



MEMO From the Office of the Town Manager

To: Colchester Selectboard
From: Aaron Frank, Town Manager
CC: Seth Lasker, Emergency Management Coordinator
Date: November 8, 2019
Re: Update on Fire Services Changes

Here is an update on the effort to evolve Colchester fire protection services to better serve the community to accompany a presentation that will be provided at the Selectboard meeting at 6:30 PM on Tuesday November 12th.

In the spring of 2019 the Town provided notice to the three fire departments about changes necessary to address deficiencies in fire protection services. Specifically, the Chiefs of Colchester Center and Malletts Bay Fire departments had notified the Selectboard that the lack of volunteers to address a structure fire during weekday daytime was dangerous to life and property. The Selectboard considered this and agreed to provide funding for career firefighters during weekday daytime. The Selectboard asked that the fire departments, in order to continue receiving Town funding, make one of two changes: 1) combine as a single department with a single chief and a single board; or 2) transfer fire services to the Town which would then provide fire protection as a singular town fire department with a single chief in the structure along with other Town public safety departments.

The CFD#2 and CFD#3 Prudential Committees (boards) signed one year contracts with the Town, concluding June 30, 2020. Both CFD#2 and CFD#3 prudential committees voted to work with the town on the transfer option. The Town has engaged the fire chiefs about these changes and is negotiating agreements with both the CFD#2 and CFD#3 prudential committees under the transfer option. The Town has shared this publicly at Selectboard meetings on [June 11](#) and [September 10](#), 2019 to which the Prudential Committee Chairs and fire Chiefs of CFD#2, CFD#3 and Saint Michael's Fire have been invited. The Selectboard also held a special meeting on June 13th, 2019 at which the Selectboard had a conversation with the Colchester Fire District #3 prudential committee including its Fire Chief, the Colchester Fire District #2 plus its Fire Chief and District Administrator.

The Town has begun the process of issuing a statewide advertisement for a competitive, qualification-based selection of a town-wide fire chief to operate the town-wide fire department. The Town's draft budget for FY 21 (July 1, 2020-June 30, 2021) includes a 20% increase for fire protection services including a full time town-wide chief and three firefighters to address the deficit during weekday daytime. The intent to prioritize the FY 21 budget in favor of needed fire services was made clear at a Selectboard meeting on [August 27th 2019](#) including [memoranda](#) from the Town Manager to Department Heads and another to the Selectboard that the budget needed to be constrained to make room for the three weekday daytime firefighters and the fire chief. The [minutes](#) of the meeting make clear that the Selectboard supported these goals.

Attached are:

1. An update of more details on the fire protection changes. Prior updates are available in the details on the links to the Selectboard meetings of [June 11](#) and [September 10](#), 2019.
2. An update to the community in the Town's newsletter (one of numerous) which appeared in the Colchester Sun and was shared with the Fire District Prudential Committee Chairs and Chiefs.
3. A Town report from 1951 showing the origin of Town funding of fire protection in Colchester. A Town-wide fire protection tax was first levied--as part of total property taxes--in 1951 and was 2% of total taxes of which 1% was for each Malletts Bay and Colchester Center.
4. A report on funding over time to Colchester Fire District #2.
5. A report on funding over time to Colchester Fire District #3.
6. A report on Colchester Fire District #2 properties.
7. A report on Colchester Fire District #3 properties.
8. An advertisement for the Town-wide fire chief.
9. A denial of the second grant to the federal government for weekday daytime firefighters, which has resulted in the budgeting of the three firefighters in the Town's draft FY 21 budget.
10. Letters of thank you from the Town Selectboard Chair to the Chairs of the Prudential Committees of Colchester Fire District #2 and Colchester Fire District #3.

Town of Colchester

Creation of a Single Town Fire Department

Option 2: Transfer Fire Services to Town Resulting in a Town Fire Department

St. Michaels Fire and Rescue Fire services retained on contract with Town

General Timeline

March - May 2019: Town (Town Manager/Selectboard) provided notices to CFD #2 and CFD #3 Prudential Committee Chairs that it was not going to renew the current contracts. The Town provided outline of rationale for changes necessary to improve fire services in the Town and then met with the Chairs of both prudential committees, and then with the full Prudential Committees individually to present vision for a single fire department. The Town provided an outline for processes for merger of the Fire Districts or transfer of fire services to the Town, which was drafted by the Town attorney. The Town answered questions at meetings with Prudential Committee Chairs and with full Prudential Committees. The Town met with CFD #1 Prudential Committee (which is now only in the water business) and representatives of Saint Michaels Fire and Rescue to explain changes. The Town further explained it would need a decision by CFD #2 and CFD #3 on which option was chosen no later than September 2019 so the Town can budget and plan for the Town-wide department in the following fiscal year. The Town also provided new one year contracts for the period July 1, 2019 to June 30, 2020 to CFD #2, and CFD #3. These actions have resulted in a meeting of the Fire District Prudential Committees and Fire Chiefs to consider the option of merging Fire Districts #2 and #3 into a single organization with a single Prudential Committee with a single fire chief and a single department.

The Prudential Committee of CFD #2 voted on July 11, 2019 to “transfer the fire protection services provided by the Malletts Bay Fire Department to the Town of Colchester effective July 1, 2020 and would like to start immediately with the Town to work out the details of the transfer.” The Prudential Committee of CFD #3 voted on July 2, 2019 that “CCVFC is moving forward to discuss a merger with the town provided they are a part of the process.”

Should the district merger option not be chosen by September 2019, or should one or both Fire Districts choose to transfer fire protection services to the Town, the Town would create a Town Fire Department with a combined volunteer and career staff like Colchester Rescue; work will begin immediately on the following action items:

Transfer Plan (outlined in more depth in June 3, 2019 letter from Town Attorney)

1) One or both of the Prudential Committees vote to support or declare their support for the preferred option of transferring fire protection services to the Town and direct their staff to work with Town staff to develop an Asset Purchase Agreement for Prudential Committee and Selectboard Consideration. Asset purchase agreements are an overall agreement and have

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General Timeline

ancillary agreements including Warranty Deeds for transfer of real property, bills of sale for transfer of assets, assignments of contracts and leases, and agreements relative to Fire District's outstanding debt (related to fire services).

2) Prudential Committee or Committees and Selectboard vote to approve Asset Purchase Agreement.

3) Prudential Committee or Committees post notice of intent to transfer real property

4) Prudential Committee or Committees provide access easements to the Town for fire hydrants and water line equipment necessary for fire protection.

5) Close transactions outlined in Asset Purchase Agreement

Weekday Daytime Firefighters to serve the Entire Town of Colchester:

- **June – October 2019:** Receive notice regarding SAFER Grant results.
- Should the grant be awarded; the three career firefighter positions will need to be hired within 180 days of notice of award.
- Adjustments to call responses during weekday daytime due to centralized location of daytime staff and apparatus.
- Fire District #2 will hire three firefighter positions.
- Implement training program for new firefighters.
- Firefighters would become employees of the Town on July 1, 2020.

Contracts for FY 20 (July 1, 2019 – June 30, 2020):

- **March 2019:** Notice of Changes to Fire Service Contracts
- **March 2019:** Written Rationale For Fire Service Changes
- **April 2019:** Multiple Meetings with each Fire District
- **April 2019:** Details on options for changes
- **May 2019:** Town shared draft of contract with the three fire organizations
- **July 1, 2019:** Begin one year of Colchester Inter-local Agreements with each Fire District.
- **April 1, 2020:** Town enters into a separate and direct contract for fire protection with St. Michaels College Fire and Rescue which begin July 1, 2020 and will continue in future years.

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Fire Chief: The Town conducts a competitive, statewide recruitment for a full time Town Fire Chief and hires Chief in October 2019

Once the Town has a fire chief in place that individual will begin working on the following (some of the listed below will take time to complete and will not be completed in any specific order) in an effort to have as many policies and procedures in place for the move to a single department:

- Work with the current fire chiefs and staff to learn the Town's current fire protection model. Additionally, gather information on current and future target hazards, water systems, and other pertinent Town resources.
- Begin establishing relationships with the Town Manager, Selectboard and other Town department heads.
- Work with the current fire chiefs (CCVFC/MBFD/SMFR) on coordinating operations at incidents working as one department under one set of priorities. Begin work on new dispatch procedures including "run assignment" system for response.
- Meet with all of the Town's firefighters on a one to one basis (this can be completed over a period of time). The goal being to establish relationships, get to know the members and to give the membership the opportunity to meet the new chief. This is an excellent way to identify the strengths and goals of the membership and to discover trends within the organizations.
- Integration of the new career daytime firefighters into the Town's system while maintaining the importance of continued support for the Town's volunteer firefighters.
- Develop a new training program:
 - 1) That will meet the needs of both the volunteer and the career staff on general department and fire ground operations. The program should also be a tool to build mutual respect and performance abilities of both the career staff and volunteer staff.
 - 2) Create a system and include funding within the department's budget for all department members to have the ability to attend advanced certification course work.
 - 3) Create a system for both the career staff and volunteer staff to achieve position and promotional advancement within the department.
- Develop SOP/SOG's: Set operational guidelines for response, operations at specific emergency scenes, radio usage, training, and personal conduct, etc.

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- Budgeting: Working with current chiefs, identify current spending trends and needs. Learn what each department's spending priorities are. Learn if any future financial agreements or plans have been made or need to be maintained.
- Work towards creating a single FD budget.
- Create a stipend and or pay per response schedule for volunteer staff. Stipend or pay per response schedule should include incentives for growth within the department. For example; attain a higher rank, gain high level certifications such as Firefighter I, Firefighter II or EMT. Another example would be to become driver certified.
- Inventory: Working with the departments, inventory apparatus, equipment, uniforms, and any other assets for future planning.
- Work with Colchester PD Dispatch to build new dispatching protocols including the move to a single set of alert tones, single set of unit numbers and the use of a single paging system (Active 911).
- Work with the current Fire Chiefs to identify and or enhance current staff programs such as a junior firefighter/cadet program (CCVFC).

October – November 2019: Begin daytime FD coverage and locate an Engine to the Colchester Technical Rescue building on Blakely Road for centralized daytime fire coverage. Begin the deployment of the career daytime firefighters to the Rescue building which is also at this location. **(Update October 2019: The SAFER Grant request did not receive funding. The full time weekday daytime day staff will begin July 1, 2020).**

June 30, 2020: Funding of the separate Fire Departments will end.

July 1, 2020: Single Town Fire Department begins operation. Note: work on some of the action items listed below should begin prior to July 2020.

July 1, 2020: Town enters into a separate and direct contract for fire protection with St. Michaels College Fire and Rescue. The contract is designed to continue the services of St. Michaels College Fire and Rescue for future years and to provide a determined amount of funding for operations consistent with the Town's operation.

- Establishment of new Command staff structure. Deputy Chief's/Captains/Lieutenants Training Officer/etc.

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- Name of new department?
- Begin operations under new set of Standard Operating Guidelines.
- Career daytime staff begins assisting in the day to day operations of the department i.e. assisting with equipment, station and truck maintenance. Training and most importantly assisting the volunteer staff members in meeting goals and growth within the department.
- Begin operations under new set of dispatch procedures that include the use of a single set of alert tones, single set of unit numbers and the use of a single paging system and run assignment system.
- Begin use of a single record management system.
- Re-branding of apparatus.
- Re-branding of uniforms and bunker gear. (Re-branding of bunker gear maybe a multi-year process).
- Ensure that St. Michaels College Fire and Rescue is intergraded into the towns fire protection system at all levels, and ensure that Town resources are intergraded into St. Michaels College system. I.e. response, training, equipment, department meetings and other general operations.
- Implement newly designed training program for all department staff.
- Notification of the department changes to the State of Vermont /Division of Fire Safety.
- Notification of the department changes to Mutual Aid partners.
- Fire Chief shall become a member of the Chittenden County Fire Chief's Association and the Vermont Career Fire Chief's Association.
- Re-licensure of Emergency Medical License (3 month process with VT EMS).
- Designate a representative to the Vermont Ambulance District #3 Board.
- Re-naming of the current Fire Stations. For example; Center Station and or Malletts Bay Station. (**Side note:** "An important part of moving forward is to remember where you have been". Preserving and honoring the history of all three fire departments should be a priority and done at as many levels as possible. For example; names of the stations, patches worn on the uniforms, names or sayings on the apparatus and to have a place within the stations for historical item display to name a few). This will help to demonstrate the Town's recognition and appreciation of the services provided by the three fire departments for the past 70 years.

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August 2020 – June 2021:

- Establish a regular meeting schedule with the departments Command Staff and general membership.
- Regular meetings should be scheduled with the Town Manager (or designee) and the Select Board to update on the departments progress and to manage any issues that arise.
- Training: continue to focus on the training of department staff. Response and emergency scene operations being the priority. .
- Team Building: Create team building events at the department. Events such as a training night meal or a game night.
- Regular meetings should be scheduled with the Town's emergency management team.
- Regular meetings should be scheduled with the Police Chief for dispatch operations and to ensure that other operations are going smoothly.
- Regular meetings should be scheduled with the Rescue Chief.
- Working with the Rescue Chief, develops a medical assist program utilizing on duty FD staff.
- Participate in St. Michaels College Fire and Rescue contract renewal process.
- Participate along with the Town's emergency management team in emergency planning exercises at Saint Michaels College.
- Continue to work on the action items not completed in the previous list.

October – November 2020:

- Evaluate the departments operations and make changes to areas of need (should be an ongoing effort throughout the year).
- Identify new areas of need or growth, such as response, safety practices, funding and employee work scheduling
- Participate in Town budget planning and prepare a budget for the next fiscal year. (Continue to plan for incremental purchasing of needs such as bunker gear, uniforms and SCBA).

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July 1, 2021- June 30, 2022:

- One year anniversary of the departments operation. Evaluate the departments operations and make changes to areas of need. Such as staffing, volunteer retention and recruitment, scheduling, fiscal trends/spending, response and general operations.
- Capital replacement/planning.
 - A) Evaluate the current fleet of fire apparatus. (Operational condition of the fleet, current use, and money still owed on apparatus).
 - B) Identify the department's response needs and priorities regarding the current fleet of apparatus.
 - C) Begin planning for future apparatus purchases. (Work with the Town Manager to build a capital replacement schedule for apparatus).
 - D) Create a separate capital replacement schedule for other high value items such as SCBA, bunker gear, radios, hose, station needs and tools.
 - E) Fire Stations: Evaluate the current use and condition of the fire stations.
 - 1) Do the stations meet the needs of the staff?
 - 2) Do the stations meet the needs of the apparatus?
 - 3) Do the stations fit the mission of the department?
 - 4) Identify problem areas and areas in need of repair.
- Training: Continue comprehensive training program. Introduce other topics such as Emergency Medical Care, Hazardous Materials, Incident Command, Driver/Pump/Ladder operations etc.
- Fire Chief or designee becomes a Town Emergency Management Co-Coordinator.
- Participate in Town budget planning and prepare a budget for the next fiscal year. (Include Capital plan and continue to plan for incremental purchasing of needs such as bunker gear, uniforms and SCBA).
- Employee evaluations. Work with the Town's Human Resource Department to design an employee evaluation process.
- Create a promotional process for both the career staff and volunteer staff.
- Prepare and deliver a presentation on the status and success of the department to the Selectboard and to the public. Include the years past experiences and the vision for the department's future.
- Community outreach: Give the community the opportunity to learn about the department by participating in community events or hosting an open house at one of the fire stations.

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- Fire prevention activities: On duty staff can deliver fire safety programming in the Colchester School System and to other organizations within the town.

July 1 2022 – June 30, 2023

- Second anniversary of the departments operation. Evaluate the departments operations and make changes to areas of need. Such as staffing, volunteer retention and recruitment, scheduling, fiscal trends/spending, response and general operations. (This should be an ongoing process preformed every year).
- Consider Career Staffing needs over time.
- Continue the use of the successful programs (listed within this document) and discontinue/replace the ineffective or obsolete ones.
- Multi-year planning: Develop a multi-year plan and continue to work on long term goals such as apparatus replacement and or station redesign (if necessary).

Future areas to explore:

Single dispatch radio channel for the Fire Department and Rescue: Explore the possibility of moving the FD and Rescue to one common emergency dispatch channel, while maintaining the current town licensed “fire ground” channels for specific emergency operations.

The departments can be alerted separately by utilizing different alert tones. This move will add to the long term interoperability of fire and rescue and help streamline the dispatching process.

Fire inspection program: As the fire department grows and develops capacity: The Town should consider partnering with the Vermont Division of Fire Safety to develop a building fire and life safety inspection program. This program could eventually be entirely administered within the Town through a written agreement with the State of Vermont.

For the Week of October 21, 2019

Manager's Message

Aaron Frank, Town Manager

Things are moving forward in our local fire service consolidation, initiated by your Town Selectboard in the spring of 2019. We plan to be operating a single fire service as a Town department beginning July, 1, 2020. This service is being planned and budgeted for next year with a combination of professional firefighters, both volunteer and career. We will continue to recruit, train, call up, and importantly, honor the nearly 90 current volunteers as well as past contributors who have provided for seventy years of fire coverage in Colchester. This change will bring together our current three fire department's **staff and four stations under a single command** as a Town department. **The Town will continue to support Saint Michael's Fire** from a financial perspective and we will incorporate them into the town-wide command structure.

Currently, Colchester receives fire protection services from three organizations: Colchester Center Volunteer Fire Company, Malletts Bay Fire Department, and Saint Michael's College Fire and Rescue, which is an independent organization under the command structure of Colchester Center Volunteer Fire Company. Between the three departments there are nearly 90 volunteers; We intend to have the same 90 volunteers in our town-wide fire department.

The fire chiefs from Colchester Center and Malletts Bay asked the Town Selectboard to add paid firefighters during weekday daytime when we have inadequate coverage to respond to a structure fire. This is a dangerous situation and it needs to be rectified with career staff during the daytime since there are not enough volunteers in Town during weekday daytime to protect life and property from fires. Staffing up in this way made more sense to the Selectboard under a consolidated approach.

The Selectboard provided Fire Districts #2 and #3 with two options to continue receiving Town funding for fire services: 1) merge departments with a single chief and a single fire district board, or 2) transfer fire services to the Town. The Town now has contracts for one year with each fire department. The fire district prudential committees (boards) of Fire Districts #2 and #3 have approved motions to work with the Town on the transfer option. We have also been working with the fire chiefs on the town-wide department. We will maintain a strong volunteer presence in firefighting and honor past individual and departmental contributions as we move forward together.



Colchester – What do you want to do today?

We are working with the prudential committees on transferring the responsibilities for fire services to the Town. We are close to concluding our negotiations with Fire District #2, and are working out a contract with Saint Michaels College Fire and Rescue. We are working with Fire District #3 which was until recently busy with their new water main in Sunny Hollow. Now, we are advertising a statewide search for the qualifications-based selection of our first Town-wide Fire Chief to centrally manage fire services.

I would like to thank CFD#3 Prudential Committee Chair Jay Reidinger; Colchester Center Volunteer Fire Company Chief Sandy Ladd; CFD#2 Prudential Committee Chair Mike Whalen and Malletts Bay Fire Department Chief Bourgeois for their hard work and cooperation to improve firefighting services in Colchester.

For more about the Town Manager visit <http://colchestervt.gov/manager> or call (802) 264-5509.

Mr & Mrs Chas Brink
RFD #3, Winooski, Vermont



THIRTIETH

ANNUAL REPORT

OF THE TOWN OFFICERS AND
TOWN SCHOOL DISTRICT OFFICERS OF

COLCHESTER, VT.

FOR THE YEAR ENDED
DECEMBER 31, 1951

Important

PLEASE BRING THIS REPORT TO THE ANNUAL
TOWN MEETING, ON TUESDAY, MARCH 4, 1952

1951

WARNING

The legal voters of the Town of Colchester, Vt., are hereby warned to meet at the Town Hall in said town on Tuesday, March 4, 1952, at 10:00 a. m., until 6:00 p. m., to elect all Town and Town School District Officers required by law, and to vote upon the following questions:

Shall license for the sale of malt and vinous beverages be granted in this town? Shall spirituous liquors be sold in this town?

Note: The ballot box is open on the license question until 3:00 p. m. Also at 10:00 o'clock on the same day to transact the following business:

1. To choose a Moderator.
2. To act upon the reports of town officers.
3. To see what salaries, if any, shall be paid its town officers for the ensuing year.
4. To see if the taxes, including the lease land rent, shall be paid directly to the Town Treasurer and when same shall be paid.
5. To see if the town will authorize and empower its Selectmen to borrow money for the current year's expense in anticipation of taxes.
6. To see if the town will appropriate the sum of \$250 for the maintenance of the library.
7. To see if the town will appropriate a sum of money for its highways to secure State Aid and, if so, how much.
8. To vote a tax on the grand list for general town purposes and to pay state and county taxes, appropriations, interest, and part of the existing debt.
9. To vote a tax on the grand list to pay the expense of town highways, including winter maintenance.
10. To see if the town will allow a discount of 4% on all town taxes paid on or before July 31, 1952, 2% on or before August 31, 1952, and 1% on or before September 30, 1952.
11. To see if the town will authorize and empower the Selectmen to appoint one or more Road Commissioners as provided in Section 3513 of the Vermont Statutes.
12. To see if the town will appropriate the sum of \$25 for markers and flags for the soldiers' graves.
13. To see if the town will authorize the Auditors to employ the services of an accountant from the office of the Auditor of Accounts as provided for in Sections 3603-3608 V. S. to conduct an audit of the accounts of the town.
14. To see if the town will authorize the Selectmen to acquire by gift or purchase land for a municipal forest, to promote reforestation, water conservation and good forestry practices.
15. To see if the town will appropriate the sum of two hundred dollars (\$200.00) for the use of the Public Health Nurse in her work with the people of the town.
16. To see if the Town of Colchester will appropriate a sum in the amount not to exceed 2% of the total collected taxes of the Town to the Colchester Center Volunteer Fire Company, or to the Colchester Center Volunteer Fire Company and a similar fire company at Colchester Point, if and when organized, to share equally of this appropriation, for the purpose of providing fire protection for the town, to take effect when the fire company has obtained equipment and is in operation.
17. To see if the town will appropriate a sum of money not to exceed two thousand dollars (\$2,000.00) to purchase two five horsepower sirens to

(continued on inside back cover)

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TOWN MEETING MARCH 6, 1951

At the Annual Town Meeting held in the Colchester Town Hall on Tuesday, March 6, 1951 at 10:00 o'clock A M. the following business was transacted.

Meeting was called to order by Moderator, Charles Fitzgerald, Warning was read by the Town Clerk, Barbara Keyser.

Article 1. Charles Fitzgerald was nominated as Moderator by Ray Collins, seconded and voted to retain Mr. Fitzgerald as Moderator.

Article 2. Discussion was had with regard to the Highway Report and motion made and seconded that the Highway Report be laid on the table until Mr. Heath, The Road Commissioner was able to be at the meeting, since it was understood he was doing the chores of his neighbor, who was ill.

