulation in Massachusetts; presented courses throughout the state for town and city assessors in the valuation of utility property, as required by the Department of Revenue Administration.

Massachusetts Department of Revenue – Preparation in 1998 of draft guidelines to be issued by the State for use by local governments in assessing electric company property. In conjunction with the guidelines, co-authored and presented two courses on valuation of electric properties under deregulation to state and local government appraisers and assessors.

1995 - Presented Overview of the Valuation of Utility Property, presented to the Annual Summer Conference of the New York State Real Property Tax Directors Association.

1994 - Presented Status Report on the Valuation of Utility Property, presented to the Annual Meeting of the Municipal Managers Association of New Hampshire and Vermont.

In 1978, taught Advanced Wastewater Treatment for the Graduate Program at University of New Hampshire as replacement professor.

In 1973 and 1974, taught Photogrametric classes for the Undergraduate Program at University of New Hampshire as professor’s assistant.

Team Leader for Destructive Structural Testing of single span box aluminum roof trusses, in situ.

State of Michigan, County Equalization Directors, Prepared and taught two-day seminar on the valuation of utility property for the Michigan Assessor's Association.

State of Kansas, Wichita School. Co-taught electric power plant valuation in a deregulated market at the annual utility valuation school put on by Wichita State University.

Published, Proceedings, International Association of Assessing Officers.

Published, Journal of American Water Works Association.

Published, Conference Proceedings, American Water Works Association.

Published, Proceedings, National Symposium on Land Treatment.

REPRESENTATIVE CURRENT AND PREVIOUS CLIENTS:

1. Adams County, OH – Valuation of the Killen Generating Station, a 666 MW coal-fired generating facility and the J.M. Stuart Generating Station, a 2,440 MW coal-fired generating facility. Development of valuation and analysis of thermal pollution exemption requests by Dayton Power and Light for Adams County on the J.M. Stuart Generating Plant.
2. Town of Agawam, MA – Valuation of gas transmission facilities, gas distribution facilities, compressor facilities, electric distribution facilities, and a combined cycle, co-generation, gas electric plant.
3. City of Albany, NY – Valuation of electric transmission and distribution property including substations in the City of Albany, NY.
4. Town of Alexandria, NH – Valuation of all public utility property including a wood-burning power plant.
5. All Towns, NH – Valuation, consultation, and expert witness services provided to 49 towns regarding 2010, 2011, and 2012 tax appeals filed by Public Service Company of New Hampshire, and 7 towns regarding tax appeals filed by New Hampshire Electric Coop., Inc. Preparation of a court-ready appraisal for each utility in all towns, and testimony at the BTLA.
6. All Towns, NH – Valuation, consultation, and expert witness services provided to 94 municipalities regarding 2014-2017 tax appeals filed by Public Service Company of New Hampshire d/b/a Eversource Energy. Preparation of a consolidated court-ready appraisal for all towns, and testimony at the BTLA (To be completed in November 2019).
7. Town of Allenstown, NH – Valuation of all public utility property in the Town and a new 400 foot MCI microwave telecommunications tower. Preparation of court-ready appraisal for tax abatement litigation brought by electric utility.

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8. Amesbury, MA – Provided consulting services regarding a PILOT agreement regarding Citizens Energy.
9. Town of Andover, NH – General consulting regarding the valuation of electric transmission and distribution facilities as part of a utility ad valorem tax appeal.
10. Annapolis, MD – Provided valuation and consulting services relating to the Brandon Shores and H.M. Wagner Generating Station.
11. Anne Arundel County, MD – Valuation of Brandon Shores and Wagner Generating stations.
12. Antrim, NH – Valuation of Steels Pond Hydroelectric Station and all public utility property.
13. Town of Ashland, ME – Valuation of wood-fired electric generating plant.
14. Town of Ashland, NH – Valuation of all public utilities and three hydroelectric plants, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
15. Ashtabula County, Ohio – Consumers Ohio Water Company. Engineering, regulatory, expert, and valuation services for the eminent domain taking of Consumers Ohio Water Company by Ashtabula County.
16. Babcock Ultrapower – Valuation of wood-fired generating facility in Enfield, Maine for tax abatement request.
17. Bangor, ME et al. – Valuation of Bangor Gas Pipeline located in several communities in the State of Maine. A high pressure natural gas transmission pipeline.
18. Bank of New Hampshire – Valuation of Pittsfield Aqueduct Company, a public utility in the Town of Pittsfield, NH, for financing purposes.
19. Bath NH - Valuation of all public utilities in the Town of Bath.
20. Barnet, VT – Consulting services for the hydroelectric facility, and flowage rights regarding a tax appeal by TransCanada.
21. Town of Belmont, NH - Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
22. Town of Bennington, NH – Valuation services for Monadnock Paper Mills, Inc. (four dams, three hydro plants) all located in the town.
23. Berg and Laipson Law Firm – Worcester, Massachusetts – Preparation of eminent domain defense involving major gas transmission systems.
24. City of Berlin, NH – Revaluation of special purpose property owned by the Public Service Company of New Hampshire, James River Hydroelectric Company, New England Telephone, Time Warner Cable, and the James River Paper Company. Engineering consultant for purposes of the City's intervention with the Federal Energy Regulatory Commission on the relicensing of hydroelectric plants owned by James River Hydroelectric Company and Public Service Company of New Hampshire and requests for exemption of property from ad valorem taxation filed by James River Paper Company. Valuation of 14 MW wind park in Berlin, NH. Valuation of all public utilities in the City of Berlin. Expert testimony for the City in the Public Service Company of New Hampshire divestiture case before the New Hampshire Public Utility Commission in 2015. Valuation of Berlin Biomass and development of a PILOT agreement for the 75 MW wood-fired electric generating station in Berlin. This biomass assignment included expert testimony before the New Hampshire Public

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- Utility Commission for the power purchase agreement with Public Service Company of New Hampshire.
25. Towns of Bethel and Forestburgh, NH – Appeal consulting and valuation for the towns and school district for the hydroelectric plant tax appeal filed by Eagle Creek Hydropower, LLC.
 26. Town of Bethlehem, NH - Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property. Valuation of Bretton Woods Ski area, that portion in the Town of Bethlehem, including all buildings and conference center in Bethlehem.
 27. Bethlehem, NY Industrial Authority – Development of a PILOT agreement for the construction of new electric generating facilities.
 28. Town of Bethlehem, NY – Valuation of the Albany Steam Station, a 400 MW oil/gas-fired utility generation plant for property tax assessment valuation of the portion of the Town's water system located in New Scotland, NY, for property tax assessment appeal.
 29. Town of Beverly, MA – Valuation of New England Power Company and Mass Electric owned by National Grid.
 30. Town of Billerica, MA – Valuation services for Digital Realty Property (real and personal), testimony, and litigation support at the Massachusetts Appellate Tax Board.
 31. Town of Blackstone, MA – Valuation of a new 550 MW combined cycle gas-fired electric generating plant.
 32. Bloom Sluggett Morgan, Marquette, MI – Valuation and consulting services relating to the Presque Isle Power Plant located in Marquette, MI, and the Zeeland Generating Station located in Zeeland, MI.
 33. Boralex, Inc. – Valuation and consulting services related to the Boralex Sherman biomass electric generation facility located in Stacyville, ME.
 34. City of Boston, MA – Valuation of the New Boston oil/gas-fired electric generation station and related transmission and electric distribution property. Valuation of gas storage, transmission, and distribution systems. Valuation of Comcast Cable, and valuation of all electric distribution and transmission property in the City including a court-ready valuation of NSTAR Electric, with expert testimony during litigation.
 35. Bourgeois, Dresser, White & McGourthy, LLP – General Consulting.
 36. Town of Bow, NH – Valuation of all utility property including electric transmission facilities, the Merrimack Station, a 460 MW steam-fired coal central generation plant, a 12.1 MW hydroelectric plant, 44 MW combustion turbines, telephone property, and all electric distribution and natural gas transmission and distribution facility in the Town of Bow. Engineering consultation regarding power generation issues and site evaluation for a 600 ton per day paper mill.
 37. Bradford, NH – Appeal consulting and valuation of electric transmission and distribution property regarding appeals filed at the BTLA.
 38. Brentwood, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
 39. Bridgeport, CT – Consulting engineering and valuation for refuse incineration and transfer facilities.

40. Bridgewater, NH – General consulting and preparation of detailed valuation of all utility property in the Town of Bridgewater, NH including a biomass electric generation plant.
41. Bristol, CT – Consulting services and valuations regarding the Bristol Resource Recovery Facility.
42. Bristol, NH – Valuation of all public utility property, including Newfound Hydroelectric Facility and Ayers Island Hydroelectric Facility.
43. Brookline MA --Valuation of electric distribution and transmission property as part of the Boston, MA Appellate Tax Board litigation testimony, and valuation of cable television property for Comcast Cable.
44. Bucksport, ME – Valuation of Bangor Gas Pipeline, a high pressure natural gas transmission pipeline. Consulting engineering and valuation services relating to the property owned by Verso Bucksport, LLC, known as the Verso Paper Mill, located in Bucksport, ME.
45. Town of Burke, VT – Consulting engineering and valuation for the appraisal report of property owned by the Portland Pipeline.
46. Town of Burrillville, R.I. – Assist the Town with PILOT negotiations for Ocean State Power Plant I and Ocean State Power Plant II owned by TransCanada.
47. State of California, Department of Water Resources – Engineering review and analysis of the construction cost estimate for the Delta Wetlands Properties known as the In-Delta Storage Project proposal outside of Sacramento, California in the lower San Joaquin basin.
48. City of Cambridge, MA – Valuation of five electric generating units that comprise the Kendall Generating Station, including the combined cycle gas electric plant.
49. Town of Canaan, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
50. Town of Canton, ME – Valuation of hydroelectric facilities.
51. Town of Carlisle, NY – Valuation of gas pipeline property.
52. Town of Carroll, NH - Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
53. Town of Charlemont, MA – Valuation of electric transmission and distribution property.
54. Charles County, Maryland – Valuation of a 1,490± MW generating facility and court testimony.
55. Charlestown, NH – Valuation of all flowage easements and flowage land owned by TransCanada on the Connecticut River. Valuation of all public utility property in the Town.
56. Town of Charlton, MA – Valuation of combined cycle generating plant and review of tax agreements.
57. Town of Chester, NH – Valuation of all public utility property.
58. Town of Cheektowaga, NY – Preliminary valuation of electrical transmission and distribution property.

59. China Mills, Thomas Hodgson and Sons, Allenstown, NH – Expert witness in lawsuit against upstream hydroelectric developer for improper dam construction and consequential flooding of mill facilities downstream.
60. City of Claremont, NH – Valuation of electric utility property for defense of abatement action by utilities to the New Hampshire Board of Tax and Land Appeals. Valuation of all public utilities and hydroelectric plants, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
61. Town of Clay, NY – Valuation of the VerPlank Substation and Energy Management System.
62. City of Cleveland, Ohio Board of Education – Preparation in behalf of the Board of Education, and testimony before the City of Cleveland’s Board of Revision regarding the value of First Energy’s Lake Shore coal-fired electric generating plant.
63. City of Cohoes, NY – Valuation of a 40 MW hydroelectric facility.
64. Town of Colebrook, CT – Valuation of Wind Colebrook South facility.
65. Town of Colton, NY – Valuation of hydroelectric facilities, and transmission and distribution property.
66. Town of Columbia, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
67. City of Concord, NH – General consulting regarding pollution exemptions related to a biomass electric generating facility in the City of Concord, and the valuation of public rights-of-way for telephone property. Valuation of the Wheelabrator Waste-to-Energy plant in the City of Concord. General consulting regarding the tax appeal filed by Unifil.
68. Consolidated Waste Services of Maine, Norridgewock, ME – Consulting services for the complete energy master plan of a special waste disposal facility and negotiation for purchase of all utility-owned equipment within the site. Design and construction administration of new 3-phase distribution and transformer systems within the complex. Development of sales tax and ad valorem tax exemptions for pollution control facilities.
69. County of Coos, NH – Representation before the Public Utilities Commission as an intervener in the Electric Utility Industry Restructuring Docket. Valuation of the 99 MW Granite Reliable Wind Park located in Unincorporated Places of Dixville, Millsfield, and the Town of Dummer, NH. Testimony and valuation for mass appraisal of the unincorporated places and the method of State Equalization for county taxes. In addition, we performed the valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
70. Town of Cortlandt, NY – Consulting and appraisal services for the valuation of the Indian Point Units 1 and 2 Nuclear Generating Plant. Testimony before the Nuclear Regulatory Commission and the Public Service Commission regarding the sale of assets.
71. Coventry, VT – Valuation of transmission property, Coventry Photovoltaic, Washington Electric methane gas-electric power generation plant, and Neighborhood Farms, LLC methane digester.

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72. Covert Township, MI – Valuation of a 798 MW nuclear generating facility.
73. CRRRA – Connecticut Resource Recovery Authority. Valuation of the mid-Connecticut waste to energy plant.
74. Town of Dalton, NH – Valuation of the Centennial Hydroelectric Project. Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
75. Dartmouth, MA – Valuation of electric generation, combined cycle gas generating plant and valuation of the solar generation facility in the Town of Dartmouth.
76. Davis Wright Tremaine, LLP – Consulting services to assist the legal counsel for South San Joaquin Irrigation District in preparing for litigation with Pacific Gas & Electric.
77. Town of Deerfield, NH – Valuation of all electric utility property.
78. Town of Deerfield, NY – Valuation of all substation and transmission property.
79. City of Detroit, MI – Valuation of the central underground steam heating system and power plants.
80. Township of Dickson, MI – Valuation of the Tippy Dam Hydroelectric Plant.
81. Town of Dighton, MA – Valuation of Dighton Power Project, a new modern combined cycle gas-fired 170 MW power plant. Valuation of the Dighton Desalination Plant.
82. Dominion Resources Services, Inc. – Valuation services relating to the Kewaunee Nuclear Power Station located in the Town of Carlton, Wisconsin.
83. Dover Water Company, Dover, MA – Valuation and strategic planning for the possible sale of the Dover Water Company.
84. Town of Dowagiac, MI – Consulting services for the development of a PILOT agreement for the construction of a new electric generation facility.
85. Town of Dracut, MA – Valuation of a 500 MW combined cycle generating plant, and consultation regarding development of a tax mitigation agreement.
86. Town of Dummer, NH – Valuation of all public utilities and hydroelectric plants, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
87. Dummerston, VT – Valuation and consulting services related to a tax appeal by TransCanada, regarding the flowage rights on the Connecticut River.
88. Town of Dunbarton, NH – Valuation of all electric utility property, owned by three separate utility companies.
89. Durham, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and consulting services regarding tax appeals of electric, gas and telephone utilities.
90. City of Elmira, NY – Valuation of street lighting system and purchase negotiation with utility.
91. Town of Epping, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property. Assistance with RFP analysis and testimony at the NH PUC regarding franchised natural gas service.
92. Town of Errol, NH – Valuation of a hydroelectric facility and valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
93. Town of Erving, MA – Valuation of electric transmission and distribution property.

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94. Everett, MA – Valuation and consulting services relating to the Mystic Generating Station owned by Exelon Power, ongoing. Valuation of electric transmission and distribution property. Valuation and appeal consulting regarding Distrigas, a liquified natural gas terminal, storage tanks, gasification plant, and truck loading facility.
95. Township of Filer, MI – Valuation of a coal-fired co-generation plant including testimony before the Michigan Tax Tribunal.
96. Estate of Dr. John Finn, Norwood, MA – Valuation of general partnership interest in hydroelectric facility located in Bristol, NH.
97. Town of Florida, MA – Valuation of electric transmission and distribution property.
98. Town of Frankestown, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
99. City of Franklin, NH – Valuation of all public utility property.
100. Town of Fremont, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
101. FrontStreet Partners – Prepare special purpose property appraisal of the corridor value for the location of ski lifts at the Gore Mountain/Ski Bowl development in New York.
102. Gallagher, Callahan & Gartrell – Expert witness for defense of U.S.F. & G. Insurance Company against a claim made by the owners of Ashuelot Dam in Winchester, NH for improper construction.
103. Town of Gilmanston, NH – Utility property revaluation, expert testimony and litigation for electric property.
104. Town of Gorham, NH – Valuation of all special purpose utility property, including electric, hydroelectric, gas, cable television, telephone, and international oil pipeline facilities for town-wide revaluation of all utilities and hydroelectric, plants, and cell towers within the Town of Gorham for the 2012 revaluation. Expert testimony in the divestiture docket for Public Service Company of New Hampshire on behalf of Gorham before the New Hampshire Public Utility Commission. Valuation of the Gorham Paper and Tissue Company in the Town of Gorham. Valuation of watershed land owned by the Town of Gorham in the Town of Randolph, NH for tax abatement request. Engineering consultant for purposes of the Town's intervention with the Federal Energy Regulatory Commission on the relicensing of hydroelectric plants owned by James River Hydroelectric Company and Public Service Company of New Hampshire. Engineering consultant regarding review of requests for exemption of property from ad valorem taxation filed by James River Paper Company. Town-wide revaluation for 2007, with annual oversights and updates.
105. Town of Greece, NY – Valuation of the Russell Station, a coal-fired generation plant.
106. Town of Greenfield, NH – Valuation of all public utility property.
107. Town of Greenland, NH – Valuation of all taxable electric utility property.
108. Town of Groton, NH – Valuation of all public utility property for town-wide revaluation.
109. Town of Guildhall, VT – Valuation of Portland Pipeline Company's crude oil pipeline property.
110. Hacker Murphy, LLP – Valuation and consulting services relating to the R.E. Ginna Nuclear Station located in the Town of Ontario, NY.