Motion made by C.J. Porter that all other reports of the town officers be accepted, seconded and it was voted to accept all reports, except the Road.

Article 3. Motion made by M. Wescott that the Town Clerk receive salary of \$500 per year, seconded and it was so voted. Motion made by C. J. Porter that the selectmen receive \$1.00 per hour, motion seconded and it was so voted. Motion made and seconded that the Listers receive \$1.00 per hour, so voted. Auditors- voted to pay the town auditors \$1.00 per hour. Overseer - Motion made that the Overseer be paid \$1.00 per hour and 5¢ per mile traveling expenses. So voted. Town Agent - Motion made to pay \$1.00 per hour, and so voted. Constable, Motion made, seconded to pay the Constable \$1.00 per hour. So voted.

Australian ballot taken on the question of whether all town officers receive 5¢ per mile, 86 votes cast No; 68 votes cast Yes. Not approved.

Article 4. It was voted that the discounts be allowed as shown in the Town Warning, on all taxes paid on or before July 30, 1951 4%; 2% on or before August 30, 1951, and 1% on or before September 30, 1951.

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Article 12; It was voted that the town appropriate the sum of \$25
and flags
for markers/for the soldiers' graves.

Article 13: It was voted that the fiscal year of the town would end
December 31st.

Article 14. It was voted to appropriate the sum of \$200 for the
use of the Public Health Nurse in her work with the people of the town.

Article 15. It was voted that the town will appropriate a sum of
money not to exceed 2% of the total collected taxes of the town to the
Colchester Center Fire Company and a similar fire company at Colchester
Point, if and when organized, to share equally in the appropriation for
the purpose of providing fire protection for the Town of Colchester, to
take effect when the fire company has obtained equipment and is in
operation.

Article 16. It was voted to rescind the authorization to its residents
to call a neighboring fire department directly in case of fire, as was
passed by legal vote on March 7, 1950, to take effect when the fire
company can obtain equipment.

Article 17. It was voted that the Selectmen be authorized to spend
the sum of \$148.00 from the General Fund to assist the Vermont Champlain
Region Development Association in developing, promoting and publicizing
our recreational, agricultural, industrial, natural, and human resources
in cooperation with the other towns in the Association, provided that a
majority of the towns in this region so vote.

Article 18. Motion made and seconded that this article be tabled. Voted
that the article be tabled for this year.

No recess being declared, the annual school meeting was held at 8:10 P.M.

ANNUAL SCHOOL MEETING

Article 1. Motion made, seconded and it was voted to accept the report
of the school directors.

Article 2. Motion made, seconded and it was voted to pay the school

Town Agent

Ray Collins	42
Scattering	15

Library Trustee

Ruth Wright	347
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Constable

Leon Roberts	352
Scattering	3

School Director

<i>Raymond E.</i> Arthur Donley	180
Lavina Laracheliere	174

Attest: *Barbara Ruyser*
Town Clerk

TO: Aaron Frank
FROM: Karen Richard *KR*
DATE: September 30, 2019
RE: Research FD #2

I reviewed the Town Reports from 1951 forward. Based on the information available, from calendar year 1953 to fiscal year 2020 the Town of Colchester will have provided Colchester Fire District #2 with \$9,161,867 in Townwide property tax funding for fire protection services, including funds that could be used for capital (land, buildings, or equipment).

Verbal history, which was verified from Town reports, documents that FD #2 levied taxes directly, in addition to Townwide taxes. The FD #2 direct taxes raised at least \$13,283. Specifically, there were FD #2 taxes reported as follows: FY 53, \$3,254; FY 54, \$3,418; FY 55, \$2,936; and FY 56, \$3,675

Information reviewed, in Town Reports, concerning expenses and additional funding was inconsistently reported.

From CY 51 to FY 20, documented information is:

Funding of FD #2 by the Town was of	\$9,161,867	(99.86%)
<u>Additional funding via direct tax levy from FD #2 taxes</u>	<u>\$13,283</u>	<u>(0.14%)</u>
Total	\$9,175,150	(100%)

While this may not be significant today, early direct taxation by FD #2 was crucial to its initial purchases of equipment and capacity to pay operating expenses. Taxes collected directly by FD #2 for fire protection were spent on: 1) operating expenses; 2) capital items that no longer exist; or 3) land or buildings.

Information attached:

FD #2, FD #3 and St. Michaels Appropriations

	Town of Colchester Townwide Tax Funding of Fire Departments				
	Calendar Year 1951 to Fiscal Year 2020				
	Based on review of Town Reports				
	Fiscal Year	FD3	FD2	St. Michaels	Total
	FY20	\$ 521,700	\$ 418,100		\$ 939,800
	FY19	\$ 518,500	\$ 408,200		\$ 926,700
	FY18	\$ 513,500	\$ 398,700		\$ 912,776
	FY17	\$ 489,200	\$ 389,400		\$ 878,600
	FY16	\$ 464,900	\$ 368,052		\$ 832,952
	FY15	\$ 460,300	\$ 355,052		\$ 815,352
	FY14	\$ 447,262	\$ 355,107		\$ 802,469
	FY13	\$ 447,122	\$ 345,909		\$ 793,031
	FY12	\$ 423,794	\$ 322,782		\$ 746,576
	FY11	\$ 402,637	\$ 310,160		\$ 712,797
	FY10	\$ 381,593	\$ 298,995		\$ 680,588
	FY09	\$ 373,821	\$ 283,456		\$ 657,277
	FY08	\$ 366,349	\$ 273,873		\$ 640,222
	FY07	\$ 325,102	\$ 265,284		\$ 590,386
	FY06	\$ 349,332	\$ 259,595		\$ 608,927
	FY05	\$ 297,500	\$ 212,600		\$ 510,100
	FY04	\$ 297,900	\$ 242,600	\$ 3,500	\$ 544,000
	FY03	\$ 293,400	\$ 240,600		
	FY02	\$ 291,400	\$ 219,000	\$ 3,000	\$ 513,400
	FY01	\$ 240,100	\$ 211,850	\$ 2,500	\$ 454,450
	FY00	\$ 256,832	\$ 219,622	\$ 2,500	\$ 478,954
	FY99	\$ 245,575	\$ 207,470	\$ 2,500	\$ 455,545
	FY98	\$ 262,467	\$ 219,498	\$ 2,500	\$ 484,465
	FY97	\$ 260,834	\$ 193,233	\$ 2,500	\$ 456,567
	FY96	\$ 240,315	\$ 194,714	\$ 2,000	\$ 437,029
	FY95	\$ 266,487	\$ 183,700	\$ 2,500	\$ 452,687
	FY94	\$ 259,582	\$ 170,292		\$ 429,874
	FY93	\$ 249,800	\$ 166,320		\$ 416,120
	FY92	\$ 251,961	\$ 158,191		\$ 410,152
	FY91	\$ 230,000	\$ 152,850		\$ 382,850
	FY90	\$ 166,000	\$ 138,500		\$ 304,500
	FY89	\$ 145,000	\$ 111,200		\$ 256,200
	FY88	\$ 138,100	\$ 126,050		\$ 264,150
	FY87	\$ 130,000	\$ 96,075		\$ 226,075
	FY86				\$ 205,493
	FY85	\$ 116,800	\$ 89,300		\$ 206,100
	FY84	\$ 104,300	\$ 44,442		\$ 193,198
	FY83	\$ 98,300	\$ 73,408		\$ 176,085
	FY82	\$ 74,700	\$ 63,484		\$ 138,184
	FY81				\$ 116,830
	FY80	\$ 51,398	\$ 50,050		\$ 105,720
	FY79	\$ 47,000	\$ 45,584		\$ 92,584
	FY78	\$ 43,398	\$ 40,750		\$ 84,148
	FY77	\$ 39,752	\$ 40,548		\$ 80,300
	FY76	\$ 36,530	\$ 39,400		\$ 75,930
	FY75	\$ 29,555	\$ 29,025		\$ 58,580
	FY74		\$ 27,685		
	FY73	\$ 34,850	\$ 22,300		\$ 57,150
	FY72	\$ 15,000	\$ 19,750		\$ 34,750
	FY71	\$ 2,250	\$ 11,750		\$ 14,000
	FY70				\$ -
	FY69	\$ 12,000			
	FY68	\$ 7,900	\$ 7,900		\$ 15,800
	FY67	\$ 7,344	\$ 13,647		\$ 20,991
	FY66	\$ 6,302	\$ -		
	FY65	\$ 5,053	\$ 5,053		\$ 10,106
	FY64	\$ 4,281	\$ 8,338		\$ 12,619
	FY63	\$ 4,281	\$ -		
	FY62	\$ 3,592	\$ 3,506		\$ 7,098
	FY61	\$ 3,047			
	FY60	\$ 2,963			
	FY59	\$ 2,896			
	FY58	\$ 2,435	\$ 2,435		\$ 4,870
	FY57	\$ 2,189	\$ 2,189		\$ 4,378
	FY56	\$ 1,931			
	FY55	\$ 1,490	\$ 1,490		\$ 2,980
	FY54	\$ 1,428	\$ 1,428		\$ 2,856
	FY53	\$ 1,375	\$ 1,375		\$ 2,750
	FY52	\$ 1,473			
	FY51	\$ 1,877			
	Total	\$ 11,776,055	\$ 9,161,867	\$ 23,500	\$ 20,739,071

TO: Aaron Frank
FROM: Karen Richard *KR*
DATE: October 11, 2019
RE: Research FD #3

.....
I reviewed the Town Reports from 1951 forward. Based on the information available, from calendar year 1951 to fiscal year 2020 the Town of Colchester will have provided CCVFC/FD#3 \$11,776,055 in Town wide property tax funding for fire protection services, including funds that could be used for capital (land, buildings or equipment). Funding by the Town to CCVFC/FD#3 began in 1951.

Information reviewed, in Town Reports, concerning expenses was inconsistently reported.

Information attached:

FD #2, FD #3 and St. Michaels Appropriations

	Town of Colchester Townwide Tax Funding of Fire Departments				
	Calendar Year 1951 to Fiscal Year 2020				
	Based on review of Town Reports				
	Fiscal Year	FD3	FD2	St. Michaels	Total
	FY20	\$ 521,700	\$ 418,100		\$ 939,800
	FY19	\$ 518,500	\$ 408,200		\$ 926,700
	FY18	\$ 513,500	\$ 398,700		\$ 912,776
	FY17	\$ 489,200	\$ 389,400		\$ 878,600
	FY16	\$ 464,900	\$ 368,052		\$ 832,952
	FY15	\$ 460,300	\$ 355,052		\$ 815,352
	FY14	\$ 447,262	\$ 355,107		\$ 802,469
	FY13	\$ 447,122	\$ 345,909		\$ 793,031
	FY12	\$ 423,794	\$ 322,782		\$ 746,576
	FY11	\$ 402,637	\$ 310,160		\$ 712,797
	FY10	\$ 381,593	\$ 298,995		\$ 680,588
	FY09	\$ 373,821	\$ 283,456		\$ 657,277
	FY08	\$ 366,349	\$ 273,873		\$ 640,222
	FY07	\$ 325,102	\$ 265,284		\$ 590,386
	FY06	\$ 349,332	\$ 259,595		\$ 608,927
	FY05	\$ 297,500	\$ 212,600		\$ 510,100
	FY04	\$ 297,900	\$ 242,600	\$ 3,500	\$ 544,000
	FY03	\$ 293,400	\$ 240,600		
	FY02	\$ 291,400	\$ 219,000	\$ 3,000	\$ 513,400
	FY01	\$ 240,100	\$ 211,850	\$ 2,500	\$ 454,450
	FY00	\$ 256,832	\$ 219,622	\$ 2,500	\$ 478,954
	FY99	\$ 245,575	\$ 207,470	\$ 2,500	\$ 455,545
	FY98	\$ 262,467	\$ 219,498	\$ 2,500	\$ 484,465
	FY97	\$ 260,834	\$ 193,233	\$ 2,500	\$ 456,567
	FY96	\$ 240,315	\$ 194,714	\$ 2,000	\$ 437,029
	FY95	\$ 266,487	\$ 183,700	\$ 2,500	\$ 452,687
	FY94	\$ 259,582	\$ 170,292		\$ 429,874
	FY93	\$ 249,800	\$ 166,320		\$ 416,120
	FY92	\$ 251,961	\$ 158,191		\$ 410,152
	FY91	\$ 230,000	\$ 152,850		\$ 382,850
	FY90	\$ 166,000	\$ 138,500		\$ 304,500
	FY89	\$ 145,000	\$ 111,200		\$ 256,200
	FY88	\$ 138,100	\$ 126,050		\$ 264,150
	FY87	\$ 130,000	\$ 96,075		\$ 226,075
	FY86				\$ 205,493
	FY85	\$ 116,800	\$ 89,300		\$ 206,100
	FY84	\$ 104,300	\$ 44,442		\$ 193,198
	FY83	\$ 98,300	\$ 73,408		\$ 176,085
	FY82	\$ 74,700	\$ 63,484		\$ 138,184
	FY81				\$ 116,830
	FY80	\$ 51,398	\$ 50,050		\$ 105,720
	FY79	\$ 47,000	\$ 45,584		\$ 92,584
	FY78	\$ 43,398	\$ 40,750		\$ 84,148
	FY77	\$ 39,752	\$ 40,548		\$ 80,300
	FY76	\$ 36,530	\$ 39,400		\$ 75,930
	FY75	\$ 29,555	\$ 29,025		\$ 58,580
	FY74		\$ 27,685		
	FY73	\$ 34,850	\$ 22,300		\$ 57,150
	FY72	\$ 15,000	\$ 19,750		\$ 34,750
	FY71	\$ 2,250	\$ 11,750		\$ 14,000
	FY70				\$ -
	FY69	\$ 12,000			
	FY68	\$ 7,900	\$ 7,900		\$ 15,800
	FY67	\$ 7,344	\$ 13,647		\$ 20,991
	FY66	\$ 6,302	\$ -		
	FY65	\$ 5,053	\$ 5,053		\$ 10,106
	FY64	\$ 4,281	\$ 8,338		\$ 12,619
	FY63	\$ 4,281	\$ -		
	FY62	\$ 3,592	\$ 3,506		\$ 7,098
	FY61	\$ 3,047			
	FY60	\$ 2,963			
	FY59	\$ 2,896			
	FY58	\$ 2,435	\$ 2,435		\$ 4,870
	FY57	\$ 2,189	\$ 2,189		\$ 4,378
	FY56	\$ 1,931			
	FY55	\$ 1,490	\$ 1,490		\$ 2,980
	FY54	\$ 1,428	\$ 1,428		\$ 2,856
	FY53	\$ 1,375	\$ 1,375		\$ 2,750
	FY52	\$ 1,473			
	FY51	\$ 1,877			
	Total	\$ 11,776,055	\$ 9,161,867	\$ 23,500	\$ 20,739,071

TO: Aaron Frank
FROM: Karen Richard 
DATE: September 26, 2019
RE: Research FD #2

I reviewed the Town Reports from 1951 forward; researched the land records to obtain the information re: the acquisition and transfer of properties. Property tax returns reflecting the purchase price originated in 1968. Prior to that the deeds had a revenue stamp embossed that reflected a range for the value. I went to the middle of the range when I approximated.

Fire District #2 acquired 3 separate parcels from 1953 through 1975.

- Parcel 1 was purchased for approximately \$750 in 1953 and is depicted in green on the attached map; the acreage is approximately .22 (Shown in green on attached)
- Parcel 2 was purchased for approximately \$1250 in 1956 and is depicted in yellow on the attached map; the acreage is approximately .22 (Shown in yellow on attached)
- Parcel 3 was purchased in 1975 for \$10,000 and is depicted in pink on the attached map; the acreage is approximately 4 acres (Shown in purple on attached)
- Parcel 4 was a portion on the Fire District lands which was deeded to Cary Construction in 2016 for \$145,000 and is depicted in blue on the attached map; the acreage is 1.50 (Shown in blue on attached)

They paid approximately \$2,000 for the parcels purchased in the 50"s. They paid \$10,000 for a parcel in 1975. In 2017 they subdivided their parcel and sold a lot to Cary Construction for \$145,000. The net gain was \$133,000.

Currently the remaining land is a 2.68 parcel with a Fire Department building (844 Church Rd) and a separate building/garage for the water department (838 Church Rd).

Information attached:

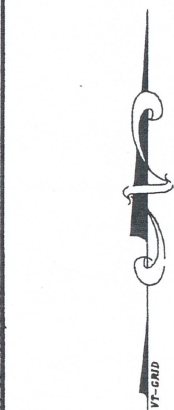
- (A) Info re: purchase 1953 for approx. \$750
- purchase 1956 for approx. \$1250
- purchase 1975 for \$10,000
- sale to Cary Construction for \$145,000

including deeds, maps and PTTR's

SLIDE 479-D



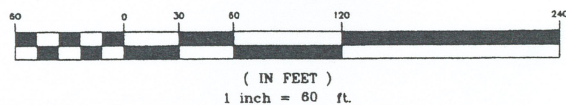
SITE LOCATION
N.T.S.



LEGEND

---	PROJECT PROPERTY LINE
---	FORMER PROPERTY LINE
---	ABUTTING PROPERTY LINE
■ CMF	CONCRETE MONUMENT FOUND
● IPF	IRON PIPE FOUND
⊙ IPS	1" IRON PIPE SET
● RBF	REBAR FOUND
○	CHAIN LINK FENCE
N/F	NOW OR FORMERLY
AG	ABOVE GRADE
BG	BELOW GRADE
OHW	OVERHEAD WIRE

GRAPHIC SCALE



PARCEL 4

PARCEL 3

PARCEL 1

NOTES:

- THIS PLAT WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH INCLUDING THE USE OF THE FOLLOWING PLATS:
 - PLAT OF SURVEY SHOWING BOUNDARY LINE ADJUSTMENT PROULX ESTATE TO MARTINO MARCELINO, JR. & DORIS M. MARCELINO, CHURCH ROAD, COLCHESTER, VERMONT, DATED DEC. 28 2004 BY WARREN A. ROSENSTEN L.S. AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS IN SLIDE 380.
 - PLAT OF SUBDIVISION OF LANDS OF JAMES I. & KATHLEEN M. DUGGAN "JAMES WAY," COLCHESTER, VERMONT, DATED MAY 1996 BY ALBERT W. HARRIS L.S. AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS IN SLIDE 338.
 - PROPERTY PLAN WILLIAM J. & MARY L. CAMERON CHURCH ROAD, COLCHESTER, VERMONT DATED AUGUST 1974 AND LAST REVISED JUNE, 1975, BY WARREN A. ROSENSTEN, L.S. AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS IN SLIDE 62.
 - LAND OF H.R. VANDERHOOF, COLCHESTER, VERMONT, DATED FEB. 1955, BY FRED C. KOERNER, C.E. AS RECORDED IN MISC. VOL. 7, PAGE 104.
 - PLAN OF LOTS OWNED BY W.J. CAMERON, DATED NOV. 1959, BY L.H. WILLIS, C.E. AS RECORDED IN MISC. VOL. 10, PAGE 43.
 - LANDS OF ERLINE DICKINSON, PORTERS POINT ROAD, COLCHESTER, VERMONT, BOUNDARY SURVEY, DATED 11-9-07, BY LAMOUREUX AND DICKINSON, CONSULTING ENGINEERS, INC., AS RECORDED IN SLIDE 407.
 - PLAT OF SURVEY SHOWING BOUNDARY LINE ADJ., COLCHESTER FIRE DISTRICT #2 PROPERTY, CHURCH RD. & PORTERS POINT RD. COLCHESTER, VERMONT, DATED MARCH 12, 2005, BY WARREN A. ROSENSTEN, L.S., AS RECORDED IN SLIDE 377.
- BEARINGS SHOWN ON THIS SURVEY WERE GENERATED FROM SURVEY GRADE GPS OBSERVATIONS RECORDED IN NOVEMBER, 2007, AND ARE BASED ON THE VERMONT STATE PLANE COORDINATE SYSTEM, NAD83(CORS 1996).
- THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY.
- A CLOSED TRAVERSE SURVEY WAS COMPLETED IN DECEMBER, 2014, THE METHODS AND THE RESULTING ERROR OF CLOSURE MEET OR EXCEED THE MINIMUM PRECISION REQUIREMENTS FOR URBAN SURVEYS.
- ALTHOUGH EXTENSIVE RESEARCH OF THE TOWN OF COLCHESTER LAND RECORDS WAS CONDUCTED, NO RECORD DESCRIPTION OF THE ALIGNMENT OR WIDTH FOR PORTERS POINT ROAD OR CHURCH ROAD WERE RECOVERED. THE RIGHT OF WAY WIDTH OF 48.5 FEET, THREE RODS, IS BASED ON THE TRAVELED WAY, PREVIOUS SURVEYS, PHYSICAL EVIDENCE AND VERMONT STATE STATUTE.
- THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF COLCHESTER PROPERTY TAX MAP AS PARCELS 41-41, 41-34 AND 41-35.
- ALL MONUMENTATION IS AS NOTED ON PLAN.
- A QUIT CLAIM DEED WAS RECORDED IN VOL. 7, PG. 73, ON JAN. 31, 1959, DESCRIBING A PARCEL OF LAND BEING A UNIFORM WIDTH OF 100' AND A DEPTH OF 100' FROM THE NORTHERLY SIDE OF THE BLACKTOP TO BE CONVEYED FROM CAMERON TO GOVER. THIS DEED DOES NOT REFER TO ANY SURVEY PLATS OR PLANS. ANOTHER DEED RECORDED ON DECEMBER 19, 1975, IN VOL. 24, PAGE 235, FROM CAMERON TO COLCHESTER FIRE DISTRICT #2, REFERS TO THE PLAN REFERENCED ABOVE IN NOTE 1C. THIS PLAN DEPICTS A SMALL TRIANGLE OF LAND AT THE NORTHEAST CORNER OF THE GOVER PROPERTY, BUT IT IS NOT CLEAR AS TO OWNERSHIP OF THAT TRIANGLE. ALTHOUGH THE FIRE DISTRICT USES A DRIVE OVER THE TRIANGLE IN QUESTION, IN OUR OPINION THE TRIANGLE BELONGS TO GOVER, AS THE DEED FROM CAMERON TO GOVER, APPEARS TO ENCOMPASS THIS TRIANGLE.
- THE APPROXIMATE LOCATION OF THE SEWAGE DISPOSAL SYSTEM AND REPLACEMENT AREA IS TAKEN FROM A PLAN ENTITLED "COLCHES. FIRE DISTRICT NO. 2, COLCHESTER, VERMONT, NEW OFFICE/MAINTENANCE BUILDING, PROPOSED SITE PLAN," PREPARED BY FORCIER ALDRICH & ASSOCIATES AS FOUND ON THE STATE OF VERMONT WEB SITE (<https://annweb.vt.gov/DEC/WWW/Docs/DirectoryDisplay.aspx?P=59448>).
- THE PURPOSE OF THIS PLAN IS TO SUPERCEDE THE PLAN RECORDED IN SLIDE 479-C WHICH HAS THE INCORRECT STREET ADDRESS OF THE PARCEL.

OWNER:

COLCHESTER FIRE DISTRICT # 2
844 PORTERS POINT RD.
COLCHESTER, VERMONT 05446
Q.C. VOL. 3, PG. 25
Q.C. VOL. 3, PG. 29
VOL. 5, PG. 209
VOL. 6, PG. 198
VOL. 27, PG. 235

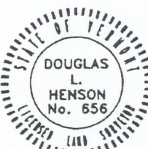
TOWN CLERK'S OFFICE

TOWN OF COLCHESTER, VT. 5/12/2016
RECEIVED FOR RECORD AT 8:30 O'CLOCK
A.M., AND RECORDED IN SLIDE # 479-D
ATTEST: *Nanda M. Town Clerk* TOWN CLERK

4-19-16	REVISED STREET ADDRESS OF PARCEL	DLH
4-12-16	ADD APPROX. SEWAGE DISPOSAL SYSTEM ON LOT 2	DLH
date	description	by
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> ACT 250 REVIEW	
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> FINAL LOCAL REVIEW	<input type="checkbox"/> RECORD DRAWING	
LANDS OF COLCHESTER FIRE DISTRICT #2 17 & 838 CHURCH ROAD, COLCHESTER, VT		
BOUNDARY LINE ADJUSTMENT PLAT		
project no. 14147 survey KMR design DLH drawn DLH checked DLH/DJG date 2-10-15 scale AS NOTED sh. no. 1		

THIS IS A BOUNDARY LINE ADJUSTMENT, NOT A SUBDIVISION.
THE TOWN DOES NOT CONFIRM OR ATTEST TO THE ACCURACY
OF THIS DOCUMENT OR RELATED TITLE ISSUES. FURTHER
SUBDIVISION REQUIRES APPROVAL BY THE DEVELOPMENT
REVIEW BOARD.
Douglas L. Henson
ZONING ADMINISTRATOR

5/11/16
DATE



TO THE BEST OF MY KNOWLEDGE, THIS
PLAT IS BASED ON INFORMATION ABSTRACTED
FROM PERTINENT DEEDS AND/OR OTHER
OFFICIAL RECORDS, AND MARKERS EVIDENT
ON THE PROPERTY, AND CONFORMS WITH THE
REQUIREMENTS OF 27 V.S.A. 1403.
DATED THIS 12 DAY OF MAY, 2015
Douglas L. Henson L.S. #656

Vol 5 Pg 209

209

KNOW ALL MEN BY THESE PRESENTS, That we, William G. and Mary L. Cameron, husband and wife, of Colchester, in the County of Chittenden and State of Vermont, Grantors, in the consideration of Ten and more dollars paid to our full satisfaction by The Colchester Fire District No. 2 of Colchester in the County of Chittenden and State of Vermont, Grantee, by these presents do freely Give, Grant, Sell, Convey and Confirm unto the said Grantee The Colchester Fire District No. 2 and its successors and assigns forever, a certain piece of land in Colchester in the County of Chittenden and State of Vermont, described as follows, viz:

A lot of land with any buildings thereon more particularly described as follows; Beginning at a point in the westerly side line of Malletts Bay Road where the property now or formerly of Howard Vanderhoof and the within grantors adjoin; thence continuing in a northerly direction in the westerly side of said Malletts Bay Road one hundred one (101) feet to a point; thence deflecting to the left and continuing in the westerly direction One Hundred (100) feet, more or less, to a point; thence deflecting to the left and continuing Eight-three (83) feet, more or less, to a point in the northerly side line of lands now or formerly of Howard Vanderhoof; thence deflecting to the left and continuing one Hundred (100) feet in and along said side line to the point and place of beginning.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee The Colchester Fire District No. 2, its successors and assigns, to their own use and behoof forever; And we the said Grantors, William G. and Mary L. Cameron for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, The Colchester Fire District No. 2, its successors and assigns, that until the encasement of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance; and we the said grantors hereby engage to Warrant and Defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23rd day of July A.D. 1953.

In Presence of:

R.O. Dooliver
C.B. Newton

William J. Cameron (Seal)

Mary L. Cameron (Seal)

State of Vermont
Chittenden County) SS

At Burlington this 23rd day of July A.D. 1953 William G. and Mary L. Cameron personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me: Clifford B. Newton
Notary Public

\$.55 for stamp
attached and cancelled.

Received for record at Colchester, Vermont this 7th day of August A.D. 1953 at 3:00 P.M.

Attest: Barbara Keyser
Town Clerk

\$500 - \$1,000

See

Revenue
conversion
sheet

41-035002

Grantor:
Cameron

Grantee:
CFD 2

Parcel 2 1956 purchase
frontage on Porters Point Rd.

Vol 6 Pg 198 195

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That Wm. William J. and Mary L. Cameron, husband and wife, of Colchester in the County of Chittenden and State of Vermont, Grantors, in the consideration of --Ten and more dollars -- paid to our full satisfaction by Colchester Fire District No. 2, A fire district duly organized under the laws of the State of Vermont, of Colchester in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely give, Grant, Sell, Convey and confirm unto the said Grantee Colchester Fire District No. 2, and its successors and assigns forever, a certain piece of land in Colchester in the County of Chittenden and State of Vermont, described as follows, viz:

A lot of land located on the northerly side of the road leading from the main Halletts Bay Road in a westerly or northwesterly direction towards Porters Point, so-called, said lot is more particularly described by a line running as follows:

Commencing at an iron pipe driven in the ground on the northerly side of said Porters Point Road, said point being 151.19 feet from the intersection of the northerly side line of said Road and the westerly side line of said Halletts Bay Road, measured along said northerly side line; thence proceeding in a northerly direction a distance of 68.60 feet along the westerly side line of the property heretofore conveyed by said William J. Cameron and Mary L. Cameron to Howard Ray Vanderhoof and Mary Louise Vanderhoof, to a point designated by an iron pipe driven in the ground; which said point is also the southwesterly corner of the existing lot now owned by the within grantees; thence proceeding along the westerly side of said existing lot now owned by said grantees a distance of 83.00 feet to another iron pipe driven in the ground at the northwesterly corner of said grantees lot; thence turning and running in a westerly direction a distance of 112.95 feet to a point designated by an iron pipe driven in the ground on the northerly side of said Porters Point Road at a point 124.78 feet from the point of beginning measured along the side line of said lot; thence turning and running along the northerly side line of said Road in an easterly direction a distance of 124.78 feet to the point or place of beginning.

Said lot contains approximately 8,956 square feet and is shown and set forth on a plan prepared by Fred C. Koerner, Civil Engineer. The lot herein conveyed is designated on said plan as "Proposed Lot for Colchester Fire District No. 2."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee Colchester Fire District No. 2 its successors or assigns, to their own use and behoof forever; And we the said Grantors, William J. and Mary L. Cameron for ourselves and our heirs, executors and administrators, do covenant with the said Grantee Colchester Fire District No. 2 its successors and assigns, that until the conveying of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance;

And the said Grantors hereby engage to warrant and defend the same against all lawful claims whatever,

IN WITNESS WHEREOF, we hereunto set our hands and seals this 5th day of December A.D. 1956.

In Presence of:
Lucia A. St. George
Leon D. Latham, Jr.

William J. Cameron (Seal)
Mary L. Cameron (Seal)

STATE OF VERMONT
CHITTENDEN COUNTY) SS

At Burlington this 5th day of December A.D. 1956 William J. and Mary L. Cameron personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Subscribed Before me, Leon D. Latham, Jr.
Notary Public

Received for record December 8, 1956 at 11:00 A.M. and recorded.

Attest: Barbara Kipner
TOWN CLERK

1000 - 1500

See Revenue
Conversion
Sheet

41-035002

Grantor:
Cameron
Grantee:
CFDA

OLD DOCUMENTARY STAMP RATE CHART

Documentary Stamp Rates		June 19, 1940 to December 28, 1967	
AMT	FED	AMT	FED
500	0.55	25500	28.05
1000	1.10	26000	28.60
1500	1.65	26500	29.15
2000	2.20	27000	29.70
2500	2.75	27500	30.25
3000	3.30	28000	30.80
3500	3.85	28500	31.35
4000	4.40	29000	31.90
4500	4.95	29500	32.45
5000	5.50	30000	33.00
5500	6.05	30500	33.55
6000	6.60	31000	34.10
6500	7.15	31500	34.65
7000	7.70	32000	35.20
7500	8.25	32500	35.75
8000	8.80	33000	36.30
8500	9.35	33500	36.85
9000	9.90	34000	37.40
9500	10.45	34500	37.95
10000	11.00	35000	38.50
10500	11.55	35500	39.05
11000	12.10	36000	39.60
11500	12.65	36500	40.15
12000	13.20	37000	40.70
12500	13.75	37500	41.25
13000	14.30	38000	41.80
13500	14.85	38500	42.35
14000	15.40	39000	42.90
14500	15.95	39500	43.45
15000	16.50	40000	44.00
15500	17.05	40500	44.55
16000	17.60	41000	45.10
16500	18.15	41500	45.65
17000	18.70	42000	46.20
17500	19.25	42500	46.75
18000	19.80	43000	47.30
18500	20.35	43500	47.85
19000	20.90	44000	48.40
19500	21.45	44500	48.95
20000	22.00	45000	49.50
20500	22.55	45500	50.05
21000	23.10	46000	50.60
21500	23.65	46500	51.15
22000	24.20	47000	51.70
22500	24.75	47500	52.25
23000	25.30	48000	52.80
23500	25.85	48500	53.35
24000	26.40	49000	53.90
24500	26.95	49500	54.45
25000	27.50	50000	55.00

Revenue Stamp
conversion chart

pre-PTTR's

1975 purchase (back portion of lots)

Parcel 3

Vol 27 Pg 235

FORM 101 - WARRANTY DEED

Recorded in
Chittenden County Clerk's Office

235

Know all Men by these Presents

That, I, MARY L. CAMERON, a widow,

Grantor:
Cameron

Grantee:
CFD 2

of South Hero in the County of Chittenden
and State of Vermont Grantor, in the consideration of
-----TEN AND MORE-----Dollars
paid to my full satisfaction by

COLCHESTER FIRE DISTRICT NO. 2

of Colchester in the County of Chittenden
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee

COLCHESTER FIRE DISTRICT NO. 2

and its successors
certain piece of land in the Town of Colchester in the
County of Chittenden and State of Vermont, described as
follows, viz:

A parcel of land as shown on a Plan entitled, "Property Plan William J. and Mary L. Cameron, Church Road, Colchester, Vermont," dated August, 1974, revised June, 1975, by Warren Robenstien of record in Volume 2, Page 3-6 of the Land Records of the Town of Colchester. Said parcel of land has a beginning point on Church Road which is marked by an iron pin which is 74.86 feet north of the northeast corner of lands now or formerly owned by R. Thompson; thence proceeding in a westerly direction N 77° 35' W a distance of 262.66 feet to an iron pin; thence turning to the left and proceeding in a southerly direction 581 feet to an iron pin located on the northerly side of Porter's Point Road; thence turning to the left and proceeding in a southeasterly direction a distance of 35.10 feet to a point which marks the southwest corner of lands now or formerly owned by Lattrell; thence turning to the left and forming an angle of 90° 33' and proceeding in a northerly direction a distance of 100.22 feet to a point which marks the northerly corner of lands now or formerly owned by said Lattrell; thence proceeding along the boundary line of lands now or formerly owned by Lattrell, Zimmer and Gover, respectively as shown on said plan a distance of 334.76 feet to a point which marks the northeasterly corner of lands now or formerly owned by said Gover; thence turning to the right and proceeding in a southerly direction a distance of 15.8 feet to a point; thence turning to the left and proceeding a distance of 15 feet to a point; thence proceeding in a generally northeasterly direction a distance of 142.95 feet to a point on Church Road which is 50 feet southerly of the southwest corner of lands now or formerly owned by Lavalley; thence proceeding along Church Road in a northerly direction a distance of 50 feet to the southwest corner of said lands now or formerly owned by said Lavalley; thence turning to

41-035002

the left forming a 90° angle and proceeding in a westerly direction a distance of 100 feet to a point which marks the southwest corner of lands now or formerly owned by said Lavallee; thence turning to the right and forming a 90° angle and proceeding a distance of 80.77 feet to a point which marks the northwest corner of lands now or formerly owned by said Lavallee; thence turning to the left and proceeding in a westerly direction 23.17 feet to an iron pin which marks the southwest corner of lands now or formerly owned by Robare; thence proceeding in a northerly direction a distance of 300 feet along lands now or formerly owned by Robare, Lewis and Coon as shown on said plan to an iron pin which marks the southwest corner of lands now or formerly owned by Thompson; thence continuing in a northerly direction a distance of 98.60 feet along the boundary line of lands now or formerly owned by Thompson to a point which marks the northwest corner of lands now or formerly owned by said Thompson; thence turning to the right and forming a 90° angle and proceeding in an easterly direction a distance of 122.75 feet to a point which marks the northeast corner of lands now or formerly owned by said Thompson; thence turning to the left and proceeding along Church Road a distance of 74.86 feet to the point of beginning.

Said parcel is a portion of the lands and premises conveyed to William J. Cameron and Mary L. Cameron by Warranty Deed of Lulu A. Griffiths, dated May 24, 1948 and recorded in Volume 4, Pages 73-74 of the Town of Colchester Land Records. The said William J. Cameron has since deceased leaving Mary L. Cameron as the sole owner of the parcel herein conveyed.

Reference is hereby made to the above mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

COLCHESTER FIRE DISTRICT NO. 2

and its successors ~~shall~~ and assigns, to their own use and behoof forever;
And I the said Grantor

MARY L. CAMERON

for myself and my heirs,
executors and administrators, do covenant with the said Grantee

COLCHESTER FIRE DISTRICT NO. 2, its successors

~~shall~~ and assigns, that until the encasing of these presents I am
the sole owner of the premises, and have good right and title to convey the
same in manner aforesaid, that they are **Free from every encumbrance;**
except as above stated, and except all taxes thereon which are to be
prorated as of the date of this conveyance, and I



STATE OF VERMONT
PROPERTY TRANSFER RETURN
DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05602

NO. A 348357

SELLER (TRANSFEROR) NAME(S) Mary L. Cameron	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE South Hero, Vermont 05486	SOCIAL SECURITY NUMBER 00828387
BUYER (TRANSFEEE) NAME(S) Colchester Fire District No. 2	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE Colchester, Vermont 05446	SOCIAL SECURITY NUMBER 036909847

THE PROPERTY LOCATION (Such as "173 Maple St., Burlington" OR "The Smith Farm, Old Mill Road, Tunbridge"). If property is located in two towns, please list both.
Church Road, Colchester, Vermont.

If the Transferees acquired less than the entire interest (Fee Simple) in the property, please state the interest acquired (such as "Life Estate", "Perpetual Easement", etc.)
Fee Simple.

APPROXIMATE LAND SIZE: ACREAGE **4.4** AND LOT SIZE: FRONTAGE DEPTH

Please check the applicable box(es) describing existing buildings.
☒ 1 NONE ☐ 2 HOUSE ☐ 3 BARN ☐ 4 MOBILE HOME ☐ 5 STORE
☐ 6 FACTORY ☐ 7 CAMP OR VACATION HOME ☐ 8 APARTMENT, NO. UNITS ☐ 9 CONDOMINIUM, NO. UNITS ☐ 10 OTHER

USE Please check the category which best describes the use of the property BEFORE TRANSFER as shown in the GRAND LIST BOOK.
☐ 1 PRIMARY RESIDENCE ☐ 2 OPERATING FARM ☐ 3 COMMERCIAL ☐ 4 INDUSTRIAL ☐ 5 CAMP OR VACATION
☐ 6 TIMBERLAND ☐ 7 GOVERNMENT USE ☒ 8 OPEN LAND ☐ 9 OTHER (EXPLAIN)

Please check the category which best describes the proposed use of the property AFTER TRANSFER.
☐ 1 PRIMARY RESIDENCE ☐ 2 OPERATING FARM ☐ 3 COMMERCIAL ☐ 4 INDUSTRIAL ☐ 5 CAMP OR VACATION
☐ 6 TIMBERLAND ☐ 7 GOVERNMENT USE ☒ 8 OPEN LAND ☐ 9 OTHER (EXPLAIN)

EXEMPTION THIS SECTION MUST BE COMPLETED IF TRANSFER IS CLAIMED TO BE EXEMPT FROM PROPERTY TRANSFER TAX. If such an exemption is claimed, you need not complete the section titled "TAX", but you MUST COMPLETE the section titled "VALUE".

CITE EXEMPTION AND EXPLAIN EXEMPT NO. 2: Property acquired by subdivision of State of Vermont

VALUE REAL PROPERTY VALUE INCLUDES the value of any notes, property, stocks, bonds, etc. given to Transferee, and the value of any mortgages or liens assumed by the transferee. If the transfer was a gift or was for nominal consideration, give the estimated fair market value of the real property transferred.
TOTAL PRICE PAID LESS PERSONAL PROPERTY \$ REAL PROPERTY VALUE \$

TAX TAX PAYMENT DUE: FIVE TENTHS OF ONE PERCENT (0.005) OF THE AMOUNT SHOWN ABOVE, BUT NOT LESS THAN \$1.00 (FOR EXAMPLE: IF THE VALUE WAS \$10,000, THE TAX DUE IS \$50.00; IF THE VALUE WAS \$100, THE TAX DUE IS \$1.00). MAKE CHECKS PAYABLE TO "VERMONT DEPARTMENT OF TAXES".
PAYMENT \$ **544.00**

SPECIAL CIRCUMSTANCES If there were circumstances in the Transfer which suggest that the price paid for the property was either more or less than its fair market value, please explain:

LAND GAINS TAX DATE SELLER ACQUIRED: **5-24-48** IF BY GIFT, DATE DONOR ORIGINALLY ACQUIRED:

IF A VERMONT LAND GAINS TAX RETURN IS BEING FILED, ENTER LAND GAINS TAX RETURN NUMBER HERE: #

IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CHECK THE APPLICABLE BOXES FOR REASON(S):
☐ 1 PERSONAL ASSESSMENT \$100 OR LESS ☐ 2 PRINCIPAL RESIDENCE OF SELLER ☐ 3 TRANSFER BY REASON OF DEATH (TENANCY BY THE ENTIRETY ONLY) ☐ 4 TRANSFER TO MORTGAGEE IN FORECLOSURE OR VOLUNTARY CONVEYANCE IN LIEU OF FORECLOSURE (WHERE NO GAIN) ☒ 5 HELD 6 YEARS OR LONGER ☐ 6 DEVELOPMENT OR LOCAL DEVELOPMENT CORP. (SEE TITLE 10 - VSA)

☐ NO CONSIDERATION ☐ 7 GIFT ☐ 8 DISTRIBUTION FROM ESTATE ☐ 9 STRAW TRANSFER ☐ 10 CORRECTIVE DEED

CERTIFICATE 32 V.S.A. §9606 (Board of Health Subdivision Regulations) This Transfer is in compliance with the Subdivision Regulations of the Board of Health. (Vermont Health Regulations, Subchapter 30, as amended) PERMIT NUMBER If exempt, state reason (see instructions) Existing Subdivision.	CERTIFICATE 32 V.S.A. §9606 (Vermont Land Use and Development Plans Act) This Transfer is in compliance with Chapter 151 of Title 10, Vermont Statutes Annotated. PERMIT NUMBER If exempt, state reason (see instructions) Existing Subdivision.
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CERTIFICATION - Flood Hazard Areas Pursuant to 32 V.S.A. §9606 I/we hereby swear and affirm that I/we have investigated and have disclosed to each party involved in this transfer, all of my/our knowledge regarding FLOOD REGULATIONS if any which affect the site hereinbefore described.

UNDER PENALTIES OF PERJURY, I HEREBY SWEAR OR AFFIRM THAT I HAVE EXAMINED THIS RETURN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE. I FURTHER SWEAR OR AFFIRM THAT THE CERTIFICATES REQUIRED BY 32 V.S.A. SECTION 9606 AND 9608 HAVE BEEN COMPLETED AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND CORRECT.