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111. Town of Haddam, CT – Valuation of the nuclear waste fuel storage facility at the Connecticut Yankee Nuclear Generating Station.
112. Town of Hampstead, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
113. Town of Hampton Falls, NH – Valuation of NextEra Energy Seabrook, LLC.
114. Hancock, NH – Valuation of utility property.
115. Hanover Water Company, NH – Valuation of Hanover Water Company and strategic planning for possible purchase from Dartmouth College by the Town of Hanover, NH.
116. Town of Haverhill, NH – Valuation of all public utility property for town-wide revaluation, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property. Appeal consulting regarding Great River Hydro flowage rights.
117. Town of Haverstraw, NY – Valuation of the 1,200 MW oil-fired Bowline Power Station Central Steam Plant
118. Henniker, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
119. Hillsborough, NH – General consulting regarding tax appeals and valuation of all utilities, including a hydroelectric plant in the Town of Hillsborough, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
120. Holyoke Gas & Electric - MA – Valuation of the Mt. Tom Station.
121. Hendrick Hudson School District, Westchester County School Districts, NY – Representation before the Public Service Commission and the Nuclear Regulatory Commission on issues associated with deregulation of the electric industry and its impact on the Indian Point nuclear generating facilities.
122. Town of Hinsdale, MA – Valuation of transmission and distribution property.
123. Town of Hinsdale, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, including the valuation of the Vernon hydroelectric facility.
124. Hollis, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
125. City of Holyoke, MA – Valuation of all utility property and other property owned by Holyoke Water Company including the Hadley Falls hydroelectric facilities, the 160 MW-coal-fired Mt. Tom Generation Plant, transmission, distribution, substations, canal systems, and related facilities including storage tanks and towers.
126. Town of Hooksett, NH – Valuation of all public utility property in the Town of Hooksett, including the Hooksett Hydroelectric Plant and the valuation and analysis of real versus personal property for the major gravel pits.
127. Town of Hopkinton, MA – Valuation of cryogenic storage facilities, gasification plant and liquefaction plant owned by Eversource in the Town of Hopkinton, MA
128. Town of Hopkinton, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and valuation of the hydroelectric plant.

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129. Town of Hudson, NH – Valuation of property owned by the Southern New Hampshire Water Company and Energy North, a gas distribution company. Preparation of testimony before the Public Utilities Commission regarding Southern New Hampshire Water Company's 1995 rate structure. Preparation of study to acquire the Southern New Hampshire Water Company property by eminent domain for the conversion to a municipal-owned water system. Preparation of management operation and maintenance agreements, ordinances, and engineering support for the Town's successful takeover of the water system. Valuation of gas transmission pipeline owned by Tennessee Gas Pipeline Company. Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
130. Indeck-Silver Springs - NY – Valuation of a gas-fired co-generation plant in New York.
131. Indian River Power Supply - MA – Appraisal of land, building, and existing equipment, "as is" and then "as complete" for the proposed redevelopment of the Russell Dam Hydroelectric Plant located in the Town of Russell, MA.
132. Town of Jaffrey, NH – Valuation of all public utility property.
133. Jericho Mountain Wind Project - NH – Detailed preliminary and final engineering, financial analysis and development of a new wind electric generation facility in the City of Berlin, NH on Jericho Mountain.
134. City of Keene, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, cell towers and telephone property including the gas propane distribution system.
135. Jeff Kern - PA – Panda Liberty assessment and taxability.
136. Lake County, OH – Valuation of real property at Perry Nuclear Power Plant and East Lake Generating Station (coal). Consultation and preparation of reports before the Federal Energy Regulatory Commission and the Ohio Department of Taxation. Expert consulting regarding air and thermal pollution exemption applications.
137. Town of Lancaster, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and appeal consulting.
138. Landaff, NH – Consulting services regarding tax appeals. Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
139. City of Lebanon, NH – Valuation of hydroelectric facilities (Wilder Dam), and valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
140. Town of Lincoln, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
141. Town of Lisbon, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
142. Town of Littleton, NH – Valuation of hydroelectric facilities (Moore Dam) and valuation of all public utilities, including the establishment of the New Hampshire law,

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- HB700, as it relates to the valuation process of utility distribution property. Also, valuation of commercial properties including Walmart in Littleton, and valuation of AT&T and its DirecTV properties in Littleton.
143. Town of Londonderry, NH – Consulting services for permitting and assessing of new combined cycle, gas-fired, co-generation plant and for municipalization of electric distribution system. Valuation of all utilities, town-wide.
 144. Lorain County, Ohio – Valuation and consulting services with regard to the NRG/Genon coal-fired power plant located in Avon Lake, Ohio.
 145. Town of Loudon, NH – Valuation of all public utility property.
 146. Low Swinney Evans & James - TX – Valuation of Gas pipelines, compressor stations, and pollution exemptions, combined cycle natural gas power plants, coal-fired power plants, cogeneration plants within gas processing plants, wind farms, gas processing plants, cement manufacturing plant, and valuation and appeal consulting of the Pearsall Power Plant located in Pearsall, Texas.
 147. Town of Lumberland, NY – Valuation of the Rio, Swinging Bridge, and Mongaup Hydroelectric plants.
 148. Town of Lyman, NH - Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
 149. Town of Lyme, NH – valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property. Valuation of flowage rights owned by Great River Hydro.
 150. City of Lynn, MA – Valuation of New England Power, Mass Electric, and Boston Gas for the City of Lynn. Valuation of real property improvements of the Blossom Street Storage Tank.
 151. Town of Lyonsdale, NY – Valuation of wood-fired generating plant and hydroelectric project.
 152. Madison, NH – Valuation of electric utility property and general consulting regarding tax appeals.
 153. Maine DOT – Prepare appraisal and valuation metrics for the long term use of the public interstate transportation corridor by regulated and unregulated public utilities.
 154. Maine GEO (Governor's Energy Office) – Provide an estimated range of values for I-95 Maine Turnpike/ I-295 Statutory corridor in report form.
 155. Town of Marcy, NY – Valuation of electric transmission and substation property.
 156. Marlborough, NH – Valuation of electric utility property and expert testimony.
 157. Town of Marlow, NH - Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
 158. State of Maryland – Consultation to the State Department of Assessment & Taxation on current and future electric generating plant valuation methods and whether these valuation methods for power plants are adequate and equitable.
 159. Town of Mason, NH – Valuation of all public utility property for town-wide revaluation.
 160. Massachusetts Department of Revenue Administration – Provided training for state and local assessing officials on valuation of utility property and merchant electric power generating plants. Developed mass appraisal methodology and calculation

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forms for central assessment of telecommunications property and wireless property statewide. Provided expert testimony regarding the valuation of MCI telecommunication property in Massachusetts, defending the mass appraisal methodology developed. Mass appraisal modeling, valuations and expert testimony regarding Verizon Telephone property statewide at the Massachusetts Appellate Tax Board. Mass appraisal modeling of RCN cable system, and expert testimony before the Massachusetts Appellate Tax Board.

161. McCreary, Veselka, Bragg & Allen, PC - TX – Valuation and consulting services related to the coal-fired generating plant owned by Luminant, known as Big Brown, located in Freestone County, Texas. Valuation and expert witness services with regard to the tax appeals filed by Sandy Creek Energy Associates, LP in McLennan County, Texas, and Tenaska Frontier Partners, Ltd. located in Grimes County Texas.
162. Medway, MA- Valuation of all public utilities and electric fired generation plant, and cellular telecommunication facilities.
163. Michigan Environmental Council – Review, consult and provide expert testimony and cross examination for the coalition of environmental groups under the Michigan Environmental Council regarding the proposed renewable energy plans of Consumers Energy and Detroit Edison promulgated under Public Act 295 in the State of Michigan. Also provide expert consulting in the power supply and cost recovery dockets for Consumers Energy and Detroit Edison before the Michigan Public Service Commission. Valuation and regulatory testimony regarding multiple wind farms in Michigan with over 1000 MW generation, expert testimony regarding rates, rate structure, depreciation, electric generation costs, electric rate costs, coal-fired generation, electric price modeling, and other utility rated issues before the Michigan Public Service Commission
164. Michigan Municipal League, City of Midland, MI – Prepared report and analysis of new multiplier tables proposed to the Michigan State Tax Commission to be used by assessors in the State of Michigan to determine the taxable value of personal electric and gas transmission and distribution property.
165. Town of Middlefield, MA – Valuation of electric transmission and distribution property.
166. City of Midland, MI – Valuation of 1,500 MW gas combined cycle electric generating station which was converted from an unfinished nuclear generating plant.
167. Towns of Middletown and Roxbury, NY – Valuation of wastewater treatment collection systems, pump stations, and treatment plants owned by the City of New York.
168. Town of Milford, CT – Valuation of NRG Devon Station; a new gas fired combined cycle plant.
169. Town of Milford, NH – Valuation of all public utility property.
170. Town of Milford, NY – Valuation of all public utility property.
171. Town of Monroe, NH – Valuation of all public utility property, including two hydroelectric dams owned by New England Power Company and the Phase I and Phase II Hydro Quebec DC Converters. Town-wide revaluation. Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
172. Town of Monroe, CT - Valuation of hydroelectric facility.

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173. Rowe, Florida, and Monroe, MA – Valuation of three hydroelectric facilities and one pump storage facility.
174. Town of Montague, MA – Valuation of the Cabot Hydroelectric Station. Valuation of electric transmission and distribution property.
175. Town of Mont Vernon, NH - Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
176. Moultonborough, NH – Valuation of public utility property.
177. City of Nashua, NH – Valuation of property owned by Energy North, a gas distribution company. Valuation of all telephone and cable television property. Valuation of Public Service Company of New Hampshire and Pennichuck Water Company utility property. Valuation of Pennichuck Water Company and consulting services for eminent domain taking of the water company. Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
178. Nelson, NH – General consulting and expert testimony regarding the valuation of electric property.
179. New Boston, NH – General consulting regarding tax appeals.
180. New Hampshire Municipal Association – Representation before the Public Utilities Commission in the Electric Utility Industry, Restructuring Docket.
181. New Richmond and Three Rivers School Districts, OH – Valuation of real property at Beckjord, Miami Fort and Zimmer Generating Stations.
182. Town of Newburgh, NY – Valuation of the Roseton and Danskammer central-fired oil and coal electric generation plants.
183. Newbury, VT – General consulting, flowage easements, and flowage rights regarding tax appeals filed by TransCanada.
184. Town of New Hampton, NH – Valuation of all public utility property. Valuation on taxability and testimony of the DirecTV satellite uplink facility in the Town of New Hampton, and valuation of New Hampton's portion of the Ayers Island Hydroelectric facility.
185. New Ipswich NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
186. -- Valuation of electric utility property and expert testimony.
187. New Milford, CT – Valuation of the Rocky River Development Hydroelectric Project.
188. Town of Newington, NH – Valuation of the Newington Station, a 420 MW oil-fired generation plant, transmission and distribution facilities, and Newington Energy, a 540 MW gas-fired combined cycle generating station. Valuation of special purpose industrial properties including the Sprague Oil tank farm and refinery, the Simplex Wire and Cable Co., and other industrial facilities. Preparation before the Department of Environmental Services Agency regarding applications for tax exemption of pollution equipment. Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
189. Newport, NH – General consulting regarding tax appeals of electric utility property.

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190. City of New York, NY – Valuation of real property improvements for the Schoharie Reservoir in the Town of Prattsville, New York.
191. New York Power Authority – Appraisal of the Richard M. Flynn Generating Plant, Holtsville, New York, and appraisal of the electric generating site in Bethpage, NY for eminent domain purposes.
192. Northern Pass Direct Current Transmission – Provide valuation consulting, engineering consulting and expert testimony for the New Hampshire Site Evaluation Committee for numerous towns and cities in New Hampshire regarding the proposed Northern Pass high-voltage direct-current electric transmission line from Canada to southern New Hampshire.
193. Town of Northfield, NH – General consulting and valuation of public utility property.
194. Town of Northumberland, NH – Valuation of the Power House Systems hydro plant and dam, Weston Dam, Portland Natural Gas Transmission Systems, Ampersand Brooklyn Dam, and Sunnybrook Hydro plant.
195. Town of North Branford, CT – General consulting and valuation of South Central Connecticut Regional Water Authority property in the Town of North Branford.
196. North Hampton, NH – Analysis and expert testimony in rate proceedings for Aquarion Water, a regulated utility located in the Town of North Hampton, NH.
197. Town of Norwalk, CT – Valuation of the Browns Reservoir facility owned by the Town of Norwalk, CT in the State of New York.
198. Oaks Bluffs and West Tisbury, MA – Valuation of two electric generating peaking facilities
199. Town of Old Town, ME – Appraisal of Milford Hydroelectric facility.
200. Town of Orono, ME – General consulting.
201. Oshtemo Township, MI – Consulting regarding natural gas valuation multiplier tables.
202. City of Oswego, NY – Critique of preliminary appraisal for the 2,000 MW Oswego Steam Station for municipal tax abatement defense.
203. Oswego County, NY – Valuation of the Fitzpatrick Nuclear Power Plant and Nine Mile Point I & II located in Oswego, NY on Lake Ontario.
204. Town of Oxford, CT – Development of a long-term tax agreement for a gas-fired combined cycle plant.
205. Parmenter O-Toole Law Firm – Authored appraisal report for a 432± MW coal/gas-fired electric generating facility located in Muskegon.
206. People's United Bank - CT – Valuation of proposed anaerobic digestion facility (Southington, CT)
207. Town of Pelham, NH – Revaluation of all public utility property.
208. Town of Pembroke, NH – Valuation of all public utilities and hydroelectric facilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
209. Perkins Thompson – Valuation of Bangor Gas Pipeline.
210. Town of Peru, MA – Valuation of electric transmission and distribution property.
211. Town of Pine Plains, NY – Valuation of the Pine Plains Water Company.
212. City of Pittsfield, MA – Valuation of a 180 MW gas-fired combined cycle co-generation plant owned by U.S. Generating Company.
213. Town of Pittsfield, NH – Valuation of the local water utility for eminent domain taking.

214. Town of Plattsburgh, NY – Valuation of hydroelectric facilities owned by New York State Electric & Gas Company.
215. Town of Pleasant Valley, NY – Valuation of Consolidated Edison property in the Town of Pleasant Valley.
216. Town of Plymouth, MA – Valuation of the Pilgrim Yankee nuclear power plant.
217. Town of Plymouth, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and valuation of the Tenney Mountain Ski Area in the Town of Plymouth.
218. City of Portsmouth, NH – Valuation of new 80 MW wood-fired conversion electric generation plant from coal. Valuation of oil tank farm facility.
219. City of Portsmouth, RI – Developed mass appraisal valuation model for the regulated water utility property in the City.
220. Pottawattamie County, Iowa – Valuation of Griffin Pipe Products Company.
221. Pownal, VT – Valuation of Hoosac Hydro.
222. Proctor, VT – Revaluation of taxable land and improvements property owned by Green Mountain Power, including the hydro dam, and land and improvements owned by VT Transco, LLC.
223. Providence, RI – Valuation of the Manchester Street combined cycle natural gas electric generating plant and consulting services for the valuation of the city-wide water system.
224. Providence Water Supply Board - RI – Valuation of dams, reservoirs, piping systems and treatment plant for PWSB.
225. Town of Raymond, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, including cell towers.
226. Town of Richmond, NH – Valuation of all public utility property.
227. New Richmond and Three Rivers School Districts, OH – Valuation of three coal-fired generating facilities with a total capability of 3,661 MW.
228. Rockingham, VT – General consulting regarding the tax appeal by TransCanada. Valuation and expert testimony regarding the Bellow Falls hydroelectric plant.
229. Town of Rotterdam, NY – Valuation of General Electric steam turbine plant and a chemical manufacturing plant owned by Schenectady Chemicals.
230. City of Rowe, MA – Valuation of an independent spent fuel storage installation. Valuation of electric transmission and distribution property.
231. Town of Rumney, NH – Valuation of all public utility property in the Town of Rumney, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
232. Town of Rye, NH – Valuation of all public utility property.
233. Sacramento Local Agency Formation Commission (LAFCo) - CA – Review of rates and valuation methodologies and energy cost data in connection with the proposed annexation by Sacramento Municipal Utility District (SMUD) of the Cities of West Sacramento, Davis and Woodland and adjacent unincorporated areas of Yolo County.
234. Ste. Genevieve County et al. - MO – Valuation and expert testimony for Ameren Natural Gas in all 16 counties in the State of Missouri involved in appeals.