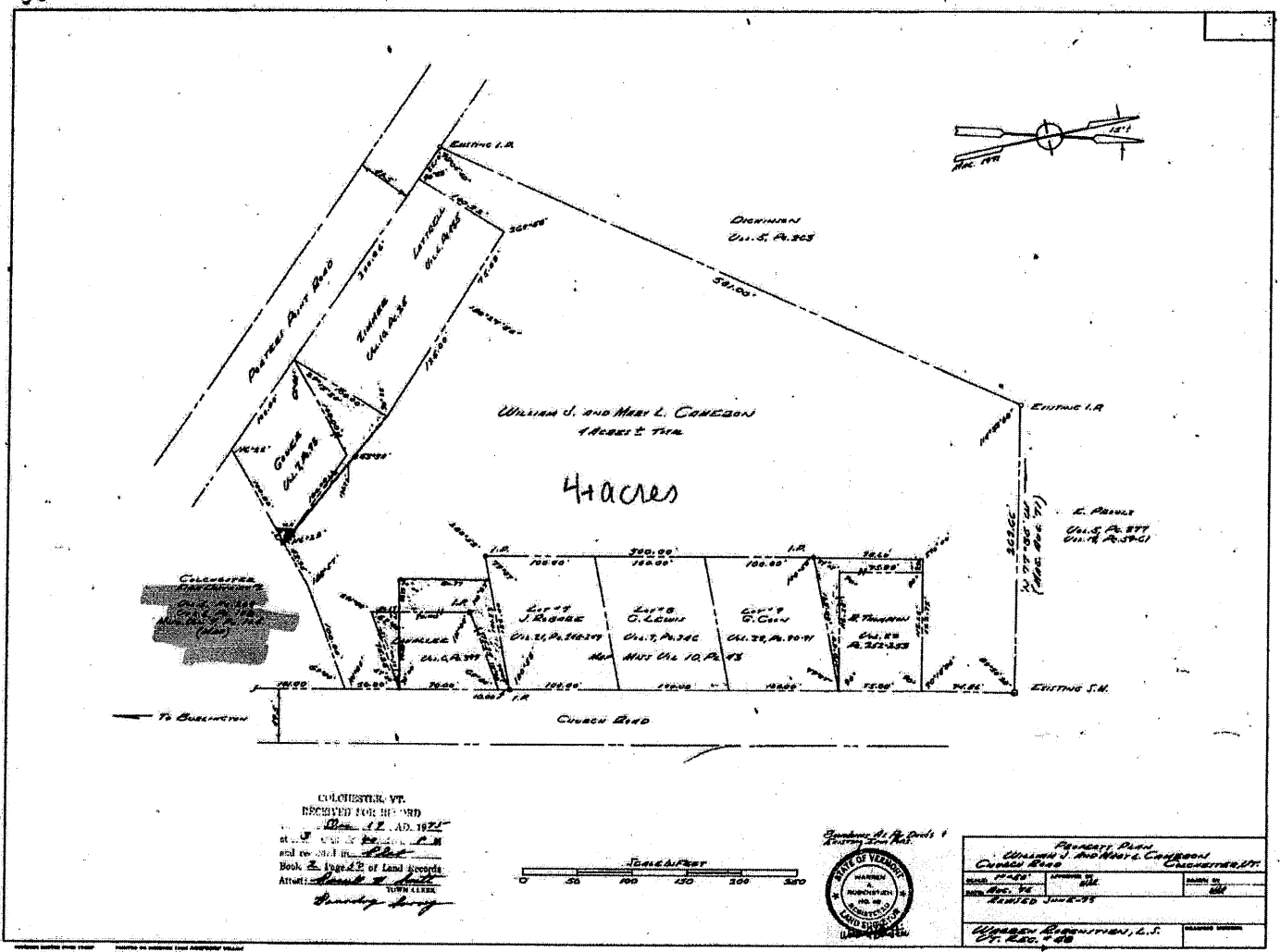
SELLER(S) SIGNATURE(S) Mary L. Cameron	DATE 10/23/95	BUYER(S) SIGNATURE(S) COLCHESTER FIRE DISTRICT NO. 2	DATE 10/25/95
		By: William G. Congleton Duly Authorized Agent	

PREPARED BY: **William G. Congleton (Attorney)**
PREPARED'S ADDRESS: **P. O. Box 568, Burlington, Vermont**

TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Colchester	TOWN NUMBER
DATE OF RECORD 10-25-95	
BOOK NUMBER 4103402	PAGE NO.
LISTED VALUE \$ 4103402	GRAND LIST OF 19 75-76
MAP AND PARCEL NOS. 4103402	

TOWN CLERK'S COPY



41-035002 Slide 62B

Sale of a portion of back lot in 2017 Parcel 4

Vermont Property Transfer Tax
32 V.S.A. Chap 231
-ACKNOWLEDGEMENT-
Including Certificates and, If Required
Act 250 Disclosure Statement
Return No. 2016-173
Karen Richard Town Clerk
Date Apr 18, 2016

WARRANTY DEED

TOWN CLERK'S OFFICE
Received Apr 18, 2016 12:30P
Recorded in VOL: 447 PG: 57
OF Colchester Land Records
Attest:
Karen Richard
Town Clerk

KNOW ALL PERSONS BY THESE PRESENTS Colchester Fire District No. 2, a municipal corporation created and existing under the laws of the State of Vermont with a mailing address of 838 Church Road, Town of Colchester, County of Chittenden and State of Vermont, Grantor, in the consideration of TEN AND MORE Dollars paid to its full satisfaction by Cary Construction, Inc., a Vermont Corporation with a principal place of business in Milton, in the County of Chittenden, and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Cary Construction, Inc., and its successors and assigns forever, a certain lands and premises in the Town of Colchester, in the County of Chittenden and State of Vermont, described as follows, viz:

Being "Lot No. 1 Existing 1.44 Acres (62,584 Square Feet)" and "Proposed 0.06 Acre (2,793 Square Foot Parcel) Proposed to be Conveyed From Lot 2 to Lot 1" as more particularly depicted on a Plat entitled "Lands of Colchester Fire District #2, 844 Porters Point Road, Colchester VT-Boundary Line Adjustment Plat" prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated February 10, 2015 and recorded at Map Slide 479C of the Town of Colchester Land Records.

The parcels conveyed herein are a portion of the land and premises conveyed to Colchester Fire District No. 2 by Warranty Deed of Mary L. Cameron dated October 25, 1975 and recorded in Volume 27 at Page 235 of the Town of Colchester Land Records.

Said land and premises are subject to and/or benefitted by the following:

1. State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0528-1 dated June 30, 2005 and recorded in Volume 530 at Page 1.
2. State of Vermont Wastewater System and Potable Water Supply Permit No. WW-C-0533 dated April 7, 2016.
3. Town of Colchester Development Review Board Findings of Facts and Order dated April 4, 2016.

Reference is hereby made to the aforementioned instruments, the records thereof, the references therein contained, and to their respective records and references, all in further aid of this description.

41-041002

Grantor

CFD 2

Grantee:

Cary
Construct

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Cary Construction, Inc., and its successors and assigns, to its own use and behoof forever; And the said Grantor, Colchester Fire District No. 2, for itself and its successors and assigns, does covenant with the said Grantee, Cary Construction, Inc., and its successors and assigns, that until the ensealing of these presents, Colchester Fire District No. 2, is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that it is **FREE FROM EVERY ENCUMBRANCE**, except as stated above; and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as stated above.

IN WITNESS WHEREOF, I Kemerer Whalen Duly Authorized Agent for Colchester Fire District No. 2 hereunto set my hand and seal this 15TH day of April, 2016.

IN PRESENCE OF

Colchester Fire District No. 2

Catherine M. Coll
Catherine M. Coll

Kemerer Whalen L.S.
Kemerer Whalen Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

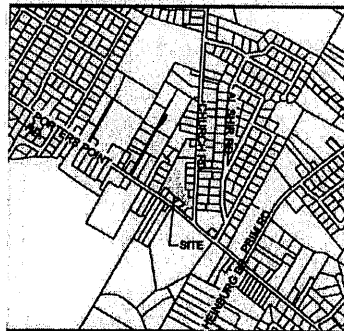
At South Burlington, this 15TH day of April 2016, Kemerer Whalen, Duly Authorized Agent for Colchester Fire District No. 2, personally appeared, and he/she acknowledged this instrument, by my him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of Colchester Fire District No. 2.

Before me,

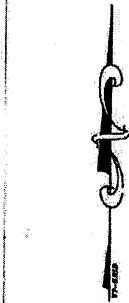
Catherine M. Coll
Notary Public

Commission Expires: 2/10/19

41-035002 47-C

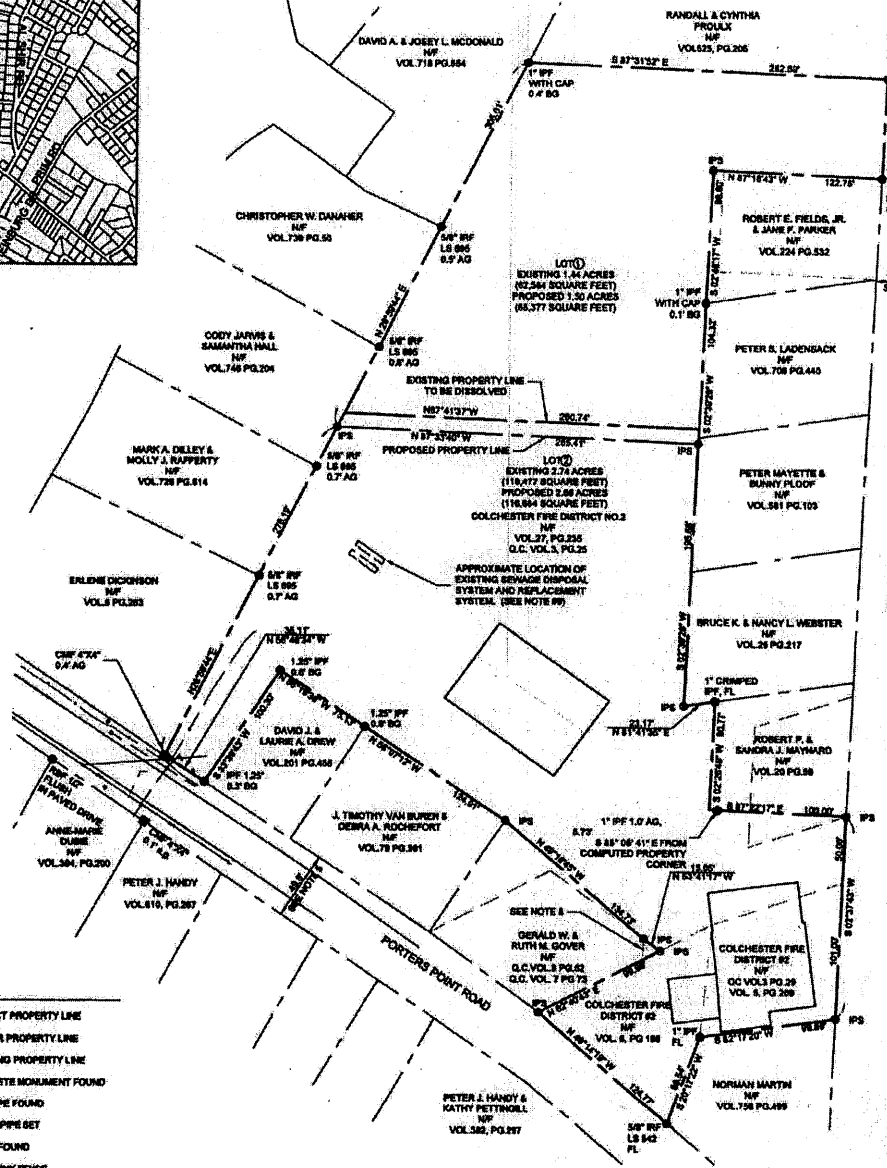


SITE LOCATION
N.T.S.

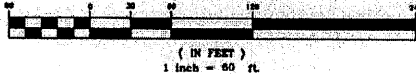


LEGEND

- PROJECT PROPERTY LINE
- FORMER PROPERTY LINE
- ABUTTING PROPERTY LINE
- CMP
- IPF
- IPS
- IRF
- CHAIN LINK FENCE
- NF
- AG
- BO
- OHV
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- 1" IRON PIPE SET
- REBAR FOUND
- NOW OR FORMERLY
- ABOVE GRADE
- BELOW GRADE
- OVERHEAD WIRE



GRAPHIC SCALE



NOTES:

- THIS PLAN WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH INCLUDING THE USE OF THE FOLLOWING PLATS:
- "PLAT OF SURVEY SHOWING BOUNDARY LINE ADJUSTMENT PROXIMITY ESTATE TO MARTINO MARCELINO, JR. & DORIS M. MARCELINO, CHURCH ROAD, COLCHESTER, VERMONT," DATED DEC. 28, 2004 BY WARREN A. NOBENSTEN, L.S., AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS IN SLIDE 360.
- "PLAT OF SUBDIVISION OF LANDS OF JAMES I. & KATHLEEN M. DUGAN-JAMES WATKINS, COLCHESTER, VERMONT," DATED MAY 1997 BY ALBERT W. HANSEN, L.S., AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS IN SLIDE 328.
- "PROPERTY PLAN WILLIAM J. & MARY L. CAMERON CHURCH ROAD, COLCHESTER, VERMONT," DATED AUGUST 1874 AND LAST REVISED JUNE, 1875, BY WARREN A. NOBENSTEN, L.S., AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS IN SLIDE 65.
- "LAND OF H.R. VANDERHOOF, COLCHESTER, VERMONT," DATED FEB. 1955, BY FRED C. ROEMER, C.E., AS RECORDED IN MAPS, VOL. 7, PAGE 154.
- "PLAN OF LOTS OWNED BY W.J. CAMERON," DATED NOV. 1896, BY L.H. VALLIS, C.E., AS RECORDED IN MAPS, VOL. 10, PAGE 43.
- "LANDS OF ERLINE DICKSON, PORTERS POINT ROAD, COLCHESTER, VERMONT, BOUNDARY SURVEY," DATED 11-8-97, BY LAMOUREUX AND DICKINSON, CONSULTING ENGINEERS, P.C., AS RECORDED IN SLIDE 407.
- "PLAT OF SURVEY SHOWING BOUNDARY LINE ADJ. COLCHESTER FIRE DISTRICT #2 PROPERTY, CHURCH RD. & PORTERS POINT RD., COLCHESTER, VERMONT," DATED MARCH 12, 2005, BY WARREN A. NOBENSTEN, L.S., AS RECORDED IN SLIDE 377.
- BEARINGS SHOWN ON THIS SURVEY WERE GENERATED FROM SURVEY GRADE OBSERVATIONS RECORDED IN NOVEMBER, 2007, AND ARE BASED ON THE VERMONT STATE PLANE COORDINATE SYSTEM, NAD83(2011).
- THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY.
- A CLOSED TRAVERSE SURVEY WAS COMPLETED IN DECEMBER, 2014, THE METHOD AND THE RESULTING ERROR OF CLOSURE MET OR EXCEEDED THE MINIMUM PRECISION REQUIREMENTS FOR URBAN SURVEYS.
- ALTHOUGH EXTENSIVE RESEARCH OF THE TOWN OF COLCHESTER LAND RECORDS WAS CONDUCTED, NO RECORD DESCRIPTION OF THE ALIGNMENT OR WIDTH FOR PORTERS POINT ROAD OR CHURCH ROAD WERE RECOVERED. THE RIGHT OF WAY WIDTH OF 66 FEET, THREE RODS, IS BASED ON THE TRAVELED WAY, PREVIOUS SURVEYS, PHYSICAL EVIDENCE AND VERMONT STATE STATUTE.
- THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF COLCHESTER PROPERTY TAX MAP AS PARCELS 41-41, 41-34 AND 41-38.
- ALL MONUMENTATION IS AS NOTED ON PLAN.
- A QUIT CLAIM DEED WAS RECORDED IN VOL. 7, PG. 73, ON JAN. 31, 1999, DESCRIBING A PARCEL OF LAND BEING A UNIFORM WIDTH OF 100' AND A DEPTH OF 100' FROM THE NORTHERLY SIDE OF THE BLACKSTONE TO BE CONVEYED FROM CAMERON TO GOVER. THIS DEED DOES NOT REFER TO ANY SURVEY PLAT OR PLANS. ANOTHER DEED RECORDED ON DECEMBER 18, 1975, IN VOL. 24, PAGE 234, FROM CAMERON TO COLCHESTER FIRE DISTRICT #2, REFERS TO THE PLAN REFERENCED ABOVE IN NOTE 10. THIS PLAN DEPICTS A SMALL TRIANGLE OF LAND AT THE NORTHEAST CORNER OF THE GOVER PROPERTY, BUT IT NOT CLEAR AS TO OWNERSHIP OF THAT TRIANGLE. ALTHOUGH THE FIRE DISTRICT USES A DRIVE OVER THE TRIANGLE IN QUESTION, IN OUR OPINION THE TRIANGLE BELONGS TO GOVER, AS THE DEED FROM CAMERON TO GOVER, APPEARS TO ENCOMPASS THIS TRIANGLE.
- THE APPROXIMATE LOCATION OF THE SEWAGE DISPOSAL SYSTEM AND REPLACEMENT AREA IS TAKEN FROM A PLAN ENTITLED "COLCHESTER FIRE DISTRICT NO. 2, COLCHESTER, VERMONT, NEW OFFICE/MAINTENANCE BUILDING, PROPOSED SITE PLAN," PREPARED BY FORCER ALDRICH & ASSOCIATES AS FOUND ON THE STATE OF VERMONT WEB SITE. (https://www.vermont.gov/open/ogp/data/colchester-fire-district-no-2-officesite-plan-2014-01-27-140444)
- THE PURPOSE OF THIS PLAN IS TO SUPERSEDE THE PLAN RECORDED IN SLIDE 479-C WHICH HAS THE INCORRECT STREET ADDRESS OF THE PARCEL.

OWNER:

COLCHESTER FIRE DISTRICT #2
844 PORTERS POINT RD.
COLCHESTER, VERMONT 05448
O.C. VOL. 3, PG. 25
O.C. VOL. 3, PG. 29
VOL. 8, PG. 198
VOL. 27, PG. 238

TOWN CLERK'S OFFICE

TOWN OF COLCHESTER, VT. 05448
RECEIVED FOR RECORD AT 1:20 PM
A.M. AND RECORDED IN SLIDE 477-D
ATTEST: *[Signature]* TOWN CLERK

4-18-18	REVISED STREET ADDRESS OF PARCEL	DLH						
4-18-18	ADD APPROX. SEWAGE DISPOSAL SYSTEM ON LOT 2	DLH						
<p>THESE PLANS NEW LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSES SHOWN BELOW.</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> SKETCH/CONCEPT</td> <td><input type="checkbox"/> ACT 250 REVIEW</td> </tr> <tr> <td><input type="checkbox"/> PRELIMINARY</td> <td><input type="checkbox"/> CONSTRUCTION</td> </tr> <tr> <td><input type="checkbox"/> FINAL LOCAL REVIEW</td> <td><input type="checkbox"/> RECORD DRAWING</td> </tr> </table>			<input checked="" type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> ACT 250 REVIEW	<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> FINAL LOCAL REVIEW	<input type="checkbox"/> RECORD DRAWING
<input checked="" type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> ACT 250 REVIEW							
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION							
<input type="checkbox"/> FINAL LOCAL REVIEW	<input type="checkbox"/> RECORD DRAWING							
<p>LANDS OF COLCHESTER FIRE DISTRICT #2 17 & 638 CHURCH ROAD, COLCHESTER, VT</p>								
<p>BOUNDARY LINE ADJUSTMENT PLAT</p>								
<p>LAMOUREUX & DICKINSON Consulting Engineers, Inc. 14 Stone Drive Rome Junction, VT 05442 Tel: 802-878-4335</p>		<p>AS NOTED BY: <i>[Signature]</i> DATE: 5/11/18</p>						

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MAPS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 V.S.A. § 420. DATED THIS 11 DAY OF MAY, 2018.



Vermont Property Transfer Tax Return

(Form PT-172)

Receipt Number: 10516153505-W

Return submitted to Colchester on 04/15/2016 at 3:35 PM.
Return has not been completed.
Return has not been filed with the Tax Department.

Seller #1 Colchester Fire District No. 2
844 Church Road
Colchester VT US 05446

Buyer #1 Cary Construction Inc.
894 Lake Road
Milton VT US 05468

Property Information

Property Location: 17 Church Road Colchester Vermont

Span#: 153-048-17831

Date of Closing: 04/15/2016

Interest in Property: Fee Simple

Total Land Size: 1.50

Special Factors: None

Financing: Conventional/Bank

Development rights have been conveyed: No

Type of Building Construction: None

Sellers Use of Property Before Transfer: Open Land

Buyers Use of Property After Transfer: Open Land

Property Rented Before Transfer: No

Property to be Rented After Transfer: No

Property Purchased by a Tenant: No

The buyer holds title to any adjoining property: No

Property subject to a land use change tax lien: No

New owner elects to continue enrollment of eligible property: No

Property Transfer tax exemption number:

Total Price Paid:

\$145,000.00

Price Paid for Personal Property:

\$0.00

Price Paid for Real property:

\$145,000.00

Value of Purchasers Principal Residence:

\$0.00

Property Transfer Tax:

\$2,102.50

Land Gains Tax Return not being filed exemption number: 01

Date Seller Acquired: 10/25/1975

Primary Town / Land Size ±:

Colchester

1.50

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

The parties are hereby given notice that:

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

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

Withholding Certification

Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

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

This section to be completed by City or Town Clerk:

Book Number: 797 Page number: 57/58 Grand list year of: 15/16
 City/Town: Colchester Date of record: 04/18/16
 Grand List value: 86,200 Parcel ID number: 41-04/002
 Grand list category: 13 SPAN: 153-048-17831

Acknowledgement:

Return received

Signed: _____ Clerk Date: _____

Vermont Property Transfer Tax Form
 Received Apr 18, 2016 12:30P
 Recorded in VOL: 2016 PG: 173
 ATTEST: Karen Richard, Town Clerk

Prepared By: (print or type) McNeil Leddy and Sheahan

Preparer's Address: 271 South Union Street Burlington VT 05401

Buyer's Representative: Ward and Babb Buyer's Rep Telephone: 802-863-0307

TO: Aaron Frank
FROM: Karen Richard *KR*
DATE: September 16, 2019
RE: Research FD #3

.....
I reviewed the Town Reports from 1951 forward; researched the land records to obtain the information re: the acquisition of properties.

CCVFC (now merged with Fire District #3) was a private non-profit fire company until 2014 when the merged with Fire District No. 3 and became part of that existing municipality.

- 245 Main St parcel was donated to CCVFC in 1951 by John and Barbara Keyser. It now houses the Colchester Food Shelf.
- 227 Clay Point Rd was purchased in 1971 for \$2,500. It currently serves as a satellite fire station.
- 483 Main St was purchased in 1974 for \$15,000 and currently serves as a fire station.

Information attached:

Deeds, PTTR's, maps, easements etc. for the 3 separate parcels

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION		CURRENT ASSESSMENT														
COLCHESTER FIRE DISTRICT NUM1 428 MAIN ST COLCHESTER, VT 05446 Additional Owners:							Description	Code	Appraised Value	Assessed Value											
							EXT LND	EXT	59,600	59,600											
							EXT OBNF	EXT	29,500	29,500											
SUPPLEMENTAL DATA Other ID: 26-026013-0000000 State Class O Developer Lo Zoning GD1 SPAN NUMBEF153-048-17827 Ex End Date GIS ID: 26-026013-000		AKA 00000 MAIN ST Description Res Status A Map Slide UNK Sketch ASSOC PID#				Total		89,100		89,100											
		Total Homestead Value		0																	
		Total Housesite Value		0																	
		RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)									
		BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
771/ 337		12/23/2014		U	V	0		12	2019	EXT	59,600	2019	EXT	59,600	2018	EXT	59,600				
0/ 0					V	0			2019	EXT	29,500	2019	EXT	29,500	2018	EXT	29,500				
Keyser to CCVFC		4		453		Donation			Total:		89,100		Total:		89,100		Total:		89,100		
EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH													
0001/A						E															
NOTES																					
ACCESSORY BLDG - OLD FIRE STATION																					
EXEMPT PROPERTY																					
VACANT LAND																					
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result							
22561	10/31/2011	CM	Commercial	0		0		COMM FOOD SHELF I	02/25/2010			RK	00	Measur+Listed							
22399	08/01/2011			5,000		0		INTERIOR RENOV													
21222	12/18/2008			80,500		0		COMM 1													
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	Frontage	Depth	Home Stead %	House Site %	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor								
1	903V	MUNICIPAL MDL-00	GD1			0	0	15,682	SF	5.63	1.0000	5	1.0000	0.50							
Total Card Land Units:										0.36		AC		Parcel Total Land Area:0.36 AC				Total Land Value:		59,600	

245 Main St

Donated

510

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That we, John Keyser and Barbara Keyser, husband and wife, of Colchester in the County of Chittenden and State of Vermont, Grantors, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by The Colchester Venter Volunteer Fire Company Association of Colchester in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely Give, Grant, Sell, Convey and Confirm unto the said Grantee The Colchester Center Volunteer Fire Company Association and its successors and assigns forever, a certain piece of land in Colchester in the County of Chittenden and State of Vermont, described as follows, viz:

Beginning at a monument on the northerly side of Route #2A in Colchester, which said monument is the southwesterly corner of Lot #20 as laid down in a plan of lots of Henry and Mildred Bellman and recorded in Volume 4, Page, 453 of the Land Records of the Town of Colchester; thence in a northerly direction along the westerly boundary of Lot #20 and Lot #16 a distance of one hundred ninety-six and eighty-eight hundredths feet (196.88) to a monument, which said monument is the northwesterly corner of Lot #16 on said Plan of Lots; thence in a westerly direct, fifty (50) feet to a point, which is the northeasterly corner of Lot #15, thence in a southerly direction along the easterly boundary of Lot #15, one hundred sixty-seven and five hundredths feet (167.05) to a point or monument, which point or monument is the southeasterly corner of Lot #15; thence back to the point or place of beginning.

Meaning hereby to convey a lot of land fifty (50) feet in width, which said lot of land appears on the plan of lots above-mentioned as a proposed roadway.

Said lot of land herein conveyed is part of that land and premises conveyed to the Grantors herein by Warranty Deed of Henry and Mildred Bellman, dated Jan. 31, 1950 and of record in Volume 4, Page 289 of the Land Records of the Town of Colchester.

Reference is made to the above deeds and Plan of Lots and the records therein referred to as part of and in further aid of this description.

There being no consideration passed for this deed, no United States revenue stamps are required.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, The Colchester Center Volunteer Fire Company Association, its successors and assigns, to its own use and behoof forever; Provided the same shall be used for the purpose of constructing and maintaining thereon a fire house, to house fire fighting equipment; otherwise the above described property shall revert to and become the property of the Grantors herein, their heirs and assigns, and we the said Grantors, John Keyser and Barbara Keyser, husband and wife, for ourselves and our heirs, executors and Administrators, do covenant with the said Grantee, The Colchester Center Volunteer Fire Company Association, its successors and assigns, that until the ensueing of these presents we are the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance; and we hereby engage to Warrant and Defend the same against all lawful claims whatever.

IN WITNESS WHEREOF we hereunto set our hands and seals this fourteenth day of September A.D. 1951.

In Presence of:

Ruth E. Wright
Clara E. Wright

John E. Keyser (Seal)
Barbara Keyser (Seal)

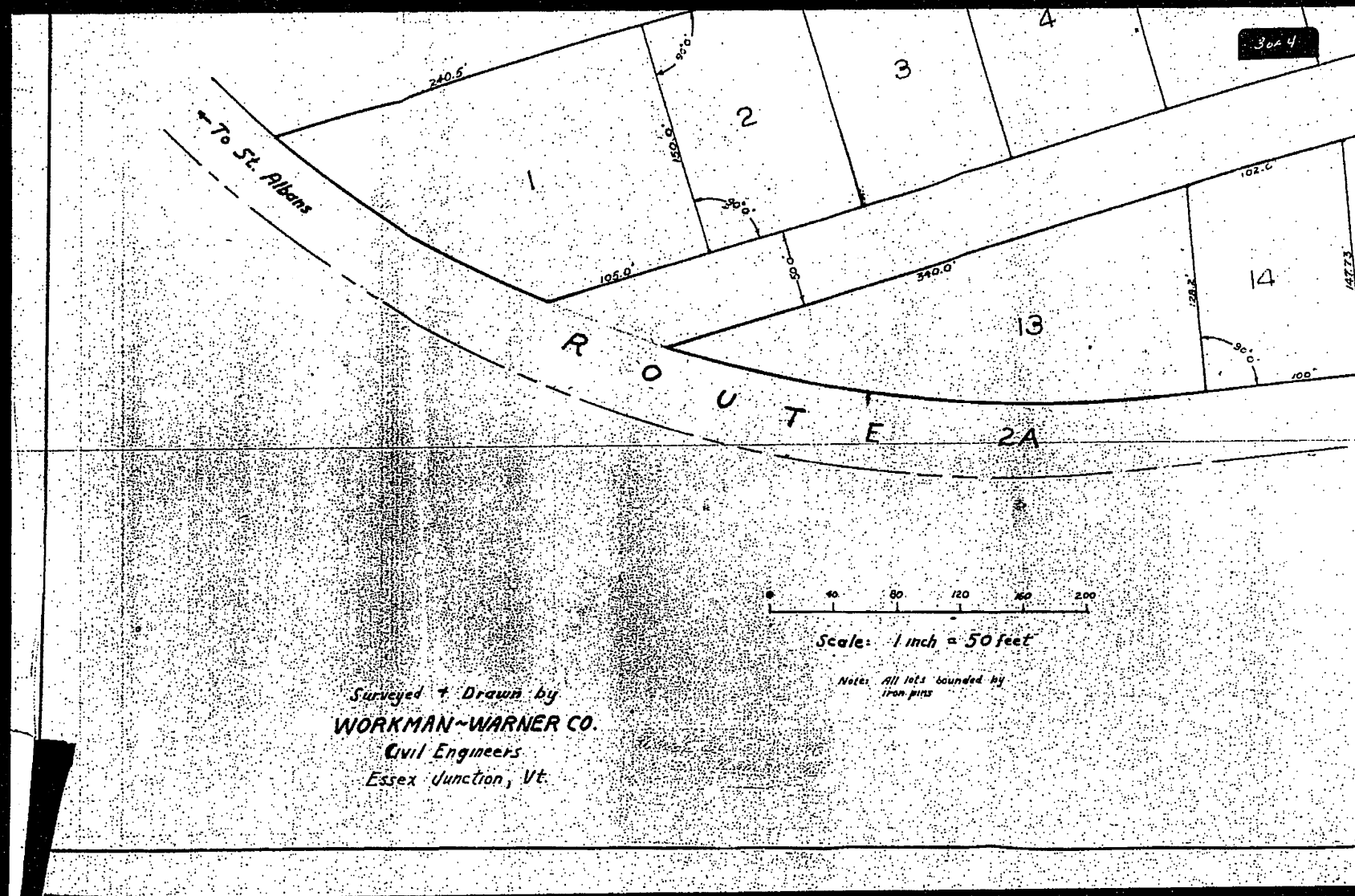
State of Vermont }
Chittenden County } ss

At Colchester this fourteenth day of September A.D. 1951
John Keyser and Barbara Keyser personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me: Ruth E. Wright,
Justice of the Peace.

Received for record at Colchester, Vermont this 29th day of September A.D. 1951 at 1 P.M.
and recorded.

Attest: Barbara Keyser
Town Clerk





Know all Men by these Presents

That It, Colchester Center Volunteer Fire Company Association

of Colchester in the County of Chittenden
and State of Vermont Grantor, in the consideration of
Ten (10) and more ----- Dollars
paid to its full satisfaction by

Colchester Center Volunteer Fire Company, Inc.

of Colchester in the County of Chittenden
and State of Vermont Grantee, have REMISED, RELEASED,
AND FOREVER QUITCLAIMED unto the said
Colchester Center Volunteer Fire Company, Inc.

all right and title which it, Colchester Center Volunteer Fire Company Association

certain piece of land in Colchester or its successors or assigns
County of Chittenden and State of Vermont, described as
follows, viz:

Being all and the same lands and premises conveyed to Grantor herein by
John Keyser and Barbara Keyser by warranty deed dated September 14, 1951
and of record in the Town of Colchester land records in Volume 4, Page
510.

Meaning hereby to convey all our right, title and interest in and to the
above referenced lands and premises to Grantee herein.

To which deed and other title deeds of record, reference is hereby made
for a more particular description of the property herein conveyed.

TO HAVE AND TO HOLD all our right and title in and to said quit-
claimed premises, with the appurtenances thereof, to the said
Colchester Center Volunteer Fire Company, Inc., and its
successors and assigns

~~heirs and assigns~~ forever.

AND FURTHERMORE it the said

Colchester Center Volunteer Fire Company Association

heirs, executors and administrators, covenant with the said
does for itself and its

Colchester Center Volunteer Fire Company, Inc., and its
successors and assigns

~~heirs and assigns, that from and after the ensembling of these presents~~ it
the said Colchester Center Volunteer Fire Company Association

will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, it hereunto set its hand and seal
this 25th day of June A. D. 19 80
Colchester Center Volunteer Fire Company Association

In Presence of

Robert W. Kleeve
Jean B. LaManche

By Robert W. Kleeve
Its duly authorized agent

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
--ACKNOWLEDGMENT--
Return Rec'd., Tax Paid--Board of Health Cert. Rec'd.,
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 420121
Signed Jean B. LaManche Clerk
Date Jan 16, 1981

STATE OF VERMONT, } ss. At Essex Junction this
Chittenden County } 25th day of June A. D. 1980

personally appeared, and he acknowledged this instrument, by
him sealed and subscribed, to be his free act and deed, and
the free act and deed of Colchester Center Volunteer Fire Company Association.
Before me Jean B. LaManche
Notary Public

(Title)

Deed
QUITCLAIM

Colchester Center Volunteer
Fire Company Association

TO

Colchester Center Volunteer
Fire Company, Inc.

Dated, June 25 1980

Colchester, Clerk's Office

RECEIVED FOR RECORD

29 A. D. 1980

AT 9 O'CLOCK 30 MINUTES A. M.

AND RECORDED IN

BOOK 67 PAGE 209 OF LAND RECORDS

ATTEST Jean B. LaManche CLERK

RECORDERS FEE \$ two

LEASE AGREEMENT

THIS Lease Agreement is made as of this 17 of July, 2011 by and between the Colchester Center Volunteer Fire Company, Inc., a Vermont non-profit corporation with a principal place of business in Colchester, Vermont (hereinafter referred to as "Landlord") and the Colchester Community Food Shelf, Inc., a Vermont non-profit corporation with a principal place of business in Colchester, Vermont (hereinafter referred to as "Tenant").

1. **PREMISES/USE:** Landlord agrees to rent to Tenant approximately 500+/- square feet of space located on the first floor of the property located at 245 Main Street in Colchester, Vermont. Tenant shall use one of the truck bays as designated by Landlord in the premises. Tenant intends to operate a charitable food distribution service for the residents of Colchester, Vermont at the premises.

2. **TERM:** This Lease shall be for a term of two years, commencing August 1, 2011 and ending on July 31, 2013. Any extension of the Lease must be negotiated and agreed to in writing between the parties prior to the expiration of the Lease. In the event Tenant remains in possession of the premises at the end of the Lease and no written agreement has been reached as to an extension thereof, Tenant shall be deemed a tenant at will on a month-to-month basis upon all the same terms and conditions stated in this Lease. In the event Landlord requires the use of the premises and Landlord deems it necessary for providing its fire protection service to Colchester, then Landlord shall have the right to give Tenant sixty days (2 full rental periods) written notice that Tenant must vacate the premises prior to the expiration of the term of this Lease. Tenant shall also be entitled to give Landlord sixty (60) days (2 full rental periods) written notice if at any time it desires to move from the premises prior to the expiration of the lease term without penalty.

3. **RENT:** Tenant shall pay to Landlord monthly installments of rent in the amount of Twenty-Five Dollars (\$25.00). The rent shall be due on the first day of each month and paid in consecutive monthly installments.

4. **UTILITIES, SERVICES AND TAXES:** Tenant shall be responsible to pay for all utilities at the premises. Tenant shall have the gas (Vermont Gas Systems, Inc.), electric (Green Mountain Power Corp.), and water (Colchester Fire District #3) services put into Tenant's name and Tenant shall pay these utilities directly to the utility provider each month. Tenant is responsible for snowplowing the parking lot at the premises. Tenant is responsible for

26-026013

garbage removal from the premises. Tenant is responsible to keep the areas surrounding the property free from all litter and trash and to keep the premises neat and clean at all times. Further, in the event Landlord is assessed and responsible to pay any property taxes (Landlord now exempt) due to this change of use by allowing Tenant to operate at the premises, Tenant shall assume all responsibility for payment of said taxes directly to the Town of Colchester when notified in writing by Landlord.

5. PEACEFUL ENJOYMENT: Tenant shall quietly and peaceably occupy the premises. Tenant shall not commit waste on the premises, or maintain or permit to be maintained a nuisance thereon, or use or permit the premises to be used in an unlawful manner. Tenant shall do nothing to interfere with Landlord's use of the remaining part of the premises. Tenant shall do nothing on the premises in violation of any applicable zoning ordinances, health, safety or fire regulations, or state or local permits pertaining to the premises.

6. REPAIRS: Tenant has been afforded full opportunity to examine and inspect the premises. Tenant hereby acknowledges that Tenant is leasing the premises in an "as is" condition and that Landlord has made no promises or representations that the said premises shall be renovated, repaired or improved in any manner by or on behalf of Landlord prior to or after the execution of this Lease. Tenant shall make all repairs and replacements to the premises made necessary as a result of its negligence, and also shall make all repairs and replacements to all portions of the premises other than the roof, exterior walls and foundation as may be reasonably required to keep and maintain the premises in good order and repair, including, without limitation, repair of the heating, electrical, plumbing and similar systems necessary to maintain the premises in a safe condition, and in good order and repair. Tenant shall further perform or cause to be performed regular periodic and preventative maintenance on the heating, electrical, plumbing and similar systems on the premises, and shall at all times keep such systems in good order and repair.

7. ALTERATIONS AND SIGNS: TENANT shall not make any alterations, changes, improvements to the demised premises or erect any signs without prior consent of Landlord which consent shall not be unreasonably withheld. Any such signs shall comply with the applicable Town of Colchester regulations. All alterations, changes or improvements shall be made and completed in good workmanlike manner and shall remain at the premises at the conclusion of the Lease.

8. PERSONAL PROPERTY: All alterations, changes, and improvements to the premises shall be deemed part of the premises and upon the termination of this Lease Agreement shall be surrendered with the premises. At the termination of the term of this Lease Agreement and any extension thereof, Tenant shall restore the premises to the same condition as it was at the commencement of this Lease Agreement, reasonable wear and tear excepted. Tenant is solely responsible for all personal property placed upon the premises during the term of this Lease. Further, at the expiration or earlier termination of this Lease, Tenant shall remove its personal property from the premises exercising due care not to damage the premises by such removal. Tenant shall repair any and all damage done to the premises by the removal of said personal property.

9. INSURANCE: Tenant shall maintain throughout the term of this Lease and any renewal or extension thereof at Tenant's sole expense, an insurance policy of general liability insurance of not less than One million and 00/100 Dollars (\$1,000,000.00). Insurance shall protect Landlord and Tenant from all claims or demands for personal injuries and damage to or destruction or loss of property.

10. CERTIFICATE OF INSURANCE: Tenant shall be responsible for furnishing to Landlord a Certificate of Insurance issued by its insurance carrier certifying that Tenant is carrying the public liability insurance required by this Lease Agreement. Landlord shall be named as an additional insured under said insurance policy.

11. CONDITION OF PREMISES: Tenant has inspected the demised premises and accepts it in its present condition.

12. LANDLORD'S RIGHT OF ACCESS: Landlord and/or Landlord's agents shall have the right to enter the premises in a reasonable manner at all reasonable times to use the remaining areas of the premises that are not being let to Tenant.

13. DEFAULT: Tenant shall be considered in default of this Lease Agreement if at any time Tenant fails, refuses or neglects to fulfill any of the covenants and agreements contained herein.

14. ASSIGNMENT: Tenant shall not assign this Lease Agreement or sublet the premises without prior written consent of Landlord. Notwithstanding that the Lease Agreement has been assigned or sublet, Tenant shall remain liable to Landlord for the performance of all terms of the Lease Agreement.

15. LANDLORD'S MORTGAGES: This Lease shall be subordinate to any mortgage of Landlord granted on the demised premises now or in the future and Tenant will execute any documents necessary to subordinate the Lease Agreement to such mortgages.

16. INDEMNIFICATION: Tenant shall indemnify and hold Landlord harmless against any and all claims arising out of Tenant's use of the premises, except where such claims arise out of Landlord's negligent acts or omissions to act. Tenant shall pay all attorney's fees of Landlord reasonably incurred by Landlord in defense of any such claims.

17. ATTORNEY'S FEES: The prevailing party in any litigation brought to enforce the terms of this Lease Agreement shall be awarded its reasonable attorney's fees and costs of litigation against the other party.

18. BINDING EFFECT: This Lease Agreement shall be binding on the parties, its successors and assigns.

19. APPLICABLE LAW: Vermont law shall apply to the interpretation of this Lease or to any dispute thereunder.

20. DUPLICATE COPIES: This Lease Agreement is executed in duplicate, each copy to be considered a Duplicate Original.

21. NOTICE: Unless the parties are notified otherwise in writing, a notice required to be forwarded to a party pursuant to this Lease Agreement shall be sent by first class mail to the applicable party as follows:

To Landlord: _____

To Tenant: _____

22. RECORDING: This Lease Agreement or copy thereof shall not be recorded by Tenant in the Colchester Land Records.

23. WAIVER: Any forbearances by Landlord in exercising any right or remedy hereunder or otherwise afforded by law, shall not be a waiver of or preclude the exercise of any such right or remedy. The waiver by Landlord of any breach of any terms of this Lease Agreement shall not be deemed to be a waiver of any subsequent breach of the term or a waiver of any other term of the Lease Agreement.

IN WITNESS WHEREOF, the Parties have executed this Lease Agreement as of the date indicated below.

Dated at Colchester, Vermont this 17 day of July, 2011.

IN PRESENCE OF:

LANDLORD

Beth Ann Chmielewski By: [Signature]
Witness CCVFC
Duly Authorized Agent

Dated at Colchester, Vermont this 7 day of July, 2011.

TENANT

[Signature] [Signature]
Witness By: Colchester Community Food Shelf, Inc.

Vermont Property Transfer Tax
32 V.S.A. Chap 231
-ACKNOWLEDGEMENT-
Including Certificates and, If Required
Act 250 Disclosure Statement
Return No. 2013-186
Karen Richard Town Clerk
Date Jun 05, 2013

TOWN CLERK'S OFFICE

Received Jun 05, 2013 12:30P
Recorded in VOL: 741 PG: 609
OF Colchester Land Records

Attest:
Karen Richard
Town Clerk

VERMONT AGENCY OF TRANSPORTATION

WARRANTY DEED OF EASEMENT

KNOW ALL TO WHOM THESE PRESENTS COME:

245 Main St
Easement to: VT St Trans

ORIGINAL

THAT it, Colchester Center Volunteer Fire Company, Inc., a Vermont non-profit corporation with a place of business in the Town of Colchester, in the County of Chittenden and State of Vermont, hereinafter referred to as "Grantor", in consideration of Nine Hundred and No/100 Dollars (\$900.00) paid to its full satisfaction by the State of Vermont, a sovereign state, do hereby give, grant, bargain, sell and convey unto the State of Vermont and its successors and assigns, such right and easement as the public has the right to condemn and take for the purposes of a highway on, beneath and above certain land situated in the Town of Colchester, County of Chittenden and State of Vermont, and described as follows, viz:

Being part of the same land and premises conveyed to Colchester Center Volunteer Fire Company, Inc. by Quit-Claim Deed of John E. Keyser and Barbara Keyser, dated April 25, 1990, which is recorded in Book 183, Pages 29-31 of the Town of Colchester land records.

Reference is hereby made to the above mentioned conveyance and records thereof and to the following instruments of conveyance in aid of a more complete description and further chain of title:

Quit-Claim Deed of Colchester Center Volunteer Fire Company Association to Colchester Center Volunteer Fire Company, Inc. dated June 25, 1980, which is recorded in Book 67, Pages 208 and 209;

Warranty Deed of John Keyser and Barbara Keyser to Colchester Center Volunteer Fire Company Association, dated September 14, 1951, and which is recorded in Book 4, Page 510;

both of the Town of Colchester land records and being more particularly described as follows:

Being Parcel 18 consisting of easements and/or rights on land as shown on right of way detail sheet 6 and sheet 16 of the plans of Transportation Project Colchester STP 5600 (9)S ("the Transportation Project") as filed on the 10th day of September, 2012, in the office of the clerk of the Town of Colchester.

In connection with the above parcel the following easements and/or rights are conveyed:

A temporary easement, in an area of 52 square meters (560 square feet), more or less, to enter upon land of the grantor, during the period of construction, to construct a drive left of and between approximate stations 22+366.1 and 22+379.5 of the Vermont Route 2A centerline of the Transportation Project.

A permanent easement in an area of 46 square meters (495 square feet), more or less, to construct and maintain a recreational path left of and between approximate stations 22+369.4 and 22+380.9 of the Vermont Route 2A centerline of the Transportation Project.

A temporary easement to enter upon land of the grantor, during the period of construction, to remove and replace property bound, left of and between approximate stations 22+380.872 and 22+380.875 of the Vermont Route 2A centerline of the Transportation Project.

Re: Colchester STP 5600 (9)S
Warranty Deed of Easement, Parcel #18
Colchester Center Volunteer Fire Company, Inc.
Page 1 of 2

26-026013

TO HAVE AND TO HOLD granted premises, with all the privileges and appurtenances thereof, unto the State of Vermont, its successors and assigns, to it and its own use and behoof forever; and it, Colchester Center Volunteer Fire Company, Inc., for itself and its successors and assigns, do covenant with the State of Vermont, its successors and assigns, that until the ensembling of these presents we are well seized of the premises, as a good indefeasible estate in fee simple, and have good right to grant and convey the same in manner and form as above written and that the same are free from every encumbrance whatsoever.

AND FURTHERMORE, it, Colchester Center Volunteer Fire Company, Inc., does by these presents bind itself and its successors and assigns, forever, to WARRANT and DEFEND the above premises to the State of Vermont, its successors and assigns against all claims and demands whatever.

IN WITNESS WHEREOF, Colchester Center Volunteer Fire Company, Inc. has caused its name to be hereunto subscribed at Colchester, in the County of Ch. Henden and State of Vermont, this 30th day of May, 20 13, by the hand of Michael P Chmielewski.

Colchester Center Volunteer Fire Company, Inc.

By: _____

Its: [Signature]
and duly authorized agent

STATE OF VERMONT

Chittenden COUNTY, ss

At Colchester, this 30th day of May, 20 13, personally appeared Michael P Chmielewski, and acknowledged the foregoing instrument by him as Fire Chief of Colchester Center Volunteer Fire Company, Inc. and subscribed to be his free act and deed, and the free act and deed of Colchester Center Volunteer Fire Company, Inc..

Before me,

Karen Richard
Notary Public
My commission expires: 2-10-15

Re: Colchester STP 5600 (9)S
Warranty Deed of Easement, Parcel #18
Colchester Center Volunteer Fire Company, Inc.
Page 2 of 2

Re: Colchester STP 5600 (9)S

VERMONT
Property Transfer Tax Return

Form
PT-172



* 0 8 1 7 2 1 1 0 0 *

A. SELLER'S (TRANSFEROR'S) INFORMATION

BLACK OUT
ON TOWN
COPY ONLY

Entity SELLER #1 Federal ID number

Individual SELLER #1 Social Security Number

Individual SELLER #2 Social Security Number

Entity SELLER #1 Name

COLCHESTER CENTER VOLUNTEER FIRE
COMPANY, INC.