235. City of Salem, MA – Valuation of the 760 MW PG&E Salem Harbor Station, a coal and oil-fired electrical generating facility. Valuation for payment in lieu of tax purposes of the New England Power electrical transmission system located in the City of Salem.
236. Town of Salem, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
237. Town of Sanbornton, NH – Valuation of all public utility property.
238. Town of Sand Lake, NY – Valuation of all telephone property.
239. Sands Anderson, Richmond, VA – Provided general consulting and expert witness testimony on behalf of Sands Anderson and its 25 locality clients at the Virginia State Corporation Commission in defense of a tax assessment lawsuit filed by Verizon South and Verizon Virginia.
240. Sandwich, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and general consulting regarding tax appeals.
241. Sandwich, MA – Valuation of Canal oil-fired electric generating station.
242. City and County of San Francisco, CA – Provide evaluation, advice and analysis as well as conducting a professional market study to support the establishment and operation of a successful Community Choice Aggregation program of renewable power deployment on behalf of the PUC.
243. City of Saratoga Springs, NY – Valuation of all electric and gas utility property owned by the Niagara Mohawk Power Corporation.
244. County of Schoharie, NY – Valuation and general consulting regarding the gas transmission facilities and compressor stations owned by Iroquois Gas Pipeline. Valuation of gas transmission facility and compressor station owned by Tennessee Gas Pipeline Company.
245. Town of Seabrook, NH – Valuation of the Seabrook Nuclear Power Plant, a 1,200 MW nuclear generating facility. Negotiation of a tax agreement. Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
246. Sheldon, VT – Valuation of the hydroelectric plant known as Missisquoi Hydro.
247. Town of Somerset, MA – Valuation of the Somerset Steam Plant, a 150 MW coal-fired generating facility. Valuation for payment in lieu of tax purposes of the Brayton Point Station, at 1,599 MW, the largest fossil fueled electrical generation plant in New England. Valuation of all public utilities in the Town of Somerset.
248. Town of South Hadley, MA – Valuation of Hadley Falls Hydroelectric Dam.
249. City of Springfield, MA. Springfield Water & Sewer Commission – Provide rate design consultation to Springfield Water & Sewer Commission. Also provide energy and capital requirement consulting to Springfield Water & Sewer Commission for its hydroelectric plant. Valuation and expert testimony regarding all electric distribution and transmission property in the City. Valuation of combined cycle's gas generation facility in the City.
250. Town of Springfield, NH – Valuation of the Hemphill Wood-Fired Power Plant in the Town of Springfield, New Hampshire.

251. Town of Sterling, MA – Valuation and consulting services for the sale of the Sterling Light Department to an investor-owned utility.
252. Town of Stewartstown, NH – Valuation of public utility property, Canaan Hydro, and general consulting regarding tax appeals.
253. Stoddard, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and general consulting regarding tax appeals.
254. Town of Stony Point, NY – Valuation of the 453 MW coal-fired electric generating central steam station known as the Lovett Station.
255. Town of Stratford, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
256. Sunapee, NH – Valuation and general consulting regarding tax appeals for electric utility property.
257. Town of Swanzey, NH – Valuation of all public utility property in the Town of Swanzey, NH.
258. Town of Tamworth, NH – Valuation of the biomass electric generating facility for ad valorem tax purposes and tax agreement.
259. City of Tonawanda, NY – Valuation of the Indeck-Yerkes 56 MW gas-fired co-generation facility. Valuation and consulting regarding the Tonawanda coal-fired generation plant.
260. Town of Torrey, NY – Valuation of the Greenidge Station, a coal-fired central steam plant.
261. Town of Troy, NH – Valuation of all public utility property.
262. City of Troy, NY – Valuation of the City's water utility reservoir located in Pittstown, NY.
263. Town of Tuftonboro, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
264. Town of Tuxedo, NY – Valuation of electric utility property.
265. Tyngsborough MA – Valuation of electric transmission, distribution, and generation property for the Town of Tyngsborough.
266. Town of Union, NY – Valuation of the Goudey coal-fired electric generating plant.
267. United States Navy – Eastern Division - TN – Valuation of the potable water and wastewater collection systems located at the Millington, Tennessee Naval facility for the anticipated sale of the property.
268. United States Navy – Western Division - CA – Valuation of utility property for the United States Navy in the San Francisco Bay area as part of the base closure process –(1996-1999). Specific facilities valued as separate appraisals include the Alameda Naval Air Station, the Navy's portion of Hamilton Army Airfield, the Novato Housing in Novato, California, Treasure Island Naval Station, and the Oakland Naval Hospital.
269. Unity, NH – Valuation of all public utility property.
270. Utah State Tax Commission – Valuation of PacifiCorp's total electric generation, transmission and distribution property holdings in the State of Utah.
271. State of Utah, IPA Project – Valuation of the Intermountain Power Agency's 1,700 MW coal-fired generating plant, substation, and transmission system in the State of

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- Utah for Millard County *et al.* in preparation of testimony before the Utah State Tax Commission.
272. Van Buren County, Covert Township, MI – Valuation and consulting on issues concerning the sale of the Palisades Nuclear Power Plant to Entergy.
 273. State of Vermont, Department of Taxes – Valuation of the hydroelectric properties owned by TransCanada on the Connecticut and Deerfield Rivers, and flowage rights for the Town of Norwich, VT. The valuations included the separation and valuation of properties located in the States of New Hampshire and Vermont.
 274. Town of Vernon, VT – Valuation of the Vermont Yankee Nuclear Power Station and Vernon hydroelectric facility. Valuation and expert testimony for the Vermont Electric Transmission Company's high voltage transmission system in the Town of Vernon.
 275. Town of Wallingford, CT – Valuation of a single cycle gas-fired peaking generation plant.
 276. Town of Walpole, NH – Valuation of all public utility property, including the Bellows Falls Hydroelectric Generating Facility.
 277. Warner, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and general consulting regarding tax appeals.
 278. Warren, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property, and general consulting regarding tax appeals.
 279. Washington, NH – Valuation of electric utility property in the Town of Washington.
 280. Waste Management of New Hampshire, Inc., Rochester, NH – Valuation of the 1,100 acre integrated landfill facility, including all buildings, landfill cells, site improvements, roads, wastewater treatment plants, methane gas recovery systems, electrical generation plants, and other infrastructure for the purposes of a tax abatement request filed with the City of Rochester, NH. Preparation of a request for tax exemption of certain property. Engineering consultation and representation concerning financial and operating disclosure docket before the Public Utilities Commission under the 1992 Federal Energy Policy Act. Complete energy master plan and energy infrastructure analysis for an integrated 1,100 acre landfill facility. Negotiation of power contracts for the sale of energy to New England Power Company and the New Hampshire Electric Cooperative. Designed and supervised the construction of a high voltage transmission line to connect the operations to the existing gas generation plant. Negotiated interconnection agreements and assisted in plant startup and testing.
 281. Water Authority of Southeastern Nassau County, NY – Valuation of Water Authority of Southeastern Nassau County, and prepared an appraisal report of the property located in the town of Hempstead and Oyster Bay.
 282. Town of Wawayanda, NY – Valuation of the Shoemaker Combustion Turbine Peaking Generation Plant.
 283. Town of Webb, NY – Valuation of hydroelectric plant, distribution, transmission, and substation property.
 284. Town of Webster, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.

285. Webster 5-Cents Bank, MA – Valuation of Woronoco Hydroelectric Plant, located in Russell, MA.
286. West Rutland, VT – Revaluation and appeal consulting services regarding Vermont Electric Power Company and VT Transco, LLC.
287. City of Westfield, MA – Consulting services for permitting and assessing of new combined cycle, gas-fired, co-generation plant.
288. Town of Weymouth, MA – Valuation of gas-fired co-generation plant for tax agreement negotiation.
289. Whiteman Osterman & Hanna - NY – Valuation services relating to the Castleton Generating Station in the Town of Schodack, NY.
290. Winooski, VT—Valuation and expert testimony of Winooski One hydroelectric plant in Winooski.
291. Town of Wiscasset, ME – Valuation of the nuclear waste fuel storage facility at the closed Maine Yankee Nuclear Power Plant in the Town of Wiscasset.
292. Town of Whitefield, NH – Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
293. Town of Windham, NH – Valuation of all public utility property.
294. Town of Woodstock, NH - Valuation of all public utilities, including the establishment of the New Hampshire law, HB700, as it relates to the valuation process of utility distribution property.
295. City of Woonsocket, RI – Valuation of OSP Pipeline and Pump station.
296. City of Worcester, MA – Valuation of all public utility property and the development of an on-going utility valuation and assessment model.
297. Town of Yarmouth, ME – Valuation of the Wyman Generating Station, an 846 MW oil-fired generation plant. Appraisal of all property owned by Central Maine Power Company including distribution systems, transmission systems, substations, land and rights of way. Valuation of the 846 MW oil-fired generation plant owned by Central Maine Power and a consortium of utilities in New England.
298. Association of Fourteen Communities in the State of New York – Valuation of the Empire State Pipeline from Buffalo, New York to Syracuse, New York.
299. Counties of Wayne, Oakland and Macomb and Cities of Detroit, Dearborn, Livonia, Taylor and others in the State of Michigan – Expert witness to detail the flaws in multiplier tables issued by the Michigan State Tax Commission to be used in every taxing jurisdiction in Michigan to determine the taxable value of electric transmission and distribution and natural gas distribution properties. Testimony before the Michigan Tax Tribunal.

OTHER REPRESENTATIVE ENERGY RELATED PROJECTS:

1. Transformer interconnection rebuild at Thomas Hodgson and Sons, Suncook, NH.
2. Energy use analysis for plant at Thomas Hodgson and Sons.
3. Substation design and construction for interconnection with Wolfeboro Municipal Light and Public Service Company of New Hampshire.
4. Hydro analysis and court settlement between Franklin Falls Hydro and the State of New Hampshire.
5. Energy analysis for Days Inns and Sheraton Hotels.
6. Emergency turbine/generator repairs for Hartford Steam Boiler Company.
7. Power contract negotiation and project management for Waste Management of North America in their development of methane gas electrical generation facilities.
8. Valuation of hydroelectric facility for the Bank of New Hampshire, N.A.
9. Development of complete energy feasibility analysis for generation of electricity from landfill gas at the Hunt Road Landfill in Amesbury, MA. Preparation and final competitive bid documents to New England Power Company.

REPRESENTATIVE HYDROELECTRIC PROJECTS:

(Licensing, Engineering and/or Construction)

- | | |
|---|---------------------------------------|
| 1. Tolles Energy Resources (50 kW) | 16. Weare Reservoir (100 kW) |
| 2. Hoague Sprague Hydroelectric (500 kW) | 17. Walden Power Corp. (2,400 kW) |
| 3. Pioneer Hydro (1,390 kW) | 18. Montgomery Worsted Mills (200 kW) |
| 4. Suncook Leather Board (380 kW) | 19. Shelton Power Co. (3,400 kW) |
| 5. Diamond Power Corp. (2,400 kW) | 20. Gonic Sawmill Dams (600 kW) |
| 6. Suncook Power Corp. (1,890 kW) | 21. Cumberland Power Corp. (1,200 kW) |
| 7. Woodsville Hydro (370 kW) | 22. Noones Mill Hydro (400 kW) |
| 8. Wyandotte Hydro (120 kW) | 23. Tioga Brook Hydro (70 kW) |
| 9. Somersworth Hydro (1,280 kW) | 24. Newfound Hydro (1,400 kW) |
| 10. Kelley's Falls Hydro (550 kW) | 25. Steels Pond Hydro (600 kW) |
| 11. Hollingsworth & Voss Paper Co. (3,400 kW) | 26. Chase Manufacturing (130 kW) |
| 12. Marcal Paper (1,100 kW) | 27. China Mills Dam (500 kW) |
| 13. Town of Sunapee, NH (555 kW) | 28. Minnewawa Brook (1,000 kW) |
| 14. Milton Leather Board (600 kW) | 29. Thomas Hodgson and Sons (400 kW) |
| 15. Milton Three Ponds (120 kW) | |

Other previous clients in the areas of civil, water, and wastewater engineering; design/build construction consulting; hydroelectric projects; expert testimony in litigation matters; and other miscellaneous engineering assignments will be provided upon request.

OVERVIEW

Mr. Sansoucy graduated from White Mountains Regional High School in 2005. Mr. Sansoucy went on to work as a plumber's apprentice where he gained experience in the trade in both residential and commercial projects. Mr. Sansoucy obtained his NH Master Plumbers License June 11, 2011. After obtaining his license Mr. Sansoucy continued to work in the plumbing and mechanical field for commercial entities and for himself. In May of 2012 Mr. Sansoucy enlisted in the United States Army and performed the duties of Reconnaissance Scout (a specialty MOS that constitutes only .1% of the entire US Armed Forces) with multiple deployments until his honorable discharge in at the rank of Sergeant November 11, 2016. While in the Army Mr. Sansoucy filled many leadership roles within the Troop and Company Level to include the roles of Platoon Sergeant and Headquarters Company Non-Commissioned Officer in Charge (NCOIC). Mr. Sansoucy was at one time responsible for the well-being and training of more than 60 subordinate soldiers.

After leaving the Army Mr. Sansoucy joined George E. Sansoucy PE, LLC and began his training as an appraiser starting the process of obtaining his Certified General Appraisers License. Mr. Sansoucy has been actively involved in the valuation of utility and special purpose property, mass appraisal modeling, PILOT/settlement negotiations/mediations, among other various tasks in support of special purpose valuations, appraisals, assessments, and assessment appeals.

WORK EXPERIENCE

November 2016 - Present • Appraiser in Training/NH Certified Measurer and Lister/NH Certified Assessing Assistant

George E. Sansoucy, P.E., LLC

- Assist in the valuation of utility and special purpose property including;
 - Transmission and Distribution Property
 - Hydroelectric Power Stations
 - Natural Gas Fired Power Plants
 - Natural Gas Peak Shaving and Import Facilities
 - Utility Scale Wind and Solar Developments
 - Coal Fired Power Plants
 - Utility Easements and Rights-of-way
 - Natural Gas Compressor Stations
 - Mass Revaluation of Commercial and Industrial Property
 - Land Use Change Tax market value analysis
 - Forest Land valuations
 - Separation of personal and real utility property

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- Prepare and create material for court appeals of utility property and special purpose properties.
- Communicate with local assessors and provide requests for information, discovery requests in support of the valuation of property.
- Analyze electric and gas markets across the country in support of research and analysis in preparation of property valuations and appraisals.
- Analyze local and regional commercial/industrial real estate markets.
- Perform detailed construction cost estimates in support of property valuations and appraisals.

May 2012 – November 2016 • Reconnaissance Scout Sergeant (E5) US Army

- Leadership experience at the Team, Squad, Section, Platoon and Company level.
- Gained training and proficiency; Small unit maneuvers and tactics, light armored fighting vehicles, land navigation and map reading, close quarters combat, call for fire, first aid, hand to hand combat, explosives and demolition, radio and satellite technology, leadership, small arms handling and maintenance, and other tertiary soldering skills.
- Coordinated with partner nations in NATO while stationed in Europe, and host nations while on deployments to the Middle East.
- Assist in the planning and implementation of combat and security missions to achieve higher commands goals in theater during an 11-month deployment to Afghanistan in years 2013-2014.

September 2011 – May 2012 Self Employed as a Master Plumber and General Contractor

- Coordinated with property owners and other trades to complete residential construction and mechanical projects.
- Installation of all mechanical and plumbing systems to the requirements of the International Plumbing Code and the Residential Building Code adopted by the state of New Hampshire.
- Filing of all necessary building permits and inspections as required by the state and municipality of the individual projects.

August 2006-September 2011 McGee Company Inc.

- Apprentice and Master Plumber on large scale commercial renovations and construction throughout the state of New Hampshire and Vermont.
- Coordination with other trades to complete the projects and to ensure proper installation and function of all mechanical systems.
- Detailed reviews and interpretation of all construction and engineering drawings used in the installation of mechanical systems to ensure no interference with other trades.
- Management of a plumbing apprentices upon attaining a Journeyman Plumbers License.

June 2004-August 2006 Plumbers Apprentice at Kilbco Plumbing and Heating

- Apprentice in the installation of all residential plumbing and heating systems under the supervision of a licensed master plumber.