Individual SELLER #1 Last Name

First Name

Initial

Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Transfer (Number and Street or Road Name)

P.O. BOX 2091

City or Town

State

Zip Code

COLCHESTER

VT

05446

Individual SELLER #2 Last Name

First Name

Initial

Individual SELLER #2 Mailing Address Following Transfer (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of SELLERS 01 If more than 2, attach Form 172-S.

B. BUYER'S (TRANSFeree'S) INFORMATION

INTERNATIONAL address checkbox

BLACK OUT
ON TOWN
COPY ONLY

Entity BUYER #1 Federal ID number

Individual BUYER #1 Social Security Number

Individual BUYER #2 Social Security Number

Entity BUYER #1 Name

STATE OF VERMONT
AGENCY OF TRANSPORTATION

Individual BUYER #1 Last Name

First Name

Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name)

DNE NATIONAL LIFE DRIVE

City or Town

State

Zip Code

MONTPELIER

VT

05633

Individual BUYER #2 Last Name

First Name

Initial

Individual BUYER #2 Mailing Address Following Transfer (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of BUYERS 01 If more than 2, attach Form 172-B.

Buyer #1 or Entity State of Vermont, AOT
SSN or FID 05-00000000
Property Location 483 Main St., Colchester, VT
Date of Closing _____



* 0 8 1 7 2 1 2 0 0 *

C. PROPERTY LOCATION Number and Street or Road Name <u>483 MAIN STREET</u> City or Town <u>COLCHESTER</u> <u>VT</u>		
D. DATE OF CLOSING M M D D Y Y Y Y	E. INTEREST IN PROPERTY - Write the number from the list <u>7</u> If "4", enter % Interest here % 1. Fee Simple 3. Undivided 1/2 Interest 5. Time-Share 7. Easement/Row 2. Life Estate 4. Undivided ___% Interest 6. Lease 8. Other _____	
F. LAND SIZE (Acres or fraction thereof) _____ ±	G. SPECIAL FACTORS <input type="checkbox"/> If sale was between family members, enter number from list below 1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other _____ FINANCING: <input type="checkbox"/> Conventional/Bank <input type="checkbox"/> Owner Financing <input checked="" type="checkbox"/> Other <u>CASH</u> <input type="checkbox"/> Check if development rights have been conveyed	
H. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply) 1. <input checked="" type="checkbox"/> None 5. <input type="checkbox"/> Farm Buildings 9. <input type="checkbox"/> Store 2. <input type="checkbox"/> Factory 6. <input type="checkbox"/> Multi-Family with <input type="checkbox"/> Dwelling Units Transferred 10. <input type="checkbox"/> Residential New Construction 3. <input type="checkbox"/> Single Family Dwelling 7. <input type="checkbox"/> Mobile Home 11. <input type="checkbox"/> Other _____ 4. <input type="checkbox"/> Seasonal Dwelling 8. <input type="checkbox"/> Condominium with <input type="checkbox"/> Units Transferred		
I. SELLER'S USE OF PROPERTY BEFORE TRANSFER <u>9</u> (Enter number from list) 1. Primary Residence 4. Timberland 7. Commercial 2. Open Land 5. Operating Farm 8. Industrial 3. Secondary Residence 6. Government Use 9. Other <u>Firehouse</u> <input type="checkbox"/> Check if property was rented BEFORE transfer		
J. BUYER'S USE OF PROPERTY AFTER TRANSFER <u>6</u> (Enter number from list) 1. Primary Residence 4. Timberland 7. Commercial 2. Open Land 5. Operating Farm 8. Industrial 3. Secondary Residence 6. Government Use 9. Other _____ <input type="checkbox"/> Check if property will be rented AFTER transfer <input type="checkbox"/> Check if property was purchased by tenant <input type="checkbox"/> Check if buyer holds title to any adjoining property		
K. AGRICULTURAL/MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124 <input type="checkbox"/> 1. Check if property being conveyed is subject to a land use change tax lien <input type="checkbox"/> 2. Check if new owner elects to continue enrollment of eligible property		
L. If transfer is exempt from Property Transfer Tax, cite exemption number from instructions and complete Sections M, N, and O below. <u>02</u>		
M. TOTAL Price Paid <u>900.00</u>	N. Price paid for Personal Property _____	O. Price paid for Real Property <u>900.00</u>
State type of Personal Property _____ If price paid for Real Property is less than fair market value, please explain _____		
P. Value of purchaser's principal residence included in Line O for special tax rate (See instructions) _____	Q. For transfers prior to July 1, 2011, fair market value of property enrolled in current use program included in Line O for special tax rate _____	R. For transfers prior to July 1, 2011, fair market value of qualified working farm included in Line O for special tax rate _____
S. PROPERTY TRANSFER TAX DUE from rate schedule on page 3 of this form. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS. Make checks payable to VERMONT DEPARTMENT OF TAXES		
T. DATE SELLER ACQUIRED <u>04</u> <u>25</u> <u>1990</u> M M D D Y Y Y Y	U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from instructions on page 5 of this booklet <u>01</u>	

Buyer #1 or Entity State of Vermont, AOT
SSN or FID [REDACTED]
Property Location 483 main St., Colchester, VT
Date of Closing _____



* 0 8 1 7 2 1 3 0 0 *

RATE SCHEDULE

Tax on Special Rate Property

- | | | |
|----------------------------------------------------------------------------------------------------------------------|----|--------------|
| 1. Value of purchaser's principal residence. Also enter on Line P. (See instructions) | 1. | _____ |
| 2. For transfers prior to July 1, 2011, value of property enrolled in current use program. Also enter on Line Q. ... | 2. | _____ |
| 3. For transfers prior to July 1, 2011, value of qualified working farm. Also enter on Line R. | 3. | _____ |
| 4. Add Lines 1, 2, and 3 | 4. | _____ |
| 5. Tax rate | 5. | <u>0.005</u> |
| 6. Tax due on Special Rate Property (Multiply Line 4 by Line 5) | 6. | _____ |

Tax on General Rate Property

- | | | |
|-------------------------------------------------------------------------|-----|---------------|
| 7. Enter amount from Line O on page 2 of this form | 7. | _____ |
| 8. Enter amount from Line 4 above | 8. | _____ |
| 9. Subtract Line 8 from Line 7 | 9. | _____ |
| 10. Tax rate | 10. | <u>0.0125</u> |
| 11. Tax due on General Rate Property (Multiply Line 9 by Line 10) | 11. | _____ |

TOTAL TAX DUE

- | | | |
|-----------------------------------------------------------------------------------|-----|----------|
| 12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form | 12. | <u>Ø</u> |
|-----------------------------------------------------------------------------------|-----|----------|

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit Number N/A and is in compliance with said permit, or
2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
- a. Parcel to be sold: Exemption Number N/A
- b. Parcel retained: Exemption Number N/A

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
1. This property is the subject of Act 250 Permit Number N/A and is in compliance with said permit, or
2. This property is exempt from Act 250 because (list exemption number from Line D in instructions): N/A
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. **Note:** If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

- ☐ Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,

OR that the transfer is exempt from income tax withholding for the following reason (check one):

- ☒ 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- ☐ 2. Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.
- ☐ 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- ☐ 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

Buyer #1 or Entity State of Vermont, AOT
SSN or FID [REDACTED]
Property Location 483 Main St., Colchester, VT
Date of Closing _____



* 0 8 1 7 2 1 4 0 0 *

SIGNATURES

We hereby swear and affirm that this return, including all certificates, is true, correct and complete to the best of our knowledge.

SELLER(S)

Signature Colchester Center Volunteer Fire Company, Inc. Date _____
Signature By: [Signature] Date 9-30-17
Signature _____ Date _____
Signature _____ Date _____

BUYER(S)

Signature State of Vermont, Agency of Transportation Date _____
Signature By: [Signature] Date 6/3/13
Robert M. White, Chief, Right of Way
Signature _____ Date _____
Signature _____ Date _____

Prepared by (print or type) _____ Preparer's Signature _____
Preparer's Address _____ Buyer's Representative _____
Buyer's Representative Telephone _____

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

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

Book Number 741 Page Number 609 Grand List year of 12/13
City or Town COLCHESTER Date of Record 06 05 2013
COLCHESTER M M - D D Y Y Y Y
Grand List Value 89,100.00 Parcel ID Number 26-026013-
Grand List Category* 13 SPAN 153-048-17827

ACKNOWLEDGMENT

Return received (including certificates and Act 250 disclosure statement).

Vermont Property Transfer Tax Form
Received Jun 05, 2013 12:30P
Recorded in VOL: 2013 PG: 186
ATTEST: Karen Richard, Town Clerk

SIGNED _____, Clerk DATE _____

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

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

Vision ID: 16716

Account # 16-052010-0000000

Bldg # 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date 09/2019 08:50

CURRENT OWNER				TOPO.	UTILITIES	STRT./ROAD	LOCATION		CURRENT ASSESSMENT										
COLCHESTER FIRE DISTRICT NUM1									Description	Code	Appraised Value		Assessed Value						
428 MAIN ST									EXT BLD	EXT	216,800		216,800						
COLCHESTER, VT 05446									EXT OBXF	EXT	1,900		1,900						
Other Owners:				SUPPLEMENTAL DATA															
Other ID: 16-052010-0000000				AKA CLAY PT RD															
State Class O				Description															
Developer Lo				Res Status A															
Zoning R1				Map Slide															
SPAN NUMBER 153-048-17826				UNK Sketch															
Ex End Date				ASSOC PID#															
GIS ID: 16-052010-000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
COLCHESTER FIRE DISTRICT NUMBER 3				771/ 333	12/23/2014	U	I	0	12	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
COLCHESTER CTR VOL FIRE CO INC				W18/ 383	07/29/1971					2019	EXT	216,800	2019	EXT	216,800				
COLCHESTER CTR VOL FIRE CO INC				W18/ 0	07/29/1971			0		2019	EXT	1,900	2019	EXT	1,900				
Total:										218,700		Total:	218,700		Total:				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.											
Total:																			
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
NBHD/ SUB				NBHD NAME				STREET INDEX NAME				TRACING				BATCH			
0001/A								E											
NOTES												Appraised Bldg. Value (Card)				216,800			
FIRE STATION												Appraised XF (B) Value (Bldg)				0			
GREEN												Appraised OB (L) Value (Bldg)				1,900			
"CHAMPLAIN STATION"												Appraised Land Value (Bldg)				0			
												Special Land Value				0			
												Total Appraised Parcel Value				218,700			
												Valuation Method:				C			
												Adjustment:				0			
												Net Total Appraised Parcel Value				218,700			
BUILDING PERMIT RECORD												VISIT/CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments											
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	Frontage	Depth	Home Stead %	House Site %	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.				
1	9032	FIRE	R1			0	0	0 SF	0.00	1.0000	5	1.0000	1.00	50	1.00				
Total Card Land Units:				0.00				AC				Parcel Total Land Area:0 AC				Total Land Value:			

227 Clay Pt. Rd.

227 Clay Point Rd

PROPERTY RECORD

MAP NO. 16 LOT NO. 52-1 LOCATION Clay Point Road		SIZE 200' .84Ac.		
NAME OF OWNER	ADDRESS	DATE	BOOK	PAGE
Colchester Volunteer Fire Co.		7/29/71	W18	

ASSESSMENT RECORD

ITEMS	19	19	19	19	19	19	19
LAND							
BLDGS							
TOTAL							

227 Clay Point Rd
313

A-11 VERMONT WARRANTY DEED

MCMAULIFFE PAPER CO., INC.

Know all Men by these Presents

That

Charles K. Kienle

of Miami in the County of Dade
and State of Florida Grantor, in the consideration of
One Dollar and other valuable consideration ~~XXXXXX~~
paid to his full satisfaction by
Colchester Center Volunteer Fire Company

of Colchester in the County of Chittenden
and State of Vermont Grantor, by these presents, do
freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee

Colchester Center Volunteer Fire Company,

certain piece of land in Chittenden and its ~~XXXX~~ successors or assigns, forever, a
County of Colchester in the
follows, viz: and State of Vermont, described as

Being a portion only of the within Grantor's lands and premises situated on the southerly side of Clay Point Road. The portion of land herein conveyed has a frontage thereon of 200 feet and a uniform width of 200 feet; the easterly side line measures 142 feet along the within Grantor's boundary line with lands and premises now or formerly owned by one Parrot; the westerly side line of the said lot is parallel to the aforementioned easterly side line; however, it is greater in length than the aforementioned 142 feet.

Being a portion of the lands and premises conveyed to the within Grantor by instrument recorded on August 8, 1954 and recorded in Miscellaneous Volume 7 on Page 49 of the land records of the Town of Colchester.

To said deed and the records thereof and to all deeds and records therein referred to, reference is hereby made in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

Colchester Center Volunteer Fire Company, its

~~XXXX~~ successor or assigns, to their own use and behoof forever;

And I the said Grantor

Charles K. Kienle

for myself

and my

heirs,

executors and administrators, do

covenant with the said Grantee

Colchester, Center Volunteer Fire Company, its

~~XXXX~~ successors or assigns, that until the encasing of these presents I am
the sole owner of the premises, and have good right and title to convey the same in manner aforesaid,
that they are FREE FROM EVERY ENCUMBRANCE,
and I

hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 6 day of June A. D. 1971.
In Presence of

Charles K. Kienle
Charles K. Kienle

Witnesses: #1 *Engelhard*
#2 *James*

NOTARY PUBLIC, My Comm. Expires 12/31/73
Issued by Atty Gen. 1/26/73

FLORIDA
STATE OF ~~VERMONT~~ } ss. At OPA LOCKA this
date County 6th day of June A. D. 1971

Charles K. Kienle

personally appeared, and he acknowledged this instrument, by
him sealed and subscribed, to be his free act and deed.

Before me *William D. Conway*
Notary Public

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
--ACKNOWLEDGMENT--
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A 17723
Signed A. H. Smith, Clerk
Date 7-29-71

RECEIVED

Charles K. Kienle

TO
Colchester Center Volunteer
Fire Company

Dated, June 19 71

Charles K. Kienle Clerk's Office

Received for Record

at 2 o'clock -- Minutes 11 A.M.

and Recorded in 91-20

Book 18 Page 203 of Land Records

Attest *Samuel H. Smith* Clerk

Recorder's Fee \$ 11.00

KOLVOORD & OVERTON
ATTORNEYS AT LAW
RAISIN, VERMONT

Samuel H. Smith (1)

VERMONT PROPERTY TRANSFER RETURN

A 17723

TRANSFEROR(S) (Seller or Grantor)	FULL NAME	MAILING ADDRESS	SOCIAL SECURITY NUMBER
	Charles K. Kienle	Miami, Florida	009 20 7029
TRANSFEE(S) (Buyer or Grantee)	FULL NAME	MAILING ADDRESS	SOCIAL SECURITY NUMBER
	Colchester Center Volunteer Fire Company	Colchester, Vermont	
COMPLETE NAMES AND ADDRESSES MUST BE SHOWN CLEARLY			
THE PROPERTY	LOCATION (SUCH AS "173 MAPLE ST., BURLINGTON" OR "THE SMITH FARM, OLD MILL ROAD, TUNBRIDGE"). IF THE PROPERTY IS LOCATED IN TWO TOWNS, PLEASE LIST BOTH:		
	Clay Point Road, Colchester, Vermont		
IF THE TRANSFEREES ACQUIRED LESS THAN THE ENTIRE INTEREST (FEE SIMPLE) IN THE PROPERTY, PLEASE STATE THE INTEREST ACQUIRED (SUCH AS "LIFE ESTATE", "PERPETUAL EASEMENT", ETC.):			
APPROXIMATE LAND SIZE: ACREAGE: _____ OR LOT SIZE: FRONT 200 feet DEPTH _____			
BRIEF DESCRIPTION OF BUILDINGS IF ANY (SUCH AS "HOUSE, BARN, AND OUTBUILDINGS", "STORE" OR "FACTORY AND WAREHOUSE"):			
PLEASE CHECK THE CATEGORY WHICH BEST DESCRIBES THE USE OF THE PROPERTY BEFORE TRANSFER:			
<input type="checkbox"/> RESIDENTIAL, <input type="checkbox"/> OPERATING FARM, <input type="checkbox"/> COMMERCIAL, <input type="checkbox"/> INDUSTRIAL, <input type="checkbox"/> CAMP OR VACATION,			
<input type="checkbox"/> TIMBERLAND, <input type="checkbox"/> GOVERNMENT USE, <input type="checkbox"/> OTHER.			
PROPOSED USE (OPTIONAL):			
EXEMPTION	(THIS SECTION MUST BE COMPLETED IF TRANSFER IS CLAIMED TO BE EXEMPT FROM PROPERTY TRANSFER TAX. IF SUCH AN EXEMPTION IS CLAIMED, YOU NEED NOT COMPLETE THE SECTIONS HEADED: "THE VALUE", "TAX" OR "SPECIAL CIRCUMSTANCES").		
CITE EXEMPTION AND EXPLAIN: <u>Exemption # 2</u>			
THE VALUE	PRICE PAID FOR PROPERTY (INCLUDING THE VALUE OF ANY NOTES, PROPERTY, STOCKS, BONDS, ETC. GIVEN TO TRANSFEROR, AND THE VALUE OF ANY MORTGAGES OR LIENS ASSUMED BY TRANSFEE). IF THE TRANSFER WAS A GIFT OR WAS FOR NOMINAL CONSIDERATION, GIVE INSTEAD THE ESTIMATED FAIR MARKET VALUE OF THE REAL PROPERTY TRANSFERRED:		
TAX	PRICE PAID \$ 2,500.00 LESS PERSONAL PROPERTY \$ _____ REAL ESTATE VALUE \$ _____		
TAX PAYMENT DUE: FIVE TENTHS OF ONE PERCENT (0.5%) OF THE ABOVE AMOUNT, BUT NOT LESS THAN \$1.00. (FOR EXAMPLE: IF THE VALUE WAS \$10,000, THE TAX DUE IS \$50.00; IF THE VALUE WAS \$100., THE TAX DUE IS \$1.00). MAKE CHECKS PAYABLE TO "VERMONT DEPARTMENT OF TAXES":			
\$ 12.50			
SPECIAL CIRCUMSTANCES	IF THERE WERE SPECIAL CIRCUMSTANCES IN THE TRANSFER WHICH SUGGEST THAT THE PRICE PAID FOR THE PROPERTY WAS EITHER MORE OR LESS THAN ITS FAIR MARKET VALUE, PLEASE EXPLAIN:		
OATH OR AFFIRMATION	UNDER PENALTIES OF PERJURY, I HEREBY SWEAR OR AFFIRM THAT I HAVE EXAMINED THIS RETURN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE:		
TRANSFEROR(S)		TRANSFEE(S)	
<u>Charles K. Kienle</u> DATE _____		Colchester Center Volunteer Fire Company	
		By <u>Howard M. Smith</u> DATE <u>June 30 1977</u>	
		Duly Authorized Agent	
IF YOU ARE SIGNING AS ATTORNEY, LEGAL REPRESENTATIVE OR AGENT, INDICATE THIS CLEARLY AND WRITE YOUR MAILING ADDRESS UNDER YOUR SIGNATURE.			

CERTIFICATE	
REQUIRED BY NO. 291 - 1969 ADJOURNED SESSION (BOARD OF HEALTH SUBDIVISION REGULATIONS)	
PLEASE CHECK APPROPRIATE SQUARE AND ENTER PERMIT NUMBER IF A SUBDIVISION PERMIT HAS BEEN ISSUED.	
<input type="checkbox"/>	THIS TRANSFER IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE BOARD OF HEALTH. (VERMONT BOARD OF HEALTH REGULATIONS, SUBCHAPTER 10, AS AMENDED)
PERMIT NO. _____	
<input checked="" type="checkbox"/>	THIS TRANSFER IS EXEMPT FROM THE SUBDIVISION REVIEW REQUIREMENTS OF THE BOARD OF HEALTH. (VERMONT BOARD OF HEALTH REGULATIONS, CHAPTER 5, SUBCHAPTER 10, AS AMENDED)
SPECIFY REASON FOR EXEMPTION: Not a subdivision	
UNDER PENALTIES OF PERJURY, (I) (WE) SWEAR OR AFFIRM THAT THIS CERTIFICATE IS TRUE, CORRECT AND COMPLETE.	
TRANSFEROR(S)	TRANSFEE(S)
<u>Charles K. Kienle</u> DATE _____	Colchester Center Volunteer Fire Company
	By <u>Howard M. Smith</u> DATE _____
	Duly Authorized Agent

CERTIFICATE	
REQUIRED BY NO. 250 - 1969 ADJOURNED SESSION (VERMONT LAND USE AND DEVELOPMENT PLANS ACT)	
PLEASE CHECK APPROPRIATE SQUARE AND ENTER PERMIT NUMBER IF A SUBDIVISION PERMIT HAS BEEN ISSUED.	
<input type="checkbox"/>	THIS TRANSFER IS IN COMPLIANCE WITH ACT NO. 250 OF THE 1969 ADJOURNED SESSION.
PERMIT NO. _____	
<input checked="" type="checkbox"/>	THIS TRANSFER IS EXEMPT FROM THE SUBDIVISION REVIEW REQUIREMENTS OF ACT NO. 250 OF THE 1969 ADJOURNED SESSION.
SPECIFY REASON FOR EXEMPTION: Not a subdivision.	
UNDER PENALTIES OF PERJURY, (I) (WE) SWEAR OR AFFIRM THAT THIS CERTIFICATE IS TRUE, CORRECT AND COMPLETE.	
TRANSFEROR(S)	TRANSFEE(S)
<u>Charles K. Kienle</u> DATE _____	

ACKNOWLEDGMENT	
RETURN RECEIVED - TAX PAID - BOARD OF HEALTH CERTIFICATE RECEIVED - VERMONT LAND USE AND DEVELOPMENT PLANS ACT CERTIFICATE RECEIVED.	
RETURN NO. <u>A 17723</u>	CLERK
SIGNED <u>Howard M. Smith</u>	
DATE <u>7-29-77</u>	
TO BE COMPLETED BY TOWN OR CITY CLERK	