EDUCATION

Granite State College November 2016 – Present

- Bachelor of Science in Business Administration
 - Coursework in progress currently in sophomore year
 - Current GPA: 3.64

US Army May 2012 – November 2016

- Basic Training
- Stryker Wheeled Vehicle School
- Warrior Leaders Course
- Master Drivers Course
- Range Officers Certification
- Land Navigation and Map Reading
- Combat Life Savers Course

Plumbing Apprenticeship August 2006-September 20011

- 8000 Hours on the job training
- 576 Hours classroom education

Appraisal Institute

- Appraisal Principals
- Basic Appraisal Procedures
- National USPAP 15
- Valuation by Comparison

CERTIFICATIONS

- New Hampshire Master Plumbers License #4841
- New Hampshire Gas License #GF1910761
- New Hampshire Certified Measurer and Lister

INVOLVEMENT

- Member Appraisal Institute

COMPETENCES

- Utility and Special Purpose Property Valuation and Appraisal
- Court Preparation and Defense of Assessment Appeals
- Appraisal Review and Review Appraisal Production
- Development of Mass Appraisal Models
- PILOT and Settlement Negotiation/Mediation
- Sustainable Development and Materials

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- Construction Cost Estimating and Scheduling
- Underground Construction Methods
- Commercial Construction Methods
- Residential Construction Methods
- Mechanical and Plumbing Construction Methods
- Map Reading and Navigation
- Blue Print reading and implementation
- MS Office
- Mosaic GIS
- GIS



George E. Sansoucy, PE, LLC
d/b/a Sansoucy Associates

2022

ENGINEERING AND APPRAISAL RATE SCHEDULE*

Principal engineers and senior appraisers, MBAs,
including court testimony and deposition attendance\$325.00/hour

Research engineers, associates, appraisers\$275.00/hour

Technical personnel\$200.00/hour

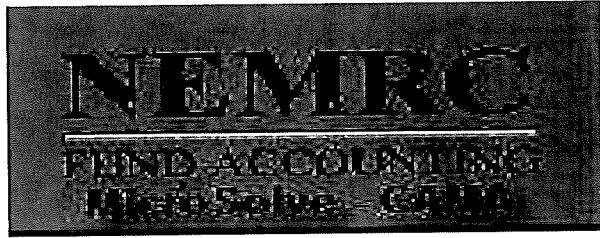
Clerical personnel\$135.00/hour

- * All rates are portal to portal from Lancaster, N.H. or Fountain Inn, S.C. Rates include general office expenses, such as: non-specific in-house copies, travel meals, non-specific mileage, office supplies, non-specific postage, telecommunications charges, and tolls.

Job-specific and identifiable expenses are billed at cost in addition to the rates shown, including but not limited to: transportation (air fare, car rental, taxi fare, specific parking, specific mileage, etc.), lodging, document printing and reproduction at \$0.10 for black and white and \$0.50 for color, research materials such as publications, subscriptions, and database purchases.

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Proposal for Reappraisal of Woodstock Town of Woodstock, VT

Submitted by:

NEMRC

P.O. Box 360
Fairfax, Vermont 05454

Phone 800-387-1110

E-mail ed@nemrc.com

August 26, 2022

PART 1 – Appraiser/Staff Qualifications

New England Municipal Resource Center

NEMRC has been providing municipal software and services to Vermont towns for over 35 years (NEMRC also has accounts around the country). Integrated modules include General Ledger, Accounts Receivable, Payroll, Utility Billing, Animal licensing, Tax Administration, Grand List, Planning and Zoning, GIS Tax Mapping, and CAMA (Computer Assisted Mass Appraisal).

In addition NEMRC provides training, software support, hardware support, disaster recovery backup services, and cloud services.

Reappraisal/Update Projects

The follow towns are past, present and future NEMRC reappraisal projects.

2012 - Bloomfield
 2013 - Brighton (Update), Landgrove, Wheelock
 2014 - Putney, Wheelock
 2015 - Calais (Update), Northfield
 2016 - Chelsea, Charlotte, Starksboro, Whitingham, Woodstock
 2017 - Chittenden, Hinesburg, Monkton
 2018 - Andover, Bradford, Bristol, Hyde Park, Londonderry
 2019 - Cavendish, Clarendon, Kirby, Maidstone, Middlebury, Rupert, Washington, Vernon
 2020 - Barnet, Brandon, Chester, Johnson, Landrove, Leicester, Newark, Stockbridge, Westfield, Woodford
 2021 - Arlington, Danville, Halifax, Ryegate, Readsboro, Waterford
 2022 - Canaan, Sutton, Milton, Fairfax, Searsburg, Pittsfield
 2023 - UTG, Danby, Richford, Richmond, Charlotte (update), Fairfield, Morristown
 2024 - Bridport, Brunswick, Lincoln, Lunenburg, Monkton, Moretown, Shoreham, Starksboro, Stamford, West Windsor, Vershire

Assessor/Assessment Services

In addition to reappraisal/update projects, NEMRC provides Assessor/Assessment services to the following towns:

Brandon	Hyde Park	Moretown	Bridport
Brighton	Westford	Panton	Stamford
Cavendish	Leicester	Pownal	Wells
Charlotte	Maidstone	Readsboro	Westminster
Whitingham	Richmond	Sutton	Shaftsbury
Newark	Moretown	Huntington	Wallingford
Hinesburg	Milton	Richmond	Morgan

NEMRC Appraisal/Assessment Staff

The following NEMRC staff provides reappraisal and/or assessment services to municipalities across Vermont:

Name	Title	Designation	Experience
Edgar Clodfelter	Sr. Appraiser	VMPA	PVR, APAS, Sigma Systems, Lister, Assessor, Valuation Specialist
Lisa Truchon	Admin/Appraiser	VMPA	Lister, Appraiser, Treasurer, Assessor
Al Coonradt	Appraiser	VPA III	Lister, Appraiser, Data Collector, Assessor
Scott O'Neil	Data Collector		Data Collection
Jean Wilson	Appraiser	VMPA	Lister, Data Collection, Team Leader
John Tiffany	Appraiser	VPA II	Forester, Data Collector, Assessor
James DeShone	Appraiser		Lister, Appraiser, Assessor
Todd LeBlanc	Appraiser	VMPA	Appraiser
Jacob Stoddard	Appraiser		Data Collection
Cassandra Datilio	Admin/Appraiser		Data Conversion, Administrative Assistant, Appraiser
David Ingelse	Data Collector		Data Collection
Joe Zingale	Data Collector		Town Manager, Data Collection
Garrett Cousino	Data Collector		Data Collection
Louis Cocci	Data Collector		Data Collection, Asst. Town Clerk
Erik Waring	Data Collector		Lister, Data Collector
Marla Waring	Date Collector/Admin		Lister, Asst. Town Clerk
Nate Stoddard	Data Collector/Administrator		Administrator, Data Collection
Kevin Grassi	Appraiser		Data Collection

Certification

NEMRC has been approved as an "Appraisal Firm", and Edgar A. Clodfelter, Lisa Truchon, Jean Wilson and Todd LeBlanc have been certified as a "Project Supervisor" and "Appraiser" under the provisions of Rule #86-P65 as specified by Property Valuation and Review for the completion of contract reappraisals in the State of Vermont.

References

The following individuals should be contacted as references:

Bob Underhill, Town of Clarendon, VT
279 Middle Road
Clarendon VT 05759
775-4274

Jeremiah Sund, Town of Londonderry, VT
100 Old School Street
Londonderry VT 05155
824-3356

Alison Dickinson, Town of Middlebury, VT
77 Main Street
Middlebury VT 05753
388-8100

Canaan Listers, Town of Canaan, VT
318 Christian Hill
Canaan VT 05903
266-3370

Pat McNall, Fairfax, VT
12 Buck Hollow Rd
Fairfax VT 05454
849-6111 Ext 14

PART 2 - Proposal & Description

Reappraisal Agreement

This agreement is made between the Town of Woodstock, located in Windsor County in the State of Vermont, hereafter designated as the "Town", and New England Municipal Resource Center, hereafter designated as NEMRC, for the completion of a reappraisal of all real property in the Town of Woodstock.

Witnesseth

That for and in consideration of the payments and agreements hereafter mentioned.

I. Description of Work

NEMRC will reappraise real property in Woodstock using the NEMRC computer assisted mass appraisal (CAMA) system. NEMRC will utilize a market-modified cost approach to value property in Woodstock. The cost tables will be Marshall & Swift cost tables provided by NEMRC. NEMRC may utilize other valuation techniques, such as comparable sales, regression and the income approach to substantiate the final values.

a. Land Valuation:

NEMRC will establish a land schedule based on recent sales in the Woodstock area. The schedule will use an added value approach that allows for the calculation of the Housesite/Homestead value. The added value land schedule builds a curve by determining a series of benchmark points and developing linear equations between the points. Grade adjustments for land will be developed based on sales.

b. Building Valuation:

Building data will be collected using the established data set for the Marshall & Swift database. The Marshall & Swift data provides the basis for valuation using the cost approach. A time/location adjustment will be determined based on recent sales to adjust the cost tables to market value. A standard depreciation table developed for Vermont by NEMRC will be used for physical depreciation of residential dwellings.

The NEMRC system contains a market approach using comparable sales and the same Marshall & Swift data set. This may be utilized to add strength to the modified cost values.

c. Data Conversion and Entry:

The grand list data currently used by the Woodstock Assessor's will be used. Data entry will be completed by the NEMRC staff. NEMRC staff may use standard workstations, notebook computers and the NEMRC tablet system for updating data and pictures.

d. Sketches:

Each improved property will have a computer-generated sketch produced on a property record sheet using the APEX 7 sketching program.

e. Digital Pictures:

Digital pictures will be taken of the residential and commercial buildings, and significant outbuildings, and will be linked to the CAMA database by the NEMRC staff.

f. Property Inspections:

NEMRC will inspect all real property in Woodstock. This includes both exterior and interior inspections when provided access to the interior of the dwelling. NEMRC will assist the Assessor's in determining the areas for mailing an inspection notification prior to completing inspections in a given area. The Assessor's office will complete the mailing notification. If the property owner is not home at the time of the original inspection, a card stating that a visit was made, and how to make an appointment for an inspection, will be left at the time of each visit. The Woodstock Assessor's office will contact property owners and make appointments for the property inspectors.

g. Online Property Data Verification (OPDV):

NEMRC will utilize the Online Property Data Verification system for the reappraisal. This process allows property owners to verify their property data using an online system. Any discrepancies can be reported to the staff for correction or an inspection.

h. Field Review Process:

After completion of data collection and data entry, NEMRC will complete a thorough field review of all parcels in Woodstock. This will consist of a drive-by of parcels to review data entered into the CAMA system, and establish final values. After completion of the field review, a final review report will be generated to allow the Assessor's office to examine and question the final value determinations.

i. Office:

The Town of Woodstock will provide office space. This office will include reasonable workspace, phone and wireless internet access, filing cabinets, and copies of records, as well as access to a copy machine and printer. NEMRC will have access to the office during non-office hours.

j. PVR Reappraisal Certification:

NEMRC will satisfy the PVR three-pronged certification test requirement. NEMRC will defend any questions and rectify any inadequacies.

II. Timeframe/Costs

The reappraisal will begin during July 2025, for completion in 2027. Change notices will be sent to meet State mandated timelines.

a. Timeline:

The following is the tentative timeline for completion of the reappraisal (two year):

- July 2025- April 2027 - Data Collection and Data Entry
- April - May 2027 – Field Review
- May 2027 - Final Review
- May 2027 – Pre-Hearings
- June 2027 - Lodge Grand List and Grievance Hearings

b. Cost of Reappraisal:

The total cost of the reappraisal will be \$199,704. This includes inspections of all property, data entry, sales analysis and the development of schedules incorporated into the computer assisted mass appraisal system, digital pictures, and formal grievance and Board of Civil Authority hearings. These rates are based on a parcel count of 1,884 parcels, which does not include exempt properties. Beyond this number parcels will be charged at \$100 per parcel. Hearings requested beyond BCA hearings will be billed at \$150 per hour.

NEMRC reserves the right to discuss changes in the overall contract amount by January 2025. This would occur if there were significant increases in the costs for completion of reappraisal projects for 2027.

c. Payment Schedule:

Payment will be a monthly rate of \$8,321.00 for a period of 24 months beginning July 2025. This section will be adjusted if changes are agreed to by January 2025

III. Assistance from the Town of Woodstock

The role of the Lister's office will be extremely important in order to complete the project in a timely fashion. The Lister's will be involved with making appointments for inspections as needed, mailing postcards, making appointments for hearings and mailing notices.

The Lister's office will generate all reports (Cost, PRC) deemed necessary for properties to be included in the town files

The Town will provide copies of existing records in road or 911 orders. The Town will provide copies of tax maps.

IV. Expenses Allocated to the Town of Woodstock

The Town of Woodstock will be responsible for the expenses and salaries of the Town officials during the course of the reappraisal.

The Town will be responsible for expenses relative to the purchase of computer hardware and software, and all necessary licenses and manuals for use by the Town.

The Town will be responsible for the cost of supplies such as paper, post cards, postage, and the production and mailing of change of appraisal notices. The Town will provide adequate space for pre-hearings and formal hearings.

The Town will provide NEMRC staff with access to the Assessor's office during non-business hours. Also, NEMRC staff will have the capability to access the Assessor's computer system remotely either via the cloud, or the NEMRC Client Unattended Access.

It is agreed that nothing herein shall be construed to make any NEMRC staff person an employee of the Town of Woodstock, but employees of NEMRC.

Woodstock will contract with another company to complete an appraisal of the Woodstock Resort designated properties.

V. Notices

Any and all notices or other communications required or permitted by this Agreement or by laws to be served or given to either the Town or NEMRC by the other party shall be in writing and shall be deemed served and given when personally delivered to the party to whom it is directed, or in lieu of such personal service when deposited with the US Postal Service by certified mail, return receipt requested, postage prepaid, addressed to the parties at the following addresses:

Town	Town of Woodstock 31 The Green Woodstock VT 05091
------	---

NEMRC	NEMRC P.O. Box 360 Fairfax VT 053454
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Either party may change addresses for purposes of this agreement by giving written notice of such change to either party.

The work shall not be assigned or sublet without previous consent of the Town of Woodstock and shall not either legally or equitably assign any of the moneys payable under this agreement, unless by and with consent of the Town of Woodstock.

VI. Agreement

The Town of Woodstock, Vermont has executed this Agreement between the Town of Woodstock and NEMRC, for completion of a reappraisal of Woodstock.

In witness whereof this agreement is entered into as of the dates listed below:

NEMRC

Town of Woodstock, Vermont

_____ Date

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

AGREEMENT

SUBJECT: A Contract to provide revaluation, assessment, and engineering consulting services to the Town of Woodstock, Vermont to value, as of April 1, 2027, for *ad valorem* taxation purposes, the special purpose commercial property known as the Woodstock Inn and Resort owned by The Woodstock Foundation, Inc., located in the Town of Woodstock and any other valuation consulting requested by the Town of Woodstock for properties within the Town.

The Town of Woodstock, hereinafter called the Town, and George E. Sansoucy, P.E., LLC d/b/a Sansoucy Associates, who employs Certified General Appraisers (16 States) and Professional Engineers (ME, NH, SC) having a principal place of business at 148 Main Street, Lancaster, New Hampshire 03584 in the County of Coos, State of New Hampshire, hereinafter called Sansoucy, hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Client: Town of Woodstock, Vermont

1.1.1 Name: Woodstock Board of Listers
Town of Woodstock
P.O. Box 488
Woodstock, VT 05091

1.1.2 Contracting Official: Board of Listers

1.1.3 Authorized Contact: Tim McCarthy, Lister
Tel.: 802-457-3607
Email: woodstocklisters@townofwoodstock.org

1.2 Consultant: Sansoucy Associates

1.2.1 Name: Sansoucy Associates
Address: 148 Main Street, Lancaster, NH 03584
Tel: (603) 788-4000
E-mail: gsansoucy@sansoucy.com

Remittance address: 86 Reed Road, Lancaster, NH 03584

2.1.1 Scope of the Work Products

A USPAP-compliant appraisal report containing facts, figures, and calculations necessary for the reader to understand the report will be prepared and inclusive for all of the parcels listed in section 2.1 for the revaluation in 2027.

2.1.2 Services to be Provided by the Town:

Sansoucy will provide the Town with a detailed request for information and site tours to be sent by the Town to the company. The Town will provide access to Town records, tax maps, and information provided by the company, and will request that the company provides information directly to Sansoucy.

The Town will provide for this Town-wide revaluation, where applicable, the following information to the best of its ability:

- The company's tax cards;
- Copy of, or authorized access to, the most recent tax maps;
- Any recent building permits;
- Any recent zoning request changes and site plan reviews for additional facilities;
- Any current settlement agreements;
- Any municipal GIS mapping indicating building location and data;
- Most recent land valuation schedules.

2.1.3 Services to be Provided by Sansoucy:

Sansoucy will provide a USPAP-compliant appraisal report of the listed special purpose commercial properties to the Town for the revaluation year of 2027.

2.2 Completion of Work:

The work will commence starting July 1, 2026. We anticipate all field work completed by January 1, 2027 and final valuation by April 1, 2027. Final values will be provided to the Town by April 15, 2027. Sansoucy will not be responsible for consequential or compensatory damages arising from the late performance or non-performance of the agreement caused by circumstances which are either outside Sansoucy's scope of services, beyond Sansoucy's control, or as a result of non-performance of any other party, person, or entity affecting this contract.

3. INSURANCE

3.1 Sansoucy will maintain general liability insurance with an endorsement for hired and non-owned automobile liability.

3.1.1 The liability insurance will be in the form of commercial general liability with limits of \$2,000,000 per occurrence/person for bodily injury, and \$4,000,000 general aggregate for the life of the policy.

3.1.2 The hired and non-owned automobile liability endorsement will have a limit of \$2,000,000 each accident.

3.2 Sansoucy will provide a certificate of insurance confirming the above insurance coverages. All insurance will be valid in the State of Vermont.

4. ASSIGNMENT

This Contract and the duties of Sansoucy hereunder will not be assigned.

5. AMENDMENTS

This Agreement will not be amended, waived or discharged, unless by mutual written consent of both parties.



SANSOUCY

ASSOCIATES

Complex Utility and Property Valuations, and Regulatory Consulting

2022

ENGINEERING AND APPRAISAL RATE SCHEDULE*

Principal engineers and senior appraisers, MBAs,
including court testimony and deposition attendance\$325.00/hour

Research engineers, associates, appraisers\$275.00/hour

Technical personnel\$200.00/hour

Clerical personnel\$135.00/hour

* All rates are portal to portal from Lancaster, N.H. or Fountain Inn, S.C. Rates include general office expenses, such as: non-specific in-house copies, travel meals, non-specific mileage, office supplies, non-specific postage, telecommunications charges, and tolls.

Job-specific and identifiable expenses are billed at cost in addition to the rates shown, including but not limited to: transportation (air fare, car rental, taxi fare, specific parking, specific mileage, etc.), lodging, document printing and reproduction at \$0.10 for black and white and \$0.50 for color, research materials such as publications, subscriptions, and database purchases.

Rev. 3/8/22-OS

TO: Selectboard
Town of Woodstock

FROM: Peter G. Gregory, Executive Director

DATE: October 20, 2022

RE: FY 24 Dues

The Two Rivers-Ottawaquechee Regional Commission's Executive Committee has set the FY24 dues rate at \$1.58 per capita, using the 2020 US Census data.

Accordingly, the dues for the Town of Woodstock amount to \$4,898.

In the event that you choose not to include the above request in the Selectboard's Budget to be voted at the 2023 Town Meeting, we respectfully request that the following Article be placed in the Warning for Town Meeting.

Article _____: To see if the Town will appropriate to the Two Rivers-Ottawaquechee Regional Commission a sum of \$4,898 to insure basic technical services rendered through that membership.

Please note that a copy of our 2022 Annual Report will be forwarded to you and Town Auditors for inclusion in your Annual Town Report.

As in past years, our Commissioners and staff look forward to working with you over the next year. Please feel free to contact the Regional Commission offices any time.

Note: This is not an invoice. Payment is not due at this time. Invoices will be mailed July 1st.

cc: TRORC Commissioner

SAFFORD COMMONS HOUSING LIMITED PARTNERSHIP

CONSENT TO ADDITIONAL
VERMONT HOUSING AND CONSERVATION BOARD FUNDS

The undersigned, Town of Woodstock hereby consents to:

1. Safford Commons Housing Limited Partnership borrowing an additional \$58,000 from the Vermont Housing and Conservation Board pursuant to a Loan Modification Agreement

DATED _____, 20__.

Town of Woodstock

By: _____
Authorized signatory

VCDP MORTGAGE AND SECURITY AGREEMENT

This VCDP Mortgage and Security Agreement dated March 2, 2015 is granted by **Safford Commons Housing Limited Partnership** to the **Town of Woodstock** to secure the Borrower's performance of its obligations to the Mortgagee under the Note and the VCDP Loan Agreement of even date herewith.

DEFINITIONS

As used in this Mortgage Agreement, the words and phrases set forth below shall have the following meanings:

"Agency" means the Vermont Agency of Commerce and Community Development.

"Borrower" means Safford Commons Housing Limited Partnership, a Vermont limited partnership having its principal office in Burlington, Vermont.

"Debt" means the Borrower's \$995,000 debt to the Mortgagee that is evidenced by the Note.

"Mortgage" means this Mortgage and Security Agreement.

"Mortgagee" means the Town of Woodstock, a municipal corporation in Windsor County, Vermont.

"Note" means the Promissory Note from the Borrower to the Mortgagee of even date herewith evidencing the VCDP Loan.

"Personal Property" means all furniture, equipment, machinery, fixtures and all other tangible items of personal property now owned and hereafter acquired by Borrower located in the Project.

"Project" means the Borrower's affordable housing development being Unit 1 of The Safford Common Interest Community located at 86, 133, 134, 153, 162, 165 and 179 Safford Commons Way and 15, 16, 23 and 27 Granger Way in Woodstock, Vermont.

"Real Property" means all of the Borrower's right, title and interest in and to the real property conveyed to Borrower by warranty deed from Champlain Housing Trust, Inc. dated September 30, 2014 and recorded in Book 247 at Page 390 of the Woodstock land records.

"Refinancing" means the refinancing or restructuring of all or a portion of the Debt, but excludes (a) capital contributions from the Partners of the Borrower, (b) any Borrower indebtedness incurred other than in connection with such refinancing or restructuring, (c) any replacement or take-out of construction financing for the Project, and (d) any refinancing, pursuant to a call or take-out right required to obtain financing for the Project.

"Right of Refusal" means the right of refusal to purchase the Project granted by the Borrower to Twin Pines Housing Trust, Housing Vermont, and to VHCB by instrument dated September 30, 2014 and recorded in Book 247 at Page 418 of the Woodstock land records.

"Sale" means the sale, exchange, transfer or other disposition or series of related sales, exchanges, transfers or dispositions of all or substantially all of the Project, including, without limitation, a sale under foreclosure or a sale in lieu of or transfer pursuant to condemnation by a public authority. The term "Sale" does not include (i) an assignment or other transfer for security purposes under a Refinancing, (ii) a transfer of title to the Project to a limited partnership of which the Borrower is a general partner or a limited liability company of which the Borrower is a manager, or (iii) a transfer of title pursuant to the Right of Refusal.

"Security Interest" means the security interest in the Personal Property given to Mortgagee pursuant to this Mortgage and Security Agreement. The Security Interest has been perfected by the filing of financing statements with the Woodstock Town Clerk and the Vermont Secretary of State.

"VCDP Grant Agreement" means grant agreement #07110-IG-2013-Woodstock-00017 between the Agency and the Recipient, as the same may be amended from time to time.

"VHCB" means the Vermont Housing and Conservation Board.

GRANT OF MORTGAGE AND SECURITY INTEREST

1. Mortgage of Real Property. The Borrower, in consideration of the Debt, does freely give, grant, sell, convey and confirm to the Mortgagee and its successors and assigns forever the Real Property TO HAVE AND TO HOLD such property unto the Mortgagee, its successors and assigns forever, to secure to the Mortgagee (i) the repayment of the Debt in accordance with its terms, (ii) the payment of all other sums advanced by the Mortgagee in accordance with this Mortgage to protect the security of this Mortgage; (iii) the payment of all other sums that are now or may hereafter become due and owing from the Borrower to the Mortgagee; and (iv) the performance and satisfaction by the Borrower of all agreements and covenants contained in this Mortgage, the Note, and the VCDP Loan Agreement subject, however, to the condition of this Mortgage described in Section 3 below.

2. Security Interest in Personal Property. Borrower hereby grants to Mortgagee, its successors and assigns, a Security Interest in the Personal Property, for the security purposes set forth in Section 1 above.

3. Condition. The condition of this deed is such that if the Borrower, its successors or assigns, shall well and truly pay the Debt to the Mortgagee or cause the same to be paid to the Mortgagee and its successors and/or assigns, and shall keep, observe and perform all covenants, conditions and agreements set forth herein, then the mortgage and security interest granted hereby shall be null and void, otherwise to remain in full force and virtue by law.

COVENANTS OF TITLE

The Borrower hereby covenants for itself and its successors and assigns, that the Borrower is the lawful owner of the Real Property and the Personal Property and has the right to grant a mortgage of the real Property and a security interest in the Personal Property, that the Real Property and the Personal Property are free from all encumbrances except encumbrances of record, and that the Borrower will warrant and defend the title to the Real Property against any and all lawful claims and demands whatsoever, except as aforesaid.

GENERAL COVENANTS

The Borrower, for itself and its successors and assigns covenant as follows:

1. **Payment of Governmental Charges.** The Borrower will pay all local, municipal, county, state and federal taxes and assessments, water rates, and other governmental or municipal charges, fines or impositions levied upon or against the Real Property and the Personal Property, provided that in the event the Borrower in good faith and with due diligence contests any such charge, fine or imposition in an appropriate proceeding, the Borrower shall not be required to pay such charge, fine or imposition until a final determination is made in such proceeding.
2. **Insurance.** The Borrower will maintain a policy or policies of insurance insuring the improvements now existing or hereinafter erected on the Real Property and the Personal Property, against loss by fire or other hazards, casualties and contingencies as reasonably required by the Mortgagee. In no event will the amount of such insurance be less than the sum of the outstanding principal balance from time to time of the Note plus the outstanding principal balance of all of the Borrower's obligations the payment of which are secured by the Real Property and/or the Personal Property.
3. **Protection of the Property.** The Borrower will keep the Real Property and Personal Property in as good or better repair, order and condition as it now is or hereafter may be put and will not commit nor permit any waste of the Real Property and Personal Property or any part thereof, except for reasonable wear and tear.
4. **Acceleration of Debt.** The outstanding balance of the Debt shall be immediately due and payable upon the occurrence of any of the following:
 - (a) a default;
 - (b) the dissolution, winding up, and termination of the Borrower;
 - (c) the filing of a voluntary case under any applicable bankruptcy, insolvency, debtor relief or other similar law now or hereafter in effect on behalf of the Borrower, or the Borrower's consent to the appointment of or taking possession by any custodian, trustee, receiver, conservator or liquidator of the Borrower or of all or any substantial part of its properties or interest in the Project;

(d) the entry by a court of competent jurisdiction of an order for relief or decree in respect of the Borrower under any bankruptcy, insolvency, debtor relief or other similar law now or hereafter in effect or any order or decree appointing a custodian, trustee, receiver, conservator or liquidator of the Borrower or of all or any substantial part of its properties or interest in the Project or ordering the winding up or liquidation of the affairs of the Borrower and such order or decree shall remain unvacated and unstayed for an aggregate of 60 days (whether or not consecutive); or

(e) a Sale of the Real Property and/or the Personal Property, unless the Mortgagee consents to the assumption of this Mortgage by a transferee, which consent may not be unreasonably withheld. If the Mortgagee consents to such assumption, the transferee shall be deemed to have assumed the rights and duties of the Borrower hereunder, and the Borrower shall thereupon be released from any obligation or duties hereunder to the extent of such assumption. Notwithstanding the provisions of this Section 4(e), Borrower may, in its sole discretion, remove and sell or otherwise dispose of any of the Personal Property described in this Mortgage for its then fair market value when, in the reasonable judgment of Borrower, the same shall have become obsolete, worn out or unnecessary for the use of the Project. Sale shall not include a sale, partial sale, refinancing, exchange, transfer or other disposition pursuant to the Right of Refusal upon the condition that any such transferee assumes and agrees to perform all of Borrower's obligations hereunder, and all of Borrower's obligations under the Note, the VCDP Loan Agreement, and the VCDP Grant Agreement.

5. Condemnation. Any award of damages on account of any condemnation for public use or injury by public action to the Real Property shall be paid as required by the holders of debt secured by such property.

6. Mortgagee's Right of Inspection. The Mortgagee and those claiming by, through or under the Mortgagee pursuant to the VCDP Loan Agreement shall have the right to inspect the Real Property and the Personal Property at reasonable times upon the giving of reasonable notice to determine whether the Borrower is in compliance with the terms of this Mortgage and Security Agreement. The Mortgagee acknowledges that the Real Property and the Personal Property will be used as the residences and commercial space of the Borrower's tenants and will not exercise its rights under this Section in a manner that will diminish those tenants' privacy nor their quiet enjoyment of their dwelling units.

DEFAULT AND REMEDIES

1. Default. If any of the following events of default shall occur without being cured within 30 days from the date that written notice of such default is received by the Borrower from the Mortgagee, the Debt shall be immediately due and payable.

Any one of the following events shall constitute an event of default:

(a) the Borrower's failure to pay the Debt according to the Note;

(b) the Borrower's failure to observe or perform any covenant, condition or agreement contained in this Mortgage, the VCDP Loan Agreement or those terms of the VCDP Grant Agreement that are applicable to the Borrower; or

(c) the Borrower's failure to observe or perform any covenant, condition or agreement contained in any other Mortgage that encumbers the Real Property.

2. Remedies. If the Borrower fails to pay the Debt or cure any default prior to the expiration of any applicable cure period, the Mortgagee may foreclose this Mortgage. In the event of the foreclosure hereof, either the Borrower or the Mortgagee may exercise its right to a power of sale pursuant to 12 V.S.A. § 4531a.

3. Remedies Cumulative. All remedies provided in this Mortgage and Security Agreement are distinct and cumulative to any other right or remedy under this Mortgage and Security Agreement, or otherwise at law or in equity, and may be exercised concurrently, independently or successively.

4. Forbearance not a Waiver. Any forbearance by the Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

GENERAL PROVISIONS

1. Notices. Notice, demand or request to the Borrower under this Mortgage shall be given when delivered in hand to the Borrower or five days after being mailed, by certified mail, postage prepaid, return receipt requested, to the following addresses:

Recipient: Town of Woodstock
Attn: Town Manager
31 The Green
Woodstock, Vermont 05091

Borrower: Safford Commons Housing Limited Partnership
c/o H.V. 2014, Inc.
123 St. Paul Street
Burlington, VT 05401

2. Future Advances. This Mortgage is not intended to and shall not secure the repayment of any future advances made by the Mortgagee to the Borrower.

3. Successors and Assigns Bound. All covenants and agreements contained in this Mortgage shall be binding on and inure to the benefit of and be enforceable by the respective heirs, successors and assigns of the Borrower and the Mortgagee.

4. Headings. The headings in this Agreement are for purposes of reference only and shall not limit or otherwise affect the meaning thereof.

5. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Vermont.

Executed on Feb 26, 2015.

SAFFORD COMMONS HOUSING LIMITED
PARTNERSHIP
by H.V. 2014, Inc., general partner

By: [Signature]
Authorized Agent

STATE OF VERMONT

CHITTENDEN COUNTY, ss: At Burlington in said County and State, Glenn Van Buren authorized agent for H.V. 2014, Inc. and Safford Commons Housing Limited Partnership personally appeared this 26 day of Feb, 2015 and acknowledged that his/her execution of this VCDP Mortgage and Security Agreement was his/her free act and deed and the free acts and deeds of H.V. 2014, Inc. and Safford Commons Housing Limited Partnership,

before me, Dorothy A. Richard
notary public

My Commission Expires February 10, 2019

SAFFORD COMMONS HOUSING LIMITED
PARTNERSHIP
by Safford GP, Inc., general partner

By: [Signature]
Authorized Agent

STATE OF VERMONT

WINDSOR COUNTY, ss: At Woodstock in said County and State, Andrew Winter, authorized agent for Safford GP, Inc. and Safford Commons Housing Limited Partnership personally appeared this 2ND day of March, 2015 and acknowledged that his execution of this VCDP Mortgage and Security Agreement was his free act and deed and the free acts and deeds of Safford GP, Inc. and Safford Commons Housing Limited Partnership,

before me, Carolyn A. Hughes
notary public

My Commission Expires February 10, 2019

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]	
B. SEND ACKNOWLEDGMENT TO: (Name and Address)	
Gensburg, Atwell & Greaves PO Box 248 St. Johnsbury, VT 05819-0248	

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORDMarch 2 A.D. 20 15
at 10 o'clock 31 minutes A M
and recorded in Book 249 Page 376
Attest: F.C. Degener III
Town Clerk

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME		1b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME		SUFFIX	
Safford Commons Housing Limited Partnership									
1c. MAILING ADDRESS		CITY		STATE		POSTAL CODE		COUNTRY	
123 St. Paul Street		Burlington		VT		05401		USA	
1d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL ID #, if any					
		limited partnership	Vermont	<input type="checkbox"/> NONE					

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME		2b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME		SUFFIX	
2c. MAILING ADDRESS		CITY		STATE		POSTAL CODE		COUNTRY	
2d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any					
				<input type="checkbox"/> NONE					

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME		3b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME		SUFFIX	
Town of Woodstock									
3c. MAILING ADDRESS		CITY		STATE		POSTAL CODE		COUNTRY	
31 The Green		Woodstock		VT		05091		USA	

4. This FINANCING STATEMENT covers the following collateral

All personal property associated with a housing project being Unit 1 of The Safford Common Interest Community located at 86, 133, 134, 153, 162, 165 and 179 Safford Commons Way and 15, 16, 23 and 27 Granger Way in Woodstock, Vermont including without limitation contract rights, notes, documents, instruments, fixtures, equipment, inventory, goods, furniture and furnishings and building supplies, whether now owned or hereafter acquired, plus any proceeds, products or replacements thereof, including insurance proceeds.