LISTER'S COPY

483 Main Street

Property Location: 483 MAIN ST

Vision ID: 2380

Account #26-031003-0000000

MAP ID: 26-03100/3/000/0000/

Bldg # 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

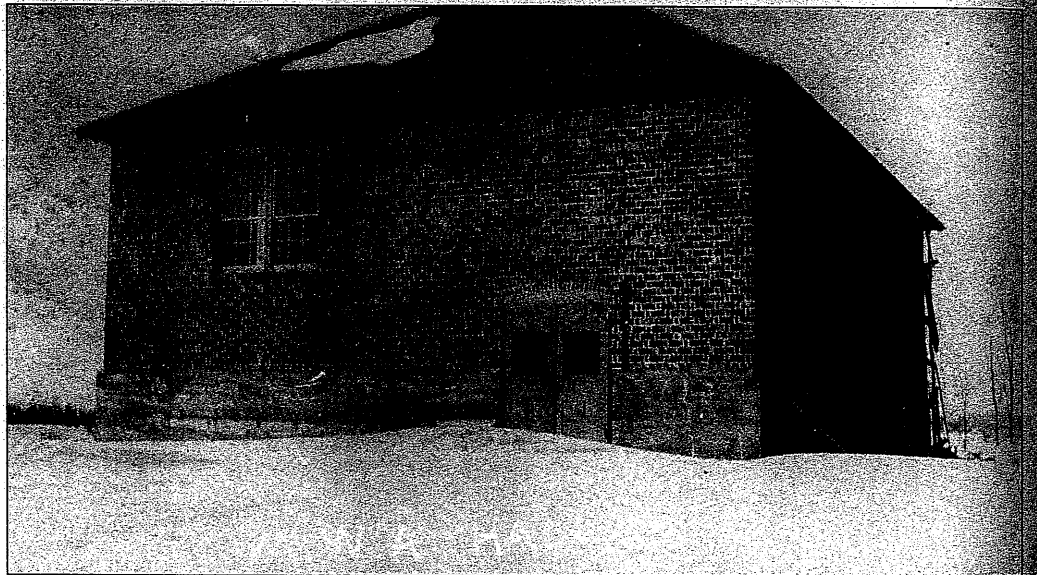
State Use: 903C

Print Date: 09/2019 08:53

CURRENT CARD		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT										<div>7048 COLCHESTER, VT</div> <div>VISION</div>								
COLCHESTER FIRE DISTRICT NUMBER					4 Bus. District	Description	Code	Appraised Value	Assessed Value															
428 MAIN ST						EXT BLD	EXT	919,000	919,000															
COLCHESTER, VT 05446						EXT LND	EXT	123,700	123,700															
Additional Owners:						EXT OBXF	EXT	89,400	89,400															
SUPPLEMENTAL DATA																								
Other ID: 26-031003-0000000						AKA 00000 MAIN ST																		
State Class O						Description																		
Developer Lo						Res Status A																		
Zoning GD1						Map Slide																		
SPAN NUMBER 153-048-17828						UNK Sketch																		
Ex End Date						ASSOC PID#																		
GIS ID: 26-031003-000																								
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
COLCHESTER FIRE DISTRICT NUMBER 3						771/ 335	12/23/2014	U	I	0	12	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
COLCHESTER CTR VOL FIRE CO INC						QC7/ 263	11/05/1974	U	I		12	2019	EXT	919,000	2019	EXT	919,000	2018	EXT	919,000				
COLCHESTER CTR VOL FIRE CO INC						27/ 0	11/05/1974	U	I			2019	EXT	123,700	2019	EXT	123,700	2018	EXT	123,700				
												2019	EXT	89,400	2019	EXT	89,400	2018	EXT	89,400				
Total:												1,132,100			Total:	1,132,100			Total:	1,132,100				
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																
Total:																								
ASSESSING NEIGHBORHOOD																								
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH																
0001/A						E																		
NOTES																								
FIRE STATION																								
CELL TOWER ON SITE/ LEASED BY FAIRPOINT																								
OHD'S = 12X12X4, 10X12X1, 14X14X1																								
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result										
21277	03/12/2009			46,000	03/29/2011	100		TOWER	03/29/2011 02/25/2010			RK RK	P 00	Permit Measur+Listed										
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	Frontage	Depth	Home Stead %	House Site %	Units	Unit Price	I Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value					
1	903C	MUNICIPAL MDL-94	GD1			0	0	32,234 SF	2.84	1.0000	5	1.0000	1.00	MAI	1.35			3.84	123,700					
Total Card Land Units:									0.74	AC	Parcel Total Land Area:									0.74	AC	Total Land Value:		123,700



Breaking away from the agreement held with the Congregational church and anxious to establish their own church, the congregation of the Baptist church erected their own building in 1861. Located just west of the other church on Main Street, it was to be a 36- by 50-foot double-aisled meetinghouse. Additional land was acquired behind this building that further expanded the cemetery. (Courtesy of Joyce Sweeney.)



The Methodist congregation purchased a lot from Ira Robinson in 1860 and built a church building that was similar in style to the Baptist church. It later became the Ethan Allen Camp No. 12466 of the Modern Woodmen of America Hall in 1909. The hall was demolished in 1980 to make way for the Colchester Center Volunteer Fire Company building. (Courtesy of Joyce Sweeney.)



488 Main St

STATE OF VERMONT
PROPERTY TRANSFER RETURN
DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05602

NO. A 258183

SELLER (TRANSFEROR) NAME(S) Stephen M. Schuster, Jr., Administrator of Estate of Rolla L. Wright	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE 117 St. Paul Street Burlington, Vermont 05401	SOCIAL SECURITY NUMBER 008 10 9702
BUYER (TRANSFEREE) NAME(S) Colchester Center Volunteer Fire Company, Inc.	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE Colchester, Vermont 05446	SOCIAL SECURITY NUMBER

THE PROPERTY LOCATION (Such as "173 Maple St., Burlington" OR "The Smith Farm, Old Mill Road, Tunbridge"). If property is located in two towns, please list both.
Colchester, Vermont

If the Transferees acquired less than the entire interest (Fee Simple) in the property, please state the interest acquired (such as "Life Estate", "Perpetual Easement", etc.):

APPROXIMATE LAND SIZE: ACREAGE: **1/2 acre ±** OR LOT SIZE: FRONTAGE: DEPTH:

Please check the applicable box(s) describing existing buildings.

1 <input type="checkbox"/> NONE	2 <input type="checkbox"/> HOUSE	3 <input type="checkbox"/> BARN	4 <input type="checkbox"/> MOBILE HOME	5 <input type="checkbox"/> STORE
6 <input type="checkbox"/> FACTORY	7 <input type="checkbox"/> CAMP or VACATION HOME	8 <input type="checkbox"/> APARTMENT	9 <input type="checkbox"/> CONDOMINIUM	10 <input checked="" type="checkbox"/> OTHER meeting hall

USE Please check the category which best describes the use of the property BEFORE TRANSFER as shown in the GRAND LIST BOOK.

1 <input type="checkbox"/> PRIMARY RESIDENCE	2 <input type="checkbox"/> OPERATING FARM	3 <input type="checkbox"/> COMMERCIAL	4 <input type="checkbox"/> INDUSTRIAL	5 <input type="checkbox"/> CAMP OR VACATION
6 <input type="checkbox"/> TIMBERLAND	7 <input type="checkbox"/> GOVERNMENT USE	8 <input type="checkbox"/> OPEN LAND	9 <input checked="" type="checkbox"/> OTHER (EXPLAIN) meeting hall	

Please check the category which best describes the proposed use of the property AFTER TRANSFER.

1 <input type="checkbox"/> PRIMARY RESIDENCE	2 <input type="checkbox"/> OPERATING FARM	3 <input type="checkbox"/> COMMERCIAL	4 <input type="checkbox"/> INDUSTRIAL	5 <input type="checkbox"/> CAMP OR VACATION
6 <input type="checkbox"/> TIMBERLAND	7 <input checked="" type="checkbox"/> GOVERNMENT USE	8 <input type="checkbox"/> OPEN LAND	9 <input type="checkbox"/> OTHER (EXPLAIN)	

EXEMPTION THIS SECTION MUST BE COMPLETED IF TRANSFER IS CLAIMED TO BE EXEMPT FROM PROPERTY TRANSFER TAX. If such an exemption is claimed, you need not complete the section titled "TAX", but you MUST COMPLETE the section titled "VALUE".

EXEMPTION and EXPLAIN:

VALUE PRICE PAID FOR THE PROPERTY (including the value of any notes, property, stocks, bonds, etc. given to Transferor, and the value of any mortgages or liens assumed by the transferee). If the transfer was a gift or was for nominal consideration, give the estimated fair market value of the real property transferred.

PRICE PAID \$ **15,000.00** LESS PERSONAL PROPERTY \$ REAL ESTATE VALUE \$

TAX TAX PAYMENT DUE FIVE TENTHS OF ONE PERCENT (0.005) OF THE AMOUNT SHOWN ABOVE, BUT NOT LESS THAN \$1.00 (FOR EXAMPLE: IF THE VALUE WAS \$10,000, THE TAX DUE IS \$50.00; IF THE VALUE WAS \$100., THE TAX DUE IS \$1.00). MAKE CHECKS PAYABLE TO "VERMONT DEPARTMENT OF TAXES".

PAYMENT \$ **75.00**

SPECIAL CIRCUMSTANCES If there were circumstances in the Transfer which suggest that the price paid for the property was either more or less than its fair market value, please explain:

LAND GAINS TAX

DATE SELLER ACQUIRED: **Jan. 23, 1907** IF BY GIFT, DATE DONOR ORIGINALLY ACQUIRED:

IF A VERMONT LAND GAINS TAX RETURN IS BEING FILED, ENTER LAND GAINS TAX RETURN NUMBER HERE: #

IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CHECK THE APPLICABLE BOX(S) FOR REASON(S):

1 <input type="checkbox"/> PERPETUAL EASEMENT \$1.00 OR LESS	2 <input type="checkbox"/> PRINCIPAL RESIDENCE OF SELLER	3 <input type="checkbox"/> TRANSFER BY REASON OF DEATH (TENANCY BY THE ENTIRETY ONLY)	4 <input type="checkbox"/> FORECLOSURE, VOLUNTARY CONVEYANCE IN LIEU OF FORECLOSURE (NO GAIN)	5 <input checked="" type="checkbox"/> HELD 6 YEARS OR LONGER	6 <input type="checkbox"/> DEVELOPMENT OR LOCAL DEVELOPMENT CORP. (SEE TITLE 10 - VSA)
--------------------------------------------------------------	----------------------------------------------------------	---------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------	--------------------------------------------------------------	----------------------------------------------------------------------------------------

NO CONSIDERATION ☐ GIFT ☐ DISTRIBUTION FROM ESTATE ☐ STRAW TRANSFER ☐ CORRECTIVE DEED ☐

CERTIFICATE 32 V.S.A. 39606 (BOARD OF HEALTH SUBDIVISION REGULATIONS) <input type="checkbox"/> This Transfer is in compliance with the Subdivision Regulations of the Board of Health (Vermont Board of Health Regulations, Subchapter 10 as amended). PERMIT NUMBER IF EXEMPT, CHECK PROPER BOX 1 <input checked="" type="checkbox"/> NOT A SUBDIVISION 2 <input type="checkbox"/> EXISTING SUBDIVISION 3 <input type="checkbox"/> NOT AN IMPROVABLE LOT 4 <input type="checkbox"/> LARGER THAN 10 ACRES 5 <input type="checkbox"/> TRANSFER FROM SAME TRACT 6 <input type="checkbox"/> SUBDIVISION APPROVED BY MUNICIPALITY 7 <input type="checkbox"/> SUBDIVISION PRIOR TO 9-18-69 8 <input type="checkbox"/> OTHER (EXPLAIN)	CERTIFICATE 32 V.S.A. 39608 (VERMONT LAND USE AND DEVELOPMENT PLANS ACT) <input type="checkbox"/> This Transfer is in compliance with Act 250 of the 1969 adjourned session. PERMIT NUMBER IF EXEMPT, CHECK PROPER BOX 1 <input checked="" type="checkbox"/> NOT A SUBDIVISION 2 <input type="checkbox"/> EXISTING SUBDIVISION 3 <input type="checkbox"/> NOT AN IMPROVABLE LOT 4 <input type="checkbox"/> LARGER THAN 10 ACRES 5 <input type="checkbox"/> TRANSFER FROM SAME TRACT 6 <input type="checkbox"/> SUBDIVISION APPROVED BY MUNICIPALITY 7 <input type="checkbox"/> SUBDIVISION PRIOR TO 9-18-69 8 <input type="checkbox"/> OTHER (EXPLAIN)
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CERTIFICATION - Flood Hazard Areas - Pursuant to 32 VSA §9606 I/we hereby swear and affirm that I/we have investigated and have disclosed to each party involved in this transfer, all of my/our knowledge regarding FLOOD REGULATIONS if any which affect the site hereinbefore described.

UNDER PENALTIES OF PERJURY, I HEREBY SWEAR OR AFFIRM THAT I HAVE EXAMINED THIS RETURN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE. I FURTHER SWEAR OR AFFIRM THAT THE CERTIFICATES REQUIRED BY 32 V.S.A. SECTION 9606 AND 9608 HAVE BEEN COMPLETED AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND CORRECT.

SELLER(S) SIGNATURE(S) Stephen M. Schuster, Jr.	DATE 11/5/74	BUYER(S) SIGNATURE(S) Robert J. Margoon	DATE 11/5/74
PREPARED BY (PRINT OR TYPE)			
PREPARED BY (PRINT OR TYPE)			

TOWN/CITY Colchester	RETURN RECEIVED 11/21/81	TOWN NUMBER
DATE OF RECORD 11/21/81	RETURN NO. 11/21/81	
BOOK NUMBER 11360.00	SIGNED Robert J. Margoon	
LISTED VALUE \$	DATE	
MAP AND PARCEL NOS.		

TOWN CLERK'S COPY

VERMONT PROPERTY TRANSFER RETURN

RETURN NUMBER

A 46090

TRANSFEROR(S) (Seller or Grantor)	FULL NAME	MAILING ADDRESS	SOCIAL SECURITY NUMBER
	Ethan Allen Camp No. 12466	Colchester,	00 210 310 53
	Modern Woodmen of America	Vermont 05446	
TRANSFeree(S) (Buyer or Grantee)	FULL NAME	MAILING ADDRESS	SOCIAL SECURITY NUMBER
	Colchester Center Volunteer	Colchester,	
	Fire Company, Inc.	Vermont 05446	

COMPLETE NAMES AND ADDRESSES MUST BE SHOWN CLEARLY

THE PROPERTY LOCATION (SUCH AS "173 MAPLE ST., BURLINGTON" OR "THE SMITH FARM, OLD MILL ROAD, TUNBRIDGE"). IF THE PROPERTY IS LOCATED IN TWO TOWNS, PLEASE LIST BOTH:

Colchester

IF THE TRANSFEREES ACQUIRED LESS THAN THE ENTIRE INTEREST (FEE SIMPLE) IN THE PROPERTY, PLEASE STATE THE INTEREST ACQUIRED (SUCH AS "LIFE ESTATE", "PERPETUAL EASEMENT", ETC.):

APPROXIMATE LAND SIZE: ACREAGE: OR LOT SIZE: FRONT DEPTH

BRIEF DESCRIPTION OF BUILDINGS IF ANY (SUCH AS "HOUSE, BARN, AND OUTBUILDINGS", "STORE" OR "FACTORY AND WAREHOUSE"):

PLEASE CHECK THE CATEGORY WHICH BEST DESCRIBES THE USE OF THE PROPERTY BEFORE TRANSFER:

☒ RESIDENTIAL, ☐ OPERATING FARM, ☐ COMMERCIAL, ☐ INDUSTRIAL, ☐ CAMP OR VACATION,
☐ TIMBERLAND, ☐ GOVERNMENT USE, ☐ OTHER.

PROPOSED USE (OPTIONAL):

EXEMPTION (THIS SECTION MUST BE COMPLETED IF TRANSFER IS CLAIMED TO BE EXEMPT FROM PROPERTY TRANSFER TAX. IF SUCH AN EXEMPTION IS CLAIMED, YOU NEED NOT COMPLETE THE SECTIONS HEADED: "THE VALUE", "TAX", OR "SPECIAL CIRCUMSTANCES").

CITE EXEMPTION AND EXPLAIN: CORRECTIVE DEED

THE VALUE PRICE PAID FOR PROPERTY (INCLUDING THE VALUE OF ANY NOTES, PROPERTY, STOCKS, BONDS, ETC. GIVEN TO TRANSFEROR, AND THE VALUE OF ANY MORTGAGES OR LIENS ASSUMED BY TRANSFeree). IF THE TRANSFER WAS A GIFT OR WAS FOR NOMINAL CONSIDERATION, GIVE INSTEAD THE ESTIMATED FAIR MARKET VALUE OF THE REAL PROPERTY TRANSFERRED:

TAX PRICE PAID \$ 15,000.00 LESS PERSONAL PROPERTY \$ REAL ESTATE VALUE \$

TAX PAYMENT DUE: FIVE TENTHS OF ONE PERCENT (0.005) OF THE ABOVE AMOUNT, BUT NOT LESS THAN \$1.00. (FOR EXAMPLE: IF THE VALUE WAS \$10,000, THE TAX DUE IS \$50.00; IF THE VALUE WAS \$100, THE TAX DUE IS \$1.00). MAKE CHECKS PAYABLE TO "VERMONT DEPARTMENT OF TAXES":

\$ 15,000.00

SPECIAL CIRCUMSTANCES IF THERE WERE SPECIAL CIRCUMSTANCES IN THE TRANSFER WHICH SUGGEST THAT THE PRICE PAID FOR THE PROPERTY WAS EITHER MORE OR LESS THAN ITS FAIR MARKET VALUE, PLEASE EXPLAIN:

OATH OR AFFIRMATION UNDER PENALTIES OF PERJURY, I HEREBY SWEAR OR AFFIRM THAT I HAVE EXAMINED THIS RETURN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE:

TRANSFEROR(S) TRANSFeree(S)

DATE DATE DATE DATE

REAL ESTATE BROKER

CERTIFICATE

REQUIRED BY NO. 291 - 1969 ADJOURNED SESSION (BOARD OF HEALTH SUBDIVISION REGULATIONS)

PLEASE CHECK APPROPRIATE SQUARE AND ENTER PERMIT NUMBER IF A SUBDIVISION PERMIT HAS BEEN ISSUED.

☐ THIS TRANSFER IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE BOARD OF HEALTH. (VERMONT BOARD OF HEALTH REGULATIONS, SUBCHAPTER 10, AS AMENDED)

PERMIT NO. _____

☒ THIS TRANSFER IS EXEMPT FROM THE SUBDIVISION REVIEW REQUIREMENTS OF THE BOARD OF HEALTH. (VERMONT BOARD OF HEALTH REGULATIONS, CHAPTER 5, SUBCHAPTER 10, AS AMENDED)

SPECIFY REASON FOR EXEMPTION: NOT A SUBDIVISION

UNDER PENALTIES OF PERJURY, (I) (WE) SWEAR OR AFFIRM THAT THIS CERTIFICATE IS TRUE, CORRECT AND COMPLETE.

TRANSFEROR(S) TRANSFeree(S)

DATE DATE DATE DATE

CERTIFICATE

REQUIRED BY 10 V.S.A., CHAPTER 151, ACT 250 - 1969 ADJOURNED SESSION (VERMONT LAND USE AND DEVELOPMENT PLANS ACT)

PLEASE CHECK APPROPRIATE SQUARE AND ENTER PERMIT NUMBER IF A SUBDIVISION PERMIT HAS BEEN ISSUED.

☐ THIS TRANSFER IS IN COMPLIANCE WITH ACT NO. 250 OF THE 1969 ADJOURNED SESSION.

PERMIT NO. _____

☒ THIS TRANSFER IS EXEMPT FROM THE SUBDIVISION REVIEW REQUIREMENTS OF ACT NO. 250 OF THE 1969 ADJOURNED SESSION.

SPECIFY REASON FOR EXEMPTION: NOT A SUBDIVISION

UNDER PENALTIES OF PERJURY, (I) (WE) SWEAR OR AFFIRM THAT THIS CERTIFICATE IS TRUE, CORRECT AND COMPLETE.

TRANSFEROR(S)

DATE DATE DATE DATE

THIS CERTIFICATE MUST BE SIGNED BY TRANSFEROR(S). ONLY NOT BY A REPRESENTATIVE.

TOWN/CITY Colchester

DATE OF RECORD 11/5/74

BOOK NUMBER 00 PAGE NO 7

LISTED VALUE \$ 15,360.00 GRAND LIST OF 19

MAP AND PARCEL NOS 7-11

ACKNOWLEDGMENT

RETURN RECEIVED TAX PAID BOARD OF HEALTH CERTIFICATE RECEIVED
VERMONT LAND USE AND DEVELOPMENT PLANS ACT CERTIFICATE RECEIVED

RETURN NO. 46090

SIGNED TOWN CLERK

DATE 11/5/74

TOWN NUMBER

TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN CLERK'S COPY

Know all Men by these Presents

That ETHAN ALLEN CAMP NO. 12466 MODERN WOODMEN OF AMERICA,

of Colchester in the County of Chittenden
and State of Vermont Grantor, in the consideration of
ONE AND MORE Dollars
paid to its full satisfaction by

COLCHESTER CENTER VOLUNTEER FIRE COMPANY, INC.

of Colchester in the County of Chittenden
and State of Vermont Grantee, have Remised, Released,
and Forever Quitclaimed unto the said

COLCHESTER CENTER VOLUNTEER FIRE COMPANY, INC.

all right and title which its successors and assigns,

ETHAN ALLEN CAMP NO. 12466 MODERN WOODMEN OF AMERICA

or its successors
certain piece of land in Colchester in the
County of Chittenden and State of Vermont, described as
follows, viz:

Being all and the same one-half acre of land, more or less, with the building thereon formerly known as the Methodist Episcopal Church. Said land being bounded on the north by the Cemetery, on the east by the land of one Richard Ward, on the south by the highway, and on the west by the land of one Mary Martin.

There is reserved and excepted from this deed a right-of-way along the easterly side of said piece of land from the highway to the Cemetery, for passing to and from the Cemetery.

Being all and the same land and premises conveyed to Ethan Allen Camp No. 12466 Modern Woodmen of America by Quit-Claim Deed of Rolla L. Wright, dated February 11, 1909 and recorded in Volume 36 Page 6 of the Land Records of the Town of Colchester.

The purpose of this deed to release any and all right, title and/or interest which the Grantor may have as a result of the above-mentioned deed.

To Have and to Hold all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said

COLCHESTER CENTER VOLUNTEER FIRE COMPANY, INC.

its successors ~~here~~ and assigns forever.

And Furthermore the said

ETHAN ALLEN CAMP NO. 12486 MODERN WOODMEN OF AMERICA

do for itself and its successors and assigns

~~hereby execute and administrators~~ covenant with the said

COLCHESTER CENTER VOLUNTEER FIRE COMPANY, INC.

SUCCESSORS

~~here~~ and assigns, that from and after the sealing of these presents it is the said

ETHAN ALLEN CAMP NO. 12486 MODERN WOODMEN OF AMERICA

will have and claim no right, in, or to the said quit-claimed premises.

In Witness Whereof, I hereunto set my hand and seal
this 5th day of November A. D. 19 74.

In Presence of
Robert Montgomery
Richard L. Harris

ETHAN ALLEN CAMP NO. 12466
MODERN-WOODMEN OF AMERICA.