This financing statement is filed in connection with a public-finance transaction.

5. ALTERNATIVE DESIGNATION (if applicable) <input type="checkbox"/> LESSEE/LESSOR <input type="checkbox"/> CONSIGNEE/CONSIGNOR <input type="checkbox"/> BAILEE/BAILOB <input type="checkbox"/> SELLER/BUYER <input type="checkbox"/> AG. LIEN <input type="checkbox"/> NON-UCC FILING	
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) ADDITIONAL FEE [optional] <input type="checkbox"/> All Debtors <input type="checkbox"/> Debtor 1 <input type="checkbox"/> Debtor 2
8. OPTIONAL FILER REFERENCE DATA	

☐ FILING OFFICE ☐ ACKNOWLEDGMENT ☐ SEARCH REQUEST ☐ DEBTOR ☐ SECURED PARTY COPY - NATIONAL UCC FINANCING STATEMENT (FORM UCC) (REV. 07/29/98)

\$995,000.00

March 2, 2015

MORTGAGE NOTE

For value received **Safford Commons Housing Limited Partnership**, a Vermont limited partnership (the "Borrower"), promises to pay to the **Town of Woodstock** (the "Lender") or its order in lawful money of the United States the sum of \$995,000.00 without interest. Repayment in full of the outstanding principal balance of the Note shall be due, and the same shall be made by the Borrower, on March 1, 2045 to the Lender at its offices at 31 The Green in Woodstock, Vermont or such other place as the Lender may designate in writing or, if the Lender is not the holder of this Mortgage Note when payment becomes due, to the holder at such office as the holder may direct PROVIDED, HOWEVER, the entire amount of this obligation shall become due and owing upon demand by the holder in the case of an Event of Default by the Borrower of any of the terms or conditions of (i) the VCDP Loan Agreement between the Borrower and the Town of Woodstock of even date herewith (the "Loan Agreement"), or (ii) Grant Agreement #07110-IG-2013-Woodstock-00017 between the Lender and the Vermont Agency of Commerce and Community Development Agency (the "Grant Agreement") that are applicable to the Borrower. PROVIDED, FURTHER, that the entire amount of this obligation, principal and interest, shall become due and owing upon demand by the holder in the event the Borrower commits an act of default of any of the terms or conditions of the Mortgage which secures the repayment of the debt of which this Mortgage Note is evidence, or of any of the terms or conditions of any other mortgages of the Borrower's real property being Unit 1 of The Safford Common Interest Community located at 86, 133, 134, 153, 162, 165 and 179 Safford Commons Way and 15, 16, 23 and 27 Granger Way in Woodstock, Vermont.

Presentment, demand, notice, protest and all other demands and notices of any kind are hereby waived by the Borrower.

The failure of the holder of this Mortgage Note, in the event of a breach of the terms hereof or of the Mortgage Deed which is security for this Mortgage Note, or of the Loan Agreement or the Grant Agreement, to exercise any option available to it that arises out of such breach will not constitute a waiver by the holder of its right to exercise such options in the event of any other breach.


The Borrower, drawers and endorers hereby severally waive the statute of limitations and waive presentment for payment, protest and notice of protest and non-payment of this note, and in case of its non-payment at maturity, severally agree to pay a reasonable attorney's fee, including an attorney's fee in excess of 2% of the indebtedness secured by the mortgage if the same is found to be reasonable, for its collection.

NON-RECOURSE PROVISION. Notwithstanding any of the foregoing terms or conditions of this note or the terms and conditions of any mortgage deed, security agreement or other collateral document securing this note, in the event of a default hereunder, the Holder hereof expressly covenants and agrees that (a) no partner, general or limited, of the Borrower shall have any personal liability to pay any of the principal of or interest on the debt of which this Note is evidence, and (b) that the Holder will look solely to the assets of the Borrower for satisfaction of the same. This Note is intended to be a non-recourse liability as defined in Treasury Regulation § 1.752-1(a)(2) and shall be construed consistently therewith.

This repayment of the debt of which this note is evidence is secured by a Mortgage of the Borrower's real property being Unit 1 of The Safford Common Interest Community located at 86, 133, 134, 153, 162, 165 and 179 Safford Commons Way and 15, 16, 23 and 27 Granger Way in Woodstock, Vermont.

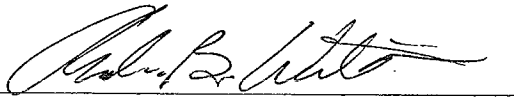
EXECUTED Feb 26, 2015.

SAFFORD COMMONS HOUSING
LIMITED PARTNERSHIP
by H.V. 2014, Inc., General Partner

by: 
authorized agent

EXECUTED March 2, 2015.

SAFFORD COMMONS HOUSING
LIMITED PARTNERSHIP
by Safford GP, Inc., General Partner

by: 
authorized agent



PLANTING LEGEND

- (2) 1 1/2" - 2" Prunus Cerasifera "Thunder Cloud"
- (3) 1 1/2" - 2" Amelanchier Laevis "Snow Cloud"
- (22) 2" - 1 1/2" Acer Rubrum "October Glory"
- (12) 2" - 1 1/2" Oleditsia Triacanthos Inermis "Halka"
- (13) 1 1/2" - 2" Single Stem Syringa Reticulata "Ivory Silk"
- (1) 6' - 7" single stem Cornus Mas "Golden Glory"
- (6) 1 1/2" - 2" Malus "Golden Raindrops"
- (13) #7 Pot Viburnum Plicatum Tomentosum "Mariesii"
- (44) #7 Pot Syringa Patula "Miss Kim"
- (4) #6 Chamaecyparis Pisifera "Filifera"
- (19) 6' - 7" Thuja Plicata "Green Giant"
- (15) 6' - 7" Abies Fraseri
- (15) 6' - 7" Picea Glauca
- (3) #7 Fothergilla Gardenia
- (5) #3 Spirea "Goldmound"
- (46) #3 Clostera Alnifolia "Ruby Spice"

SITE LIGHTING

- A - 12' Tall - Pole Mounted Site Light
- B - 36" Tall - Bollard Light

DWELLING UNITS

- (1) Orange Hall - 4 Dwelling Units (DU)
- (2) Duplex A - 4 DU
- (4) Duplex B - 8 DU
- (2) Triplex C - 6 DU
- (2) Triplex D - 6 DU
- (2) Duplex E - 4 DU
- (2) Duplex F - 4 DU

(15) TOTAL BLDGS = 36 UNITS

PARKING

Required:	36 Units X 2 = 72
Provided:	38 Driveway
	4 Garage
	15 Street
	23 Lots
TOTAL	80

SITE AND LANDSCAPING PLAN
Scale: 1" = 40' - 0"

GRANGE HILL
WEST WOODSTOCK, VERMONT

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DUNCAN WISNIEWSKI ARCHITECTURE
& Professional Corporation

REVISED ACT 250/LOCAL PERMIT SET

Duncan Wisniewski
ARCHITECTURE
215 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.866.6973 F: 802.866.6972

DATE: 03.02.2009

L2

Local Emergency Management Plan Municipal Adoption Form

Town/City of Woodstock 31 the Green Woodstock, VT 05091

The Local Emergency Management Plan (LEMP) must be (re)adopted annually, after town meeting day, and submitted to the appropriate Regional Planning Commission (RPC) by May 1st.

At a warned public meeting (regular selectboard/city council meeting), the municipality adopted the Local Emergency Management Plan (LEMP) on the date shown at right.

At a warned public meeting (regular selectboard/city council meeting), the municipality adopted the National Incident Management System (NIMS) on the date shown at right.

If Vermont Emergency Management needs to contact municipal leaders to determine status and support requirements during an emergency, the Emergency Management Director (EMD) and two other local Points Of Contact (POCs) who should have authoritative local information are listed at right.

Municipality	Town/City of Woodstock
LEMP Adoption Date	
NIMS Adoption Date	12/20/2005
EMD Name	Tom Yennerell
Position	EMD
Primary Phone	M/H/W:802-457-3456
Alternate Phone	M/H/W:802-457-3611
Email	Municipalmanager@townofwoodstock.org
POC 2 Name	Robbie Blish
Position	Police Chief
Primary Phone	M/H/W:802-457-1420
Alternate Phone	M/H/W:802-457-2337
Email	Rblish@townofwoodstock.org
POC 3 Name	David Green
Position	Fire/EMS Chief
Primary Phone	M/H/W:802-457-2337
Alternate Phone	M/H/W:802-457-1420
Email	Davidgreen@townofwoodstock.org

☐ Mark this block if a readopted plan has no changes since the previous year.

I hereby certify that the LEMP meets Vermont National Incident Management System (NIMS) requirements and current LEMP Implementation Guidance as on page 2:

Signed*


DAVID GREEN

Printed Name; certifying individual must have taken, at a minimum, ICS402 or ICS100/IS-100 training

I hereby attest that the municipality has adopted NIMS and the LEMP as stated above:

Signed*

Printed Name, Selectboard / council member



Local Emergency Management Plan (LEMP)

Required Elements

Once completed, send adoption form and copy of Local Emergency Management Plan to Regional Planning Commission.

*A typed name is acceptable as an electronic signature if it represents an act of that person in accordance with 9 V.S.A. § 278.



Local Emergency Management Plan (LEMP)

Required Elements

Municipal Adoption	
	Municipal Adoption Form
	Municipal adoption of National Incident Management System (NIMS)
	Contact information for local authorities during an emergency
	Certification that LEMP meets Vermont NIMS / Implementation Guidance
	LEMP adoption by local selectboard / city council (annual)
	Submission of LEMP to Regional Planning Commission (RPC)
LEMP Required Elements	
	Planners
	List of people who wrote / maintain the LEMP
	Municipal Emergency Operations Center (EOC)
	Activation authority
	EOC staff positions and duties (minimum 1)
	List of potential EOC staff members (minimum 1)
	Facility information for potential EOC locations (minimum 1)
	Resources
	Emergency purchasing agent and spending limits (if any)
	List of standing municipal contracts that can be used during an emergency
	National Incident Management System (NIMS) Typed Resource List
	List of other local resources that could be used during an emergency
	Public Information and Warning
	VT-Alert contact information
	Local website / social media information (if any)
	List of local media outlets (if any)
	Public notice sites for non-phone/Internet information
	Vermont 2-1-1 contact information
	Vulnerable Populations
	List of organizations/facilities that serve local vulnerable populations
	Identification and monitoring process
	Shelters
	Spontaneous and regional shelter information
	Opening information for local shelters (if any)
	Service information for local shelters (if any)
	Contact Information
	Emergency Management personnel
	Response organizations
	Municipal officials / public works
	State, region, and adjacent municipality contacts

Vermont Emergency Management (VEM) encourages municipalities to create and maintain optional LEMP annexes as required. Examples might include plans for specific incident types, shelters, evacuation, and volunteer management - see the VEM website for models, samples, and examples at: <http://vem.vermont.gov>

Local Emergency Management Plan

1. Emergency Management (EM) planners

<i>These are the people who wrote and/or maintain this plan.</i>	
Joseph Swanson, Chair of Select Board	

2. Municipal Emergency Operations Center (EOC)

The EOC is an organization that coordinates information, support, and response across the municipality for Incident Commanders and town officials. Its main functions are to maintain situational awareness for municipal leaders, coordinate resource and information requests, and provide public information.

Who, by position, can activate the EOC?	Town Manager or SB Chair
---	--------------------------

Preferred EOC Positions and Duties

EOC Director Municipal Manager	Supervises and directs all EOC activities coordinating municipal support and response
Municipal Mgr. Office	Staffs phones and radio Tracks and answers any Requests For Information (RFI)
Municipal Mgr. Office	Tracks and coordinates any Requests For Support (RFS)
Municipal Mgr. Office	Produces and posts public information and press releases

Potential EOC Staff Members

<i>Name</i>	<i>Notes / Contact Information</i>
Tom Yennerell	802-457-3456
N Norse	802-457-3456
Dispatch Services	802-457-2337
Joseph Swanson	802-457-1420
Robbie Blish	802-457-1420
David Green	802-291-0440

Primary EOC Location

Facility / Address:	Emergency Services Bldg at 454 Woodstock Road
Phone Numbers:	802-457-2337
Equipment/Notes:	Fire, Police, EMS and Dispatch services are housed at this location.

Alternate EOC Location

Facility / Address:	Station 2 @ 463 W. Woodstock Road
Phone Numbers:	802-457-2337
Equipment/Notes:	EMS and Fire are housed at this location.

3. Resources

Use municipal resources, mutual aid agreements, and local purchases first to get resources for response as needed and available.

Purchasing agents for emergencies: Department Heads
w/limitations set b the Select Board based on bud et.

Emergency spending limits: *n/a*

Businesses with Standing Municipal Contracts

<i>Type of Contract</i>	<i>Name</i>	<i>Contact Info</i>
Service Contract for Water	Woodstock Aqueduct	802-457-4497

Other Local Resources

<i>Type of Resources/Skills</i>	<i>Name</i>	<i>Contact Info</i>

State support that is usually at no cost to the municipality:

- Vermont Hazardous Material (HAZMAT) Response Team (VHMRT)
- Vermont Urban Search and Rescue (USAR, VT-TF1)
- Vermont State Police and Special Teams
- Community Emergency Response Teams (CERTs)
- Swiftwater Rescue Teams
- Regional Shelter Support
- State government agency expertise / services
- Federal response agency expertise

State support the municipality will normally eventually have to pay for:

- Supplies and equipment (including sandbags)
- VTrans Equipment and Personnel
- Vermont National Guard Support

The State Emergency Operations Center (SEOC, 800-347-0488) will help coordinate any state support teams or other external resources that local resources may need.

National Incident Management System (NIMS) Typed Resources*											
Type	I	II	III	IV	Other	Type	I	II	III	IV	Other
Critical Incident Stress Management Team				N/A		Hydraulic Excavator, Large Mass Excavation				N/A	
Mobile Communications Center						Hydraulic Excavator, Medium Mass Excavation					
Mobile Communications Unit			N/A	N/A		Hydraulic Excavator, Compact					
All-Terrain Vehicles	N/A	N/A	N/A	N/A	1	Road Sweeper	1				
Marine Vessels	N/A	N/A	N/A	N/A		Snow Blower, Loader Mounted	1			1	
Snowmobile	N/A	N/A	N/A	N/A		Track Dozer					
Public Safety Dive Team						Track Loader					
SWAT/Tactical Team						Trailer, Equipment Tag-Trailer	1			N/A	
Firefighting Brush Patrol Engine	N/A	N/A	N/A		12	Trailer, Dump		N/A	N/A	N/A	
Fire Engine (Pumper)	3					Trailer, Small Equipment			N/A	N/A	2
Firefighting Crew Transport				N/A		Truck, On-Road Dump			6		
Aerial Fire Truck			N/A	N/A		Truck, Plow			3		
Foam Tender			N/A	N/A		Truck, Sewer Flusher				1	
Hand Crew						Truck, Tractor Trailer				N/A	
HAZMAT Entry Team				N/A		Water Pumps, De-Watering					
Engine Strike Team						Water Pumps, Drinking Water Supply - Auxiliary Pump					
Water Tender (Tanker)	1			N/A		Water Pumps, Water Distribution					
Fire Boat				N/A		Water Pumps, Wastewater					
Aerial Lift - Articulating Boom						Water Truck		N/A	N/A	N/A	
Aerial Lift - Self Propelled, Scissor, Rough Terrain						Wheel Dozer			N/A	N/A	
Aerial Lift - Telescopic Boom						Wheel Loader Backhoe		1			
Aerial Lift - Truck Mounted						Wheel Loader, Large					
Air Compressor			1			Wheel Loader, Medium					
Concrete Cutter/Multi-Processor for Hydraulic Excavator						Wheel Loader, Small	1	1		N/A	
Electronic Boards, Arrow						Wheel Loader, Skid Steer				N/A	
Electronic Boards, Variable Message Signs						Wheel Loader, Telescopic Handler					
Floodlights				N/A		Wood Chipper	1	N/A	N/A	N/A	
Generator						Wood Tub Grinder					
Grader	1			N/A							

*Information about the NIMS Typed resources can be found at: <https://rtlt.preptoolkit.fema.gov>

4. Public Information and Warning

During a significant emergency, the Emergency Operations Center (EOC) and Incident Command Posts (ICPs) will coordinate and manage public information, both by producing accurate, timely reports and by tracking what is publicly reported to minimize confusion and help ensure a positive public response.

VT-Alert message - State: Other VT-Alert managers:	Vermont Emergency Management: 800-347-0488
Important Local Websites / Social Media channels:	Woodstock List Serve
Local Newspaper, Radio, TV:	Vermont Standard, Woodstock Community Television
Public Notice locations:	Library, Emergency Services Building, Town Hall,
<i>Vermont 2-1-1 is a United Ways of Vermont system that provides 24x7x365 information and referral services in cooperation with a large number of state and local government and community based entities. 2-1-1 collects and maintains a database of local resource information and is available to take calls from the general public to inform and instruct them in relation to emergency events, and to refer them to the appropriate response and recovery resource, if necessary.</i>	
To provide information for 2-1-1	Dial 211 or (802) 652-4636

5. Vulnerable Populations

If necessary, the EOC may contact organizations and facilities, below, that serve vulnerable populations to identify residents who are at risk based on the emergency. If there are residents at risk or in danger, the EOC should monitor their status and if required coordinate support for them until their situation stabilizes.

<i>Name/Notes</i>	<i>Contact Info</i>
CARE (Citizen Assistance Registration for Emergencies)	(Supporting PSAP)
Merten's House	802-457-4411
Woodstock Terrace	802-332-3206
Woodstock Schools	802-457-1213
Rainbow Playschool	802-457-3629
Woodstock Nursery School	802-457-1611
Woodstock Christian Child Care	802-457-2278

6. Shelters

During some emergencies, the EOG will monitor or coordinate support for residents who are displaced due to property or infrastructure damage.

Spontaneous Sheltering

- Determine the approximate number of people who need sheltering
- Call the State EOC / Watch Officer at 800-347-0488 and request support
- Track the status of residents who need shelter until their situation stabilizes

Regional Shelter

Location / Address:	Hartford High School
Opening Contact:	State EOC, 800-347-0488; American Red Cross, 802-660-9130
Phone Numbers:	

Primary Local Shelter

Location/ Address:	none
Phone Numbers:	
Shelter Manager:	
Staff Requirements:	
Services:	Warm/Cool Overnht Food Pre Showers Healthcare
Notes:	
	Capacity: Generator? Y / N Pets Allowed? Y / N

Alternate Local Shelter

Location / Address:	
Facilit Contacts:	
y	
Phone Numbers:	
Shelter Manager:	
Staff Requirements:	
Services:	
Notes:	
	Capacity: Generator? YIN Pets Allowed? YIN

Annexes (Optional, create and letter as needed)

See the Vermont Emergency Management (VEM) web site at <http://vem.vermont.gov> for samples and examples of annexes, such as: forms; delegations of authority; debris plans; incident-specific plans, checklists, and matrices; animal disaster references; etc.

Contact Information

Position	Name	Phone numbers -indicate Mobile, Home, Work			E-mail
		Primary	Alternate	Alternate	
Local Emergency Management Team					
EMD		296-1812	457-3456	457-1204	
EM Coordinator					
Local Response Organization Contacts					
Fire/EMS Chief	David Green	457-2337	291-0440	457-4055	davidgreen@townofwoodstock.org
Assistant/Deputy Fire Chief	Emo Chynoweth	457-2337			
EMS Coordinator	Misha McNabb	457-2337	225-328-3917	457-2326	mmcabb@townofwoodstock.org
Chief of Police or Constable	Robbie Blish	457-2337	802-280-5221	457-3327	rblish@townofwoodstock.org
State Police or County Sheriff	Mike Chamberlain	457-5211			
Local Dispatch Center	Woodstock Dispatch	457-2337			etherrien@townofwoodstock.org
Town Constable	Kelly Linton	457-2337	802-839-6238		kellyelinton@aol.com
Local Public Works Contacts					
Road Foreman	Vacant at this time	457-2233	457-2337		
Road Commissioner	Tom Yennerell	457-3456	457-3456	457-1204	Municipalmanager@town ofgwoodstock.org
Town Garage		457-2233			
Drinking Water Utility	Woodstock Aqueduct	457-4497			
Wastewater Utility	Vacant at this time	457-1910	457-2337	802-356-8171	wwtf@townofwoodstock.org
Municipal Government Contacts					
Town Administrator					
Town/City Manager	Tom Yennerell	457-3456	457-3456	457-2337 -	municipalmanager@townofwoodsto ck.org
Selectboard Chair	Joseph Swanson	457-1420	457-2337		jswanson@townofwoodstock.org
Selectboard Alt	Ray Bourgeois	457-3456	457-3611		rbourgeois@townofwoodstock.org

Contact Information

[illegible]

Scott & Kim Smith

Central Street Holdings, LLC
37 Central Street
Woodstock, VT 05091
Phone: 802-457-9300

**Village Trustees
Town of Woodstock**

31 The Green
Woodstock, VT 05091
Phone: 802-457-3456

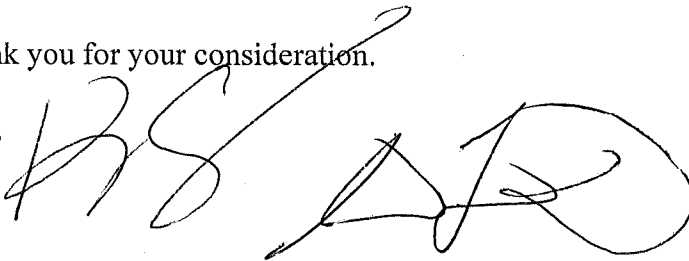
Dear Board of Trustees:

We received a delinquent notice on for the sewer on our building on 37-43 Central Street (Parcel 23.56.09) on October 3, 2022 for \$5,488.43 which includes a penalty of \$375.25 and interest of \$422.17. We did not received any type of bill or statement prior to this notice. We purchased the building April 21st, 2021 and the billing for the sewer in March of this year went to the previous owner (see attachment) Woodstock Pooh LLC, 101 West 55th Street, New York, NY 10019. The previous owner did not forward this bill and we did not receive any monthly statements for the account from April -September and I assume they were going to previous owner.

We did go to the town hall and talked to Nicole Nourse and Cori Frederick and it really is unclear why we didn't receive anything until now but there does appear to be multiple places that address have to be changed on parcels. We have paid the \$4690.98 principal amount for the sewer but we are asking the board to waive all penalties and interest.

Thank you for your consideration.

Best,



Scott & Kim Smith

Owner
Central Street Holdings, LLC
October 13, 2022

Attachments

TOWN/VILLAGE OF WOODSTOCK
PO BOX 488
WOODSTOCK VT 05091
802-457-3456
DELINQUENT SEWER BILL NOTICE AS OF 10/03/2022

PARCEL NUMBER : 23.56.09-

CENTRAL STREET HOLDINGS LLC
37 CENTRAL ST
WOODSTOCK, VT 05091

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
FY2022S	4,690.98	422.17	375.28	0.00	5,488.43 39 CENTRAL STREET

TOTAL AMOUNT DUE 5,488.43

Please Remit to :

DELINQUENT TAX COLLECTOR
WOODSTOCK SEWER
TOWN OF WOODSTOCK
PO BOX 488
WOODSTOCK VT 05091

Checks are to be made PAYABLE to Woodstock Sewer.

TOWN OF WOODSTOCK

OFFICE HOURS

8:00AM - 4:30PM M - F

SEWER BILL

PO BOX 488 * WOODSTOCK, VT 05091 - 0488

(802) 457 - 3456

USAGE FIGURES PROVIDED BY WOODSTOCK
AQUEDUCT CO.

BILLING DATE	ACCOUNT NUMBER	BILLING PERIOD	
		FROM	TO
10/07/2022	23.56.09.	07/01/21	06/30/22
LOCATION OF SERVICE		BILLING RATE PER 100 CU. FT.	USAGE CUBIC FEET SEWER
39 CENTRAL ST 10-00050004		13.1400	35,700
DUE DATE ON OR BEFORE	04/01/2022	TOTAL AMOUNT DUE	4,690.98

WOODSTOCK POOH LLC
DONALD ZUCKER ORGANIZATION
101 WEST 55TH STREET
NEW YORK NY 10019-5386

PAYMENT DUE ON OR BEFORE	04/01/22
8% PENALTY FEE ASSESSED	04/02/22
INTEREST AT 1% MONTHLY UNTIL AND 1.5% THEREAFTER.	07/02/22

MAKE CHECKS PAYABLE TO:
SEWER DEPARTMENT

REMIT TO:
TREASURER
PO BOX 488
WOODSTOCK VT 05091

* MINIMUM CHARGE 5,000 CU. FT. / 1 PERSON, 7500 CU. FT. / 2 PERSON, 10,000 CU. FT., 3 PERSON

TOWN OF WOODSTOCK

OFFICE HOURS

8:00AM - 4:30PM M - F

SEWER BILL

PO BOX 488 * WOODSTOCK, VT 05091 - 0488

(802) 457 - 3456

USAGE FIGURES PROVIDED BY WOODSTOCK
AQUEDUCT CO.

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39 CENTRAL ST 10-00050004		13.1400	35,700
DUE DATE ON OR BEFORE	04/01/2022	TOTAL AMOUNT DUE	4,690.98

WOODSTOCK POOH LLC
DONALD ZUCKER ORGANIZATION
101 WEST 55TH STREET
NEW YORK NY 10019-5386



122006231

PAYMENT DUE ON OR BEFORE	04/01/22
8% PENALTY FEE ASSESSED	04/02/22
INTEREST AT 1% MONTHLY UNTIL AND 1.5% THEREAFTER.	07/02/22

MAKE CHECKS PAYABLE TO:
SEWER DEPARTMENT

REMIT TO:
TREASURER
PO BOX 488
WOODSTOCK VT 05091

* MINIMUM CHARGE 5,000 CU. FT. / 1 PERSON, 7500 CU. FT. / 2 PERSON, 10,000 CU. FT., 3 PERSON

TOWN OF WOODSTOCK

OFFICE HOURS

8:00AM - 4:30PM M - F

SEWER BILL

PO BOX 488 * WOODSTOCK, VT 05091 - 0488

(802) 457 - 3456

USAGE FIGURES PROVIDED BY WOODSTOCK
AQUEDUCT CO.

BILLING DATE	ACCOUNT NUMBER	BILLING PERIOD	
		FROM	TO
10/07/2022	23.56.09.	07/01/21	06/30/22
LOCATION OF SERVICE		BILLING RATE PER 100 CU. FT.	USAGE CUBIC FEET SEWER
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DUE DATE ON OR BEFORE	04/01/2022	TOTAL AMOUNT DUE	4,690.98

WOODSTOCK POOH LLC
DONALD ZUCKER ORGANIZATION
101 WEST 55TH STREET
NEW YORK NY 10019-5386



122006231

PAYMENT DUE ON OR BEFORE	04/01/22
8% PENALTY FEE ASSESSED	04/02/22
INTEREST AT 1% MONTHLY UNTIL AND 1.5% THEREAFTER.	07/02/22

MAKE CHECKS PAYABLE TO:
SEWER DEPARTMENT

REMIT TO:
TREASURER
PO BOX 488
WOODSTOCK VT 05091

* MINIMUM CHARGE 5,000 CU. FT. / 1 PERSON, 7500 CU. FT. / 2 PERSON, 10,000 CU. FT., 3 PERSON

Sewer bill 19 Golf Ave.

Susan Chamberlain <snchamberlain5@gmail.com>

Thu 10/27/2022 11:22 AM

To: Cori Frederick <cfrederick@townofwoodstock.org>

To Select Board,

I am requesting that the recent sewer bill be waived of penalty and interest charges as the original sewer bill was mailed to previous owners for payment, and we were not aware of the bill until a delinquent notice was finally mailed to our attention. Because of the incorrect billing error the previous owner unknowingly paid the bill without our knowledge. If I did not stop in the town office on 10.26.22 to discuss this delinquent notice this oversight may have not been found. So I am also asking that they be refunded for the \$657.00 that they paid and I will pay the amount due of the \$657.00.

Thank you for your consideration.

Susan Chamberlain

Memo:

To: Select Board

From: Cori Frederick

Date: 10/27/2022

Regarding: 24.52.17.003 Sewer Bill
for FY2022S

The history:

This sewer bill should have been changed over to the Chamberlain's back in early 2021 when they bought the home, but it was not. Because this change should have happened before I came on board, I was not aware that it hadn't been done until the new owners came in and made me aware that the bill had gone to the previous owners in error. The previous owners did end up paying the bill, but the new owners feel they are responsible and that the previous owners should be refunded.

Recommendation:

It is my recommendation that we refund the previous owners the payment that they made of \$758.85 and waive the penalty and interest for the new owners as they did not receive the bill when they should have.

The amount to be abated would be \$111.71

Thank you,

Cori

Memo:

To: Select Board

From: Cori Frederick

Date: 11/08/2022

Regarding: 21.51.35 APT Sewer

Bill for FY2022S

The history:

A separate sewer bill was created back in 2015 at the request of Mark Libby, who was the owner at the time. The request was approved by the select board, and this parcel has been its own sewer bill ever since, being charged the minimum flat rate fee as a separate "apartment". The current owner is stating that the "apartment" is in the main house, and not a separate outbuilding (I confirmed this with the listers) and that they rarely have anyone in it. The main house is on a meter, and therefore if they did have extra people staying in the house, it should be reflected with the water usage. The current owners did receive the two separate bills last year for sewer, and they paid both of them.

Thank you,

Cori

Request for sewer bill adjustment

Nicole Green <nicolejeannegreen@gmail.com>

Mon 10/24/2022 9:44 AM

To: Administrative Assistant <nnourse@townofwoodstock.org>

Hi Nicole,

I've been in conversation with the Woodstock Sewer Billing Department and it seems I am being incorrectly billed twice. They confirmed this is incorrect and that my garage is being billed as a separate flat rate estimated meter even though there is no water and sewer in the garage.

I am at 52 Pleasant Street and our one home is technically zoned as two apartments but we live here alone as one family of two adults and a baby. We have one meter for the entire home's use. There is not a separate unit with another water or sewer system.

Apparently I also received two bills in 2021 and didn't realize and did pay them but I was 1 week postpartum so my mind must not have been functioning at 100% :)

I've been told I have to write a letter to the selectboard and that you are the best person to send that to.

Can you let me know if I need anything else here? I am happy to pay my \$800 bill that I used on my meter but I am not interested in doubling that payment for no reason. In fact, I should really get my money back from last year for accidentally paying this incorrect bill but I'll deal with just getting this year straightened out first.

Thank you!

Nicole Green

52 Pleasant Street, Woodstock VT

401-595-3020

RECEIVED
OCT 17 2022

BY:

Town of Woodstock
Application for Sewer Connection/Repair/Increased Discharge
Residential Application

To: Board of Sewer Commissioners of the Town of Woodstock.

Application is hereby made by the undersigned pursuant to the Town of Woodstock Sewer Ordinance to:

New Connection ☐ Increase ☒ Repair ☐

Amount of g.p.d. for new connection or increase: 430

At the following location: Map 21 Block 52 Lot 04

Applicant name: Adam Mikkelsen

Phone number: 617-596-6296

Street address: 63 Central Street

Email: adam.mikkelsen@gmail.com

Description of work to be done: renovation of existing building to 5 bedroom single family residence.

A new sewer service line will be constructed from the main in Central Street to the building, and the
existing service will be capped and abandoned in place behind the sidewalk.

Number of bedrooms: 5

Applicant agrees to install low flow plumbing fixtures. Further, applicant agrees to be responsible for repairing or replacing any damage done to Town sewer lines, streets/roads/sidewalks and to see that said repair/connection is done in accordance with the applicable Town Sewer Regulations or as determined by the Municipal Manager. The applicant also agrees to hold the Town and Village harmless from any damage/injury caused by a third party. The applicant agrees to pay the designated application fee to the Town at the time of the application for this permit and to advise the Director of Public Works in advance of construction to permit scheduling of the repair inspection.

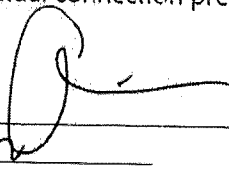
Applicant must obtain easements from all affected landowners if any part of the sewer line passes on lands of another landowner.

See below for fee schedule.

By signing the application, I understand that I also need to obtain a potable water supply and wastewater disposal permit from the State of Vermont.

Contact the State by telephone at (802) 591-0338 or by email at terry.shearer@vermont.gov

Additionally, I understand that once the connection is made, I am required to submit an "as built" drawing of the actual connection prepared by the installer to the Town of Woodstock before the permit is issued.