BY *Marcus E. Washburn*
Duly Authorized Agent

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
--ACKNOWLEDGMENT--
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--
Vt. Land Use & Development Plans Ad Cert. Rec'd.
Return No. 446090
Signed *A. H. Smith*, Clerk
Date 11-8-74

State of Vermont, ss. At Burlington this
CHITTENDEN County 5th day of November A. D. 19 74.

MARCUS WASHBURN, duly authorized agent
of Modern Woodmen of America
personally appeared, and he acknowledged this instrument, by
him sealed and subscribed, to be his free act and deed, and
the free act and deed of Ethan Allen Camp No. 12466 Modern Woodmen of America.
Before me *Robert Montgomery*
Notary Public

COLCHESTER, VT.
RECEIVED FOR RECORD
Nov 5 AD. 1974
at 3 O'Clock 30 Min. PM
and recorded in 2. C.
Book 7 Page 263-65 of Land Records
Attest: *Russell H. Smith*
TOWN CLERK

MAP NO. 26

LOT NO. 32

LOCATION Rte 2A west of P.O.

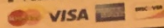
SIZE 165'x200'

NAME OF OWNER	ADDRESS	DATE	BOOK	PAGE
Modern Woodmen of America	Colchester			
Colchester Vol. Fire Co. Inc.	SAME	11/5/74	M27	

ASSESSMENT RECORD							
ITEMS	19	19	19	19	19	19	19
LAND							
BLDGS							
TOTAL							

483 Main St





Dept. All ads are subject to approval before publication. The Burlington Free Press reserves the right to edit, refuse, reject, classify or cancel any ad at any time without notice. The Burlington Free Press reserves the right to edit, refuse, reject, classify or cancel any ad at any time without notice. The Burlington Free Press reserves the right to edit, refuse, reject, classify or cancel any ad at any time without notice.

General

Burlington School District
 has the following job opportunities:
 • Bus Drivers/Bus Aides
 • HVAC Technicians - Day & Evening
 • Maintenance Utility - Day & Evening
 • Custodians
 Premium pay for all positions! Full benefits and retirement package for permanent positions.


To apply, visit www.bsdvt.org and click on "Careers" or call Beth at 864-8453. EOE

the job network
jobs.burlingtonfreepress.com

General

General

General




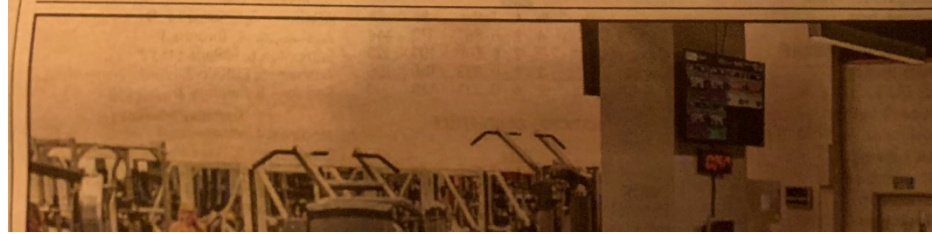
FIRE CHIEF

Town of Colchester, Vermont

The Town of Colchester is seeking its first town-wide Fire Chief. The Fire Chief will evolve the Town's fire services from three fire departments with a total of approximately 90 volunteers to a town-wide fire department with career staff augmenting volunteers. Three career firefighters will provide coverage during weekday daytime when we have a deficit of volunteer respondents to structure fires. The fire department will continue to assist the separate Rescue department. This will require leadership, technical firefighting and managerial abilities, as well as aptitude for working with volunteers.

Candidates should have significant experience in administration of a fire department. Professionalism, integrity, credibility, and strong customer service are musts. A record of successful implementation of change in fire human resources, technology, and practices; data-driven decision-making; strong written, verbal, public, and organizational communications skills; effective emergency management; strategic planning; problem solving; and a commitment to continuous improvement to provide the highest level of fire services given the available resources is required. Given the significant volunteer component, candidate should expect to become active in the Colchester community.

For complete job description and to apply online visit <https://colchestervt.gov/321/Human-Resources> or submit cover letter, resume and application to slabarge@colchestervt.gov by November 1, 2019. Hiring range is \$80,941-\$83,387, plus a competitive benefit package. E.O.E.

From: <firegrants@dhs.gov> firegrants@dhs.gov
Subject: Reference: EMW-2018-FH-00026
Date: Oct 22, 2019 at 9:49:34 AM
To: <sbourgeois1960@gmail.com> sbourgeois1960@gmail.com

Stephen Bourgeois
Malletts Bay Fire Department
844 Church Road
Colchester, Vermont 05446

Reference: EMW-2018-FH-00026

Dear Staffing for Adequate Fire and Emergency Response (SAFER) Applicant:

On behalf of the Federal Emergency Management Agency (FEMA) Grant Programs Directorate, I wish to thank you for applying for assistance under the Fiscal Year (FY) 2018 Staffing for Adequate Fire and Emergency Response (SAFER) Program. After thorough review and consideration, we are unable to fund your application. We regret that the news could not be more positive.

As you are aware, the SAFER Program is among the Department of Homeland Security's (DHS) and FEMA's most competitive grant programs. In FY 2018, FEMA received over 900 SAFER applications, requesting more than \$676 million in federal assistance. The large number of applications received, and the finite amount of available funding, resulted in many worthy applicants not being funded and underscores the highly competitive nature of this program.

Given the high number of applications received, we are unable to provide a detailed account of how each individual application was rated in the competitive process. However, we are hopeful that you will apply again for a FY 2019 SAFER award, and strongly encourage you to do so. Resources will be available online to assist applicants with the preparation of a competitive application. The resources, along with the FY 2019 SAFER Notice of Funding Opportunity, will be available in early 2020 on the AFGP grant web site www.fema.gov/firegrants.

Your interest in the SAFER Grant Program reminds us that America's fire service organizations continue to have great need for support. FEMA and DHS will

continue to work closely with and support the Nation's first responders and their vital work. Thank you again for your dedication and commitment.

&nbs p

Regards,

Kerry L. Thomas
Director
Preparedness Grant Division



781 Blakely Road • Colchester, Vermont • 05446 • 802.264.5500

www.colchestervt.gov

October 15, 2019

VIA REGISTERED MAIL

Jay Reidinger
Prudential Committee Chairman
Colchester Fire District #3
428 Main Street
Colchester, VT 05446

Re: Future of Fire Protection in Colchester

Dear Mr. Reidinger:

On behalf of the Town Selectboard, I want to thank you, the Colchester Fire District #3 Prudential Committee, and firefighters for supporting the Town's initiative to improve fire services in our Town. Most specifically we appreciate the Prudential Committees vote on July 2, 2019 that "CCVFC is moving forward to discuss a merger with the town provided they are a part of the process."

We are making good progress on the evolution of fire services. We are close to concluding our negotiations with Fire District #2, and are working out a contract with Saint Michaels College Fire and Rescue. We have developed a job description and are advertising for a Townwide fire chief who will likely begin work in January and take command of fire services on July 1, 2020.

Chief Ladd recently shared concerns about his level of involvement and Town Manager Aaron Frank responded citing the CFD #3 input that has been incorporated as well as opportunities offered. He also invited additional engagement at multiple levels including myself. Attached is that correspondence for your information. Town staff have developed a budget for firefighting with a 20% increase for fire services. Town staff sought the input of all three chiefs in developing the budget. I know the draft budget has been shared with Chief Ladd in writing and in a meeting for his feedback.


It is my hope that we can advance the discussions between the Town and Colchester Fire District #3 to catch up with our other efforts. I understand that Chief Ladd wishes to explore other options. Given that, I want to take the opportunity to explain that an asset purchase agreement (APA) is far simpler than a merger. An APA is merely a purchase. A merger would require detailed and time consuming research since the Town would acquire all assets and liabilities. Town would have to research buildings, equipment,

board documents, funding, expenses, payroll, and all financial transactions over time to understand any liabilities that would be transferred to the Town through a merger. The merger process is also not sensible since the Town is not seeking, nor are Fire Districts #2 and #3 seeking a new entity to manage the water services. We have provided a number of documents on these matters and understand that CFD #3's attorney is in possession of them. We hope that CFD#3 can consider this with counsel and come to a conclusion on a process.

I appreciate you sharing of a list of questions developed perhaps at your last prudential committee meeting. Town staff has developed answers and they are attached for your consideration.

Please let me know if you have an questions and feel free to reach out at any time.

Sincerely,



Jeffrey D. Bartley
Chair, Colchester Selectboard

From: Aaron Frank
To: [Sandy Ladd](#); ["Jay Riedinger \(jayrms10@aol.com\)" \(jayrms10@aol.com\) \(jayrms10@aol.com\)](#)
Cc: [Seth Lasker](#); [Jeff Bartley](#)
Subject: Future of Fire Protection in Colchester
Date: Wednesday, September 25, 2019 11:28:00 AM
Attachments: [05b_4_Fire Service Changes - Detail on Transfer to Town.pdf](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Sandy,

Seth mentioned that you shared some concerns last night about the changes in fire protection, including the proposed asset purchase agreement and your involvement in the changes. We value your input and involvement in this effort. Here are some examples of how we have been seeking and incorporating it.

The Town has drafted an asset purchase agreement (APA) for both fire districts in conjunction with our Town attorney. The "framework" for this agreement was shared in writing via a memo from the Town Attorney with CFD#3 in emails and meetings some months ago as well as shared in a Selectboard packet public Selectboard packet that specifically includes the fire chiefs. Our attorneys have discussed it. CFD#3's attorney shared a concern about maintenance of efforts towards fire services. The budget considerations from the Colchester Town Manager's office to the Selectboard made it clear that fire services should be the beneficiary of any substantial new resources next year. The Selectboard agreed and in turn this information was shared with the chairs and chiefs of the fire district prudential committees. The Town's proposed APA includes a clause addressing maintenance of efforts.

The Town's attorney has shared the draft APA with CFD#3's attorney. The Town's attorney has been seeking to set up a meeting with the CFD#3 attorney. I believe the CFD#3 attorney has shared the agreement with CFD#3. I know that our respective Chair's Bartley and Riedinger spoke of meeting with the attorneys to go over the agreement together. I was told to be ready to attend a meeting in the next week or two.

At a Selectboard meeting on June 11th, you expressed interest in changes to and more detail within timeline that Seth Lasker presented. Since then the prudential committees of both CFD#3 and CFD#2 voted to work towards the option of transferring fire services to the Town. Seth reached out to you and has incorporated many of your ideas into an updated timeline that we presented to the Selectboard and the public. We doubled the size of that document addressing more specifics and incorporating more ideas. We invited all fire district chairs and chiefs to attend the meeting on September 10 where we shared the update. We later shared that information to the chairs and chiefs.

We met together, along with our respective Board chairs on the fire service contracts for FY 20. You requested changes. We now have a signed agreement after gaining the approval of the Saint Michaels College Fire and Rescue Inc. board of directors to sign the contract to honor your requests.

I have asked Seth to reach out to the fire chiefs to understand their budgets so that the Town may

build a town-wide fire budget for FY 21. He has been in contact to gain any additional information that you wish for the Town to consider.

Again, we want your participation in this effort. We do and will continue to value the past and current contributions to fire protection as we evolve to a town-wide department. If there is something we are not doing to include you, CFD#3 or CCVFC, please let Jeff, Seth or I know and we will try to better address it.

Thanks,

Aaron



Aaron Frank
Town Manager
Town of Colchester
781 Blakely Rd. Colchester, Vermont 05446
P: 802.264-5509 | F: 802.264.5503


colchestervt.gov

Notice – Under Vermont's Public Records Act, all e-mail, e-mail attachments as well as paper copies of documents received or prepared for use in matters concerning Town business, concerning a Town official or staff, or containing information relating to town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify us immediately by return email. Thank you for your cooperation.

Edward G. Adrian (Of Counsel)
Christian Chorba
James F. Conway, III*
Steven R. Ducham
Brian P. Monaghan
Claudine C. Safar**Also licensed in New Hampshire
and Maine

*Also licensed in Massachusetts

Memorandum

To: Colchester Selectboard
From: Brian P. Monaghan, Esq. 
Date: June 3, 2019
Re: Colchester Fire District No. 2 and/or No. 3 Transfer of Fire Services to the
Town of Colchester

Introduction

This memo addresses the necessary steps to properly convey Colchester Fire District No. 2 and/or No. 3's (CFD #2 and/or #3) fire protection assets and liabilities to the Town of Colchester. This transaction would be structured as an asset purchase agreement, which enables the parties to select which assets and liabilities will be conveyed as part of the transaction. Under this option, the Fire District Prudential Committee could choose to have the Town acquire the Fire District's fire protection assets, such as fire trucks, firefighting equipment and apparatus, and real estate such as fire stations. Along with these assets, the related liabilities would also be transferred, including Fire District debt, such as loans, or lease purchase agreements related to firefighting.

Asset Purchase Agreement

The best vehicle for CFD #2 and/or #3 to transfer fire protection assets to the Town of Colchester would be an Asset Purchase Agreement (APA), together with ancillary agreements including Warranty Deeds for transfer of real property, bills of sale for transfer of assets, assignments of contracts and leases, and agreements relative to the Fire Districts' outstanding debt. I expect the Town and CFD #2 and/or #3 staff would develop an APA outline to be considered by the Prudential Committee and Selectboard, and by counsel for each organization.

Required Approvals

Once the Prudential Committee and the Selectboard have come to an agreement, the CFD #2 and/or #3 Prudential Committee would meet to vote and approve the APA, as would the Town's Selectboard. The Town Selectboard does not need additional approval (i.e., voter approval) to accept property, buildings, or improvements. Operation of a fire department is a regular municipal function and the Town is already appropriating funds for fire protection services including providing funding for equipment directly to CFD #2 and/or #3 and other fire districts. There is

nothing in CFD #2 and/or #3's Bylaws and/or Rules and Regulations that would impact this proposed transaction.

If the Town will be acquiring debt that was initially incurred by CFD #2 and/or #3 and approved by its constituent voters, any debt acquisition would need to be approved by the voters of the Town at a special or annual meeting pursuant to 24 V.S.A. § 1786a. Accordingly, voter approval will be required in connection with any debt acquisition by the Town.

To transfer the real property, the CFD #2 and/or #3 Prudential Committees would need to post public notices for the real property transfers through the procedures set forth in 24 V.S.A. § 1061, which allow for a transfer by the Prudential Committee unless 5% of the registered fire district voters file a petition, in which case the transfer would require approval by a vote of the voters of the District, rather than an act of the Prudential Committee.

Asset Purchase Agreement Provisions

The Asset Purchase agreement could:

- 1) Transfer all fire protection services equipment, including, but not limited to, fire trucks, fire apparatus, and boats to the Town, understanding that some equipment, due to bonds, loans or lease purchase agreements, may have to be provided to the Town for possession, use and control, under an interlocal agreement, until the equipment is paid off. We can evaluate this issue in connection with reviewing any loan documents on CFD #2 and/or #3 assets;
- 2) Transfer all leases and contracts for services which may be necessary for ongoing fire protection services to the Town, such as vendors which presently provide services or products to CFD #2 and/or #3. Those vendors might include property maintenance services, communications services, training services, etc.;
- 3) My understanding is that CFD #2 and/or #3 have no actual employees who provide fire protection services. Nevertheless, if there are any employment relationships related to fire protection services the Town desires to take on, the Town can incorporate that into the Asset Purchase Agreement;
- 4) Transfer any fire district accounts, including any capital reserve funds, to the Town. This conveyance would be in recognition of the fact that general taxpayer dollars have already been committed to fire protection services by Town taxpayers and conveyed to CFD #2 and/or #3 for that purpose, those dollars must remain attached to the fire protection service provider;

- 5) Address debt and lease purchase payments through one of three means:
- a. Continue to fund debt service through annual appropriations to CFD #2 and/or #3. Under this option, the APA would contain an agreement that the Selectboard would include funding to service any outstanding fire protection-related debt or lease purchase payments in the Town's proposed annual budget, and require that the Fire Districts continue to make payments, as applicable. Any assets which were pledged against loans would be transferred to the Town proportionally as funding for loan payments are made from the Town to CFD #2 and/or #3, with title transfer occurring at the last payment. If necessary to satisfy lenders, CFD#2 and/or #3 could lease the equipment and facility to the Town.
 - b. Acquire the CFD #2 and/or #3 debt and lease purchase payment responsibilities directly, subject to lender approval. For the Town to directly acquire debt that was initially incurred by CFD #2 and/or #3 and approved by CFD #2 and/or #3's constituent voters, any debt acquisition would require approval by the voters of the Town at a special or annual meeting pursuant to 24 V.S.A. § 1786a.
 - c. Initially agree to pay debt under option a, and then, following the Town's commencement of fire service operations, move forward with option b.
- 6) Transfer, as appropriate, necessary real property, including, but not limited to, the CFD #2 station at 844 Church Road and/or the CFD #3 station at 428 Main Street. This transfer would occur by Warranty Deed, and would require that the CFD #2 and/or #3 Prudential Committees first approve the transaction, and then post notice of the proposed conveyance(s) in accordance with 24 V.S.A. § 1061.

Under the current proposal, the Town would not acquire any water system services from CFD #2 and/or #3, such as water lines, easements for water lines, fire hydrants, and equipment related to the water system services.

Further, the APA will finalize the terms and conditions related to the purchase and sale of CFD #2 and/or #3's fire protection assets. The APA will lay out the details of the transaction including the purchase price, the assets to be acquired, the assets to be excluded, the liabilities to be assumed, representations and warranties, closing conditions, and any ancillary agreements.

The ancillary agreements in this transaction may include bills of sale, deeds for real property, assignments of contracts, assignments of leases, and any agreements

necessary relative to outstanding indebtedness. As the Fire Districts will retain ownership of the water lines and fire hydrants, the Fire Districts must also provide easements to the Town for access to the fire hydrants for fire protection service use.

The APA will provide for the assignment of title of all vehicles to the extent that such transfer of title is approved by any lender of record.

Closing the Transaction

The closing date will be set out in the APA for a future date on which all transfers will take place, which, as I understand it, is proposed for July 1, 2020. To ensure we can close this transaction by that date, and to create time for Fire District or Town voter approval if needed, we will need to explore debt and lease purchase issues with the lenders soon. Given that the Selectboard has asked the Fire District to consider options, once the Prudential Committee is comfortable with an option, it would be beneficial for the Prudential Committee to move to declare their support for a preferred option and direct Fire District staff to work with Town staff to develop an outline of an APA for Prudential Committee and Selectboard consideration.

Answers to Questions provided by CFD #3 to the Town on October 9, 2019.
CFD #3 Questions in Black; Town answers in Blue italics.

- *Debt of tanker truck; approved by voters. The Asset Purchase Agreement, which was sent by the Town Attorney to CFD#3's attorney on September 11, 2019, addresses this in a manner that provides more certainty than under the current arrangement. The Selectboard agrees to include funding in its annual proposed budget for such payments. The Town will make the payments directly or provide funding so that CFD #3 can to make these debt payments until truck is paid off in 2021.*
- *Old fire house was not built by the town, was built by CCVFC volunteers- building can be donated to Food Shelf? The Town has proposed in the Asset Purchase Agreement, sent to CFD #3 on September 11, 2019 to continue this use for the Colchester Food Shelf at 245 Main Street in a very low cost lease. There are benefits to a government organization leasing the building to a non-profit as exemption from property taxation is more certain under this structure. The Town Manager has spoken to Marcia Devino, Chair of the Colchester Food Shelf Board of Directors and she is comfortable maintaining the current relationship as the Town has proposed. This relationship could also present options if the Town or the Colchester Food Shelf find other space, or for the Town to provide energy efficiency resources to the Colchester Food Shelf as the building owner.*

The Town has contributed funding to CFD#3 and its predecessor the CCVFC since 1951 so has a financial interest in the building's materials and land. However, the Town would entertain alternative proposals by CFD#3's Prudential Committee related to the disposition of 245 Main Street.

- *How service will be provided and by whom: The goal in the fire department consolidation process is to be able to provide fire protection services from a single Town department in a more effective and efficient manner than through three separate departments. The essential part of this is the involvement and cooperation of the Town's current departments and the commitment of the Town to provide management, career firefighter staffing and financial support.*

Answers to Questions provided by CFD #3 to the Town on October 9, 2019.
CFD #3 Questions in Black; Town answers in Blue italics.

- Clarification on mutual aid/coverage: *It is critically important to the Town of Colchester and to our surrounding communities that we continue to participate within the long standing Mutual Aid System and it is recognized that Colchester equally benefits from doing so. The Colchester Fire Department will remain committed to this system, and will continue to participate in all existing mutual aid agreements. Although adjustments to some of the plans maybe required due to staffing availability and resources, remaining an active partner within our areas Mutual Aid System will remain a priority.*
- What is the plan for hydrant-less areas and covering 36sq. miles: *The Town's current fire protection model provides coverage of the entire Town and accounts for areas not served by a municipal hydrant system. The process of combining the town's current fire departments in to a single department is an effort to enhance the current service model and to more efficiently and efficiently deliver fire services.*
- Which trucks will be kept, what is the plan? *As mentioned by Town Manager Aaron Frank, in a meeting with Jay Reidinger, Sandy Ladd, and Selectboard Chair Jeff Bartley and Selectboard Clerk Jacki Murphy on November 9, 2019, the Town does not have plans for rearranging trucks/apparatus but expects the Fire Chief to consider this matter after they have been operating the Townwide fire department.*
- What standards will be kept about fire codes; how will they change? Approved? *As of July 1, 2020, the Fire Chief will be the person responsible for fire code sign-off and this will be a requirement of their job description. The change and approval process for fire codes will remain with the Planning Department and its governing bodies.*

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October 23, 2019

K. Michael Whalen
Chair, Prudential Committee
Colchester Fire District #2
838 Church Rd.
Colchester, VT 05446

Re: Future of Fire Services in Colchester

Dear Mike:

I'm writing to express thanks to you and the Prudential Committee of Colchester Fire District #2 including Ed Losier, Steve Chagnon, Joe Hart, and Angela MacDonald for the magnanimous manner in which the District has approached the proposed changes to fire services in our town. The Prudential Committee's appreciation for our shared goal to provide the best fire protection service to the entire Town is much appreciated.

It was clear that Malletts Bay Fire Department Chief Steve Bourgeois, Deputy Chief Gary Francis, and Assistant Chiefs David Weissenstein and Dale Newton were open to the idea of resourcing fire services in a different way to accomplish our shared goal of addressing a deficiency of the number of firefighters available to respond to fires during weekday daytime.

Finally, we want to thank the Prudential Committee for their collaborative approach in negotiating an agreement whereby the current and past contributions of Colchester Fire District #2 and the Malletts Bay Fire Department can be used for the future town-wide fire services which will be provided by a professional group comprised of both volunteers and career staff.

There is more to do to finalize the agreement but it felt that the time was right to recognize Colchester Fire District #2 and the Malletts Bay Fire Department for the work done to date.

Sincerely,

Jeffery D. Bartley

Chair, Colchester Selectboard