Signature: 

Date: 10/5/20

Owner name: Adam Mikkelsen

Street address: 63 Central Street, Woodstock, VT

Mailing address: 462 Lexington Road, Concord, MA 01742

Telephone: c: 817-596-6296

Please mail or email this application to:

Town of Woodstock
Nikki Nourse
PO Box 488
Woodstock, VT 05091

nnourse@townofwoodstock.org

OFFICE USE ONLY

Woodstock Connection Fee Schedule:

Development fee: \$3,225.0 (\$7.50 x gpd reserve capacity)

Received by: BAP

Date: 10/17/2022

Check #: 19513

The permit fee will be refunded in full (without interest) if revoked, withdrawn, or not executed within ONE YEAR.

Approved by Manager: _____

Date: _____

**This permit is good for ONE YEAR from the date of approval.

Permit number: _____

PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering •
Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

LETTER OF TRANSMITTAL

Date:	October 13, 2022	Job No.:	13265
Attention:	Nikki Nourse		
RE:	Adam Mikkelson		
63 Central Street			
Woodstock, Vermont			

TO: Town of Woodstock
Post Office Box 488
Woodstock, Vermont 05091

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☐ Print(s) ☐ Plan(s) ☐ Disk(s) ☐ Specifications

☐ Copy of letter ☐ Change Order(s) ☐ _____

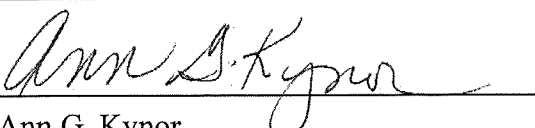
COPIES	DATE	NO.	DESCRIPTION
1	10/12/2022	19513	Check made out to Town of Woodstock, in the amount of \$3,225
1	10/5/2022	13265	Signed Application for Sewer Connection/Repair/Increased Discharge (3 pages)

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: _____

SIGNED: 
Ann G. Kynor
Project Manager

October 28, 2022

Eduardo Banks
1057 B West Woodstock Rd
Woodstock, VT 05091

RE: 4 The Green

Dear Eduardo Banks,

The Town of Woodstock owns and operates a wastewater treatment facility that serves the Town of Woodstock. The Woodstock Wastewater Treatment Facility has adequate capacity to accommodate the decrease to 406 gallons per day to accommodate the conversion of the doctor's office to a food service establishment. The effects on the downstream sewer lines and pump stations have been evaluated and the decrease in flow will not affect sewer system.

This letter of allocation does not constitute a permit. A permit will be issued when approved by the Select Board.

Sincerely,

Tom Yennerell
Municipal Manager

RECEIVED
OCT 28 2022

Town of Woodstock

BY: Application for Sewer Connection/Repair/Increased Discharge
Commercial Application

To: Board of Sewer Commissioners of the Town of Woodstock

Application is hereby made by the undersigned pursuant to the Town of Woodstock
Sewer Ordinance to:

New Connection ☐ Increase ☐ Repair ☐

Decrease to 406

Amount of gpd for new connection or increase (leave blank if unknown): _____

At the following location: Map 23 Block 56 Lot 13

Application name: Edwardo Banks Phone: 781 267 5015

Street address: 4 The Green

Email: cedbanks@hotmail.com

Description of work to be done: The change in use from office
use to a food service establishment.

Number of employees: 2

If restaurant, number of seats: 0

If hotel/inn, number of rooms: _____

If store, square footage of location: _____

Applicant agrees to install low flowing plumbing fixtures. Further, applicant agrees to be responsible for repairing or replacing any damage done to Town sewer lines, streets, roads, and/or sidewalks and to see that said repair/connection is done in accordance with the applicable Town Sewer Regulations or as determined by the Municipal Manager. The applicant also agrees to hold the Town and Village harmless from any damage/injury caused to a third party. The applicant agrees to pay the designated application fee to the Town at the time of the application for this permit

and to advise the Director of Public Works in advance of construction to permit scheduling of the repair inspection. (See below for fee schedule)

Applicant must obtain easements from all affected landowners if any part of the sewer line passes on lands of another landowner.

By signing this application, I understand that I also need to obtain a potable water supply and wastewater permit from the State of Vermont - Contact the State by telephone at (802) 591-0338 or by email at terry.shearar@vermont.gov

Additionally, I understand that once the connection is made, I am required to submit an "as built" drawing of the actual connection prepared by the installer to the Town of Woodstock before the permit is issued.

Signature:  Date: 10/28/10

Owner name: _____

Street address: 4 The Green, Woodstock, VT

Mailing address: 1057 B West Woodstock Rd - Woodstock, VT 05091

Telephone: 781 267 5015

Please mail or email completed application to:

Town of Woodstock

nnourse@townofwoodstock.org

Nikki Nourse

PO Box 488

Woodstock, VT 05091

OFFICE USE ONLY

Woodstock Sewer Connection Fee Schedule

Development fee: 0 (\$7.50 x gpd reserve capacity)

Received by: _____ Date: _____ Check #: _____

The permit fee will be refunded in full (without interest) if revoked, withdrawn, or not executed within one year.

Approved by manager: _____ Date: _____

****This permit is good for one year from the date of approval****

Permit #: _____

**Town of Woodstock
Select Board Meeting
October 18, 2022
6:00 PM
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Keri Cole, Susan Ford, Mary Riley, Tom Yennerell, Nikki Nourse, Brittney Poljacik, Todd Ulman, Angela Ulman, Patrick Fultz, Wendy Wright, Robbie Blish, Jill Davies, John Spector, Jeffrey Kahn, Rebecca Mitchell, Steve Fulkerson, Linda Fulkerson, PJ Eames

A. Call to order

1. Chair Swanson called the Select Board meeting of October 18th, 2022, to order at 6:00 pm.

B. Citizen comments – none.

C. Additions to & deletions from posted agenda

1. Addition – Sewer Permit from Charlie Major Enterprises

D. Manager's report

1. **General report**

- a. Mr. Yennerell stated the problems had this foliage season with excessive trash around the village. All extra receptacles have been put out and extra people have been picking up trash on the weekends when Casella is unavailable to do so. Casella is contracted to do it four days a week. The Woodstock Elementary School parking lot has been reopened to the public on a limited basis; 8am-8pm weekends, holidays, and during the summer. No overnight parking. Temporary, full-time town administrative assistant has been hired. The National Park has applied for a grant of approximately \$200,000 to improve the trails within the park as well as the path from the park to the Rainbow Playschool. Technically the town is the applicant, and the money will filter through the town as a passthrough if the grant is awarded. Finally, the search for a new Public Works Director continues to go on with interviews and some recruiting as well. This search will continue until a suitable candidate has been chosen and hired.

2. **Financial report**

- a. The target percentage is 28%. Several departments are over that, with exception of a very few.

E. Permits

1. **Cannabis Permit**

- a. Retail dispensary in the gallery place building. Permit has been done with the town for retail. Full application has been submitted to the State Cannabis Control Board, they have scheduled an inspection for October 25th, 2022. Fire Marshall inspection is scheduled for October 27th, 2022. Expect to be licensed on November 2nd, 2022, by the state. Waiting for permission from the Woodstock Cannabis Commission to be able to open.
- b. Chair Swanson states the only problem being that there is no form created to issue a permit.

- c. Ms. Ford would like the board to review the zoning permit to assure there are no conditions within that permit that need to be followed up on.

Motion: by Mr. Bourgeois to approve the permit for Sunday Drive for cannabis sales pending approval from the state and review of the zoning permit.

Seconded: by Ms. Ford.

Discussion: Cannabis Commission became the select board.

Vote: 5-0-0, passed.

F. Old Business

1. Acceptance of Scope from – Bridge 1 over Gulf Stream

- a. Alternative 2-A, deck replacement with offsite detour, cheapest for the town, and longest design life (50 years).

Motion: by Ms. Ford to accept alternative 2-A in the Bridge 1 project.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

2. Approval of Speed Ordinance

- a. The approval of these two speed ordinance changes results in needing to re-approve the entire speed ordinance
- b. Already passed, no motion needed.

G. New Business

1. EDC- community grant process for 2023

- a. Five priorities; childcare, housing, marketing, downtown rejuvenation, and events.
 - 1. Develop larger, but fewer grants in the five priorities.
- b. Focus on running four programs; community grants, grant writing support, storefront incentive program, and loan fund.

2. Dispatch console bid and finance approval

- a. Chief Blish stated the two dispatch radio consoles need replacing as well as the radio repeater located in the South Woodstock tower.
 - 1. The current consoles are obsolete, and parts can no longer be ordered for them. Additionally, the two consoles can not be run at the same time due back feeding and incompatibilities.
 - 2. The South Woodstock tower repeater allows the main station to transmit to the South Woodstock tower when there are emergencies in South Woodstock. This repeater could fail at any time. This piece of equipment costs around \$20,000.
- b. Currently in the communications budget there is \$56,000 in capital reserve towards replacement of this equipment. Chief Blish is asking to use that sum of money as the first down payment.
 - 1. Chair Swanson suggests using the capital reserve to purchase the new repeater for the South Woodstock tower.
- c. Mr. Bourgeois requests finding out the exact amount of money left over from the construction of the new emergency services building.

Motion: by Mr. Bourgeois to spend the money out of the \$56,000 for the repeater in South Woodstock.

Seconded: by Ms. Ford.

Discussion: Find out what is left in the building bond and potentially use that money to replace the two dispatch consoles.

Vote: 5-0-0, passed.

3. Town Historic Preservation Commission Bylaws

Motion: by Mr. Bourgeois to accept the Town Historic Preservation Commission Bylaws.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

4. Diesel bids

- a. Three bids were received: Evans Group Inc., Suburban Propane, and Dead River Company.
 - 1. To take advantage of the potential lowest bid, whether prices stay stable or increase Dead River's option #2 is the best option at \$4.11/gal as of October 11th, 2022. Total gallons purchased increase to 14,000 gallons.

Motion: by Mr., Bourgeois to select Dead River Company for 14,000 gallons at option number two.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

5. Warning Articles, funding requests post covid

- a. Chair Swanson states that special articles should require the legal number of signatures before submitting as it was in 2019 and earlier.

H. Other business – none.

I. Board of Sewer Commissioners

1. Abatement Request – Fulkerson – 542 W. Woodstock Rd

- a. The Fulkerson's bought 542 W. Woodstock Rd and the previous owner did not pay the sewer bill on time. The Fulkerson's were then given the bill for the overdue payment charge which included interest and a penalty. Request the penalties be waived due to the fact they did not receive the bills.

Motion: by Mr. Bourgeois to waive the sewer penalties of \$236.40 and interest of \$266.00.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 4-1-0, passed. (Chair Swanson approved, Mr. Bourgeois approved, Ms. Cole approved, Ms. Riley approved, Ms. Ford against)

2. Sewer Permit – Charlie Major Enterprises LLC – Taftsville Country Store

- a. Sewer increases from 642 gpd to 1260 gpd.

Motion: by Ms. Cole to approve

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

J. Approval of minutes

1. 9/20/2022 minutes

Motion: by Ms. Cole to approve the minutes from 9/20/2022.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

2. 10/4/2022 special minutes

Motion: by Mr. Bourgeois to accept the special minutes from 10/4/2022.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 5-0-0, passed.

K. Adjournment

Motion: by Mr. Bourgeois to adjourn the select board meeting on 10/18/2022 at 7:08 pm.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

*Respectfully submitted,
Brittney Poljacik*

Town of Woodstock
Select Board Meeting
November 1, 2022
10:00 am
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Keri Cole, Susan Ford, Mary Riley, Tom Yennerell, Brittney Poljacik, David Green, Bill Corson, Zoie Parent, Karim Houry, Patrick Fultz, Jill Davies, Jon Spector

A. Call to order

1. Chair Swanson called the Select Board meeting of November 1st, 2022, to order at 10:00 am.

B. Citizen comments – none.

C. Additions to & deletions from posted agenda

1. Addition - Executive session.

D. Manager's Report

1. General Report

- a. The Finance Committee did not feel they were ready to present the Fiscal Year 24 Budget today, instead the budget will be presented during the November 15th meeting. Additionally, in the last few weeks approximately 70 boards were replaced on the Elm Street bridge sidewalks. Finally, Trena Tolliver, one of the Listers, has resigned. Her last day is November 4th, 2022. The board will have to appoint a Lister to fill her position until Town Meeting.

E. Old business

1. Approve purchase of dispatch equipment

Motion: by Mr. Bourgeois to approve \$168,365 to purchase the dispatch consoles for the EMS building and to approve Mascoma for the loan.

Seconded: by Mary.

Discussion: none.

Vote: 5-0-0, passed.

F. New business

1. Fund balance policy

- a. There was a substantial fund balance for fiscal year 22. Unaudited amount of \$758,676, no anticipation that this amount will vary a lot. Woodstock has come out of their deficit spending situation after many years in the deficit. Suggestion to adopt a fund balance policy so that the town can retain this type of money as a rainy day fund. This policy suggests that 15% of the annual budget be saved as an unassigned fund balance.

Motion: by Ms. Ford to table this until the finance committee has looked at it and until the audit is complete.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 5-0-0, passed.

2. Fiscal Year 24 budget process proposal

- a. Went over the role of the Finance Committee as assigned by the Select Board and the Trustees, listed the members of the Finance Committee, covered the process for developing the FY24 budget, went over what will be presented in the report.

3. Investment Advisory Committee report

- a. The stocks and bonds have both been going down just how the market is. Still over one million dollars in the fund. This fund is roughly back in the same place as it started.

4. Approve Engineering Proposal for sewer line repair

- a. An emergency repair has been done on the sewer line already, additional repairs are necessary to uphold the integrity of the line. StanTec made a proposal of \$33,200 which includes internal inspection & reporting services, design phase engineering service, and the bid and construction services. This amount is covered by the current sewer budget.

Motion: by Ms. Ford to approve the \$33,200 coming from the sewer budget for the engineering study as outlined.

Seconded: by Ms. Riley.

Discussion: none.

Vote: 4-0-0, passed.

G. Other Business

1. Executive session

Motion: by Chair Swanson to enter executive session to discuss personnel matters 1 VSA section 313 1F3.

The Select Board exited executive session and resumed the normal meeting at 11:15 am.

H. Approval of minutes

1. 10/18/22

2. 10/25/22 special minutes

Motion: by Mr. Bourgeois to accept the minutes from 10/18/22 and the special minutes from 10/25/22.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 4-0-0, passed

Motion: by Ms. Ford to reinstate the December 6th meeting to discuss the budget.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 4-0-0, passed

I. Adjournment

Motion: by Ms. Ford to adjourn the Select Board meeting on 11/1/2022 at 11:20 am.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 4-0-0, passed

*Respectfully submitted,
Brittney Poljacik*

**Town and Village of Woodstock
Select Board & Board of Trustees Joint Meeting
November 1, 2022
7:00 pm
Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Keri Cole, Susan Ford, Mary Riley, Chair Seton McIlroy, Brenda Blakeman, Bill Corson, Gabe DeLeon, Dominic Cloud, Roger Logan, Tom Meyerhoff, Tom Debevoise, Laura Powell, Tom Ayers, Brittney Poljacik

A. Call to order

1. Select Board

- a. Chair Swanson called the Joint Meeting of November 1, 2022, to order at 7:03 pm.

2. Trustees

- a. Chair McIlroy called the Joint Meeting of November 1, 2022, to order at 7:03 pm.

B. Discussion with Municipal Manager Recruiter

- 1. Chair McIlroy stated that they started with about 25 resumes for the Municipal Manager's position and have narrowed it down to about nine. From those nine, there are four candidates they would like to hear more from. Tonight's meeting is to fill in both boards on candidate facts and to ensure all questions are asked moving forward.

C. Executive session to discuss Municipal Manager Search

Motion: by Mr. Cloud finding that the disclosure would compromise, the town, the village or candidate.

Seconded: by Mr. DeLeon.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Mr. Bourgeois finding that the disclosure would compromise, the town, the village or candidate.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Chair McIlroy to enter executive session at 7:08 pm.

Seconded: by Mr. DeLeon.

Discussion: none.

Vote: 5-0-0, passed.

Motion: by Mr. Bourgeois to enter executive session at 7:08 pm.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 5-0-0, passed.

The Select Board and Village Trustees exited executive session and resumed the normal meeting at 7:56 pm.

No actions or votes were taken.

D. Adjournment

1. Select Board

Motion: by Mr. Bourgeois to adjourn the Joint meeting on November 1st, 2022, at 7:57 pm.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 5-0-0, passed

2. Trustees

Motion: by Chair McIlroy to adjourn the joint meeting on November 1st, 2022, at 7:57 pm.

Seconded: Mr. DeLeon.

Discussion: none.

Vote: 5-0-0, passed.

*Respectfully submitted,
Brittney Poljacik*