



Josh Arneson <jarneson@richmondvt.gov>

Fwd: Permanent Access Easement [IWOV-VELCO01.FID41262]

Caitlin Littlefield <clittlef@gmail.com>

Tue, Jul 25, 2023 at 12:23 PM

To: Josh Arneson <jarneson@richmondvt.gov>, Jay Furr <jay.furr@richmondvt.org>

Cc: Nick Neverisky <nickneverisky@gmail.com>

Hi Josh, hi Jay,

[Nick cc'ed, as ACFC chair.]

VELCO has approached the ACFC about getting a permanent access easement on the road up to the powerlines (see attached map) to ensure their right-of-way in perpetuity and to prevent, for example, any development within the road that would inhibit access. See the attached blank easement for reference. VELCO would compensate the town approximately \$8,000 for this right.

The ACFC has discussed and would like to proceed with this transaction. Our contact at VELCO, Elizabeth, has outlined what next steps would be below (following, of course, Selectboard approval).

Can we put this on the agenda for the Selectboard meeting on Monday August 7th?

Thanks!

Caitlin

----- Forwarded message -----

From: **Elizabeth Morris** <emorris@velco.com>

Date: Tue, Jul 25, 2023 at 10:24 AM

Subject: RE: Permanent Access Easement [IWOV-VELCO01.FID41262]

To: Caitlin Littlefield <clittlef@gmail.com>

Cc: Nick Neverisky <nickneverisky@gmail.com>

Hi Caitlin,

That's great news!

The next step would be for us to get the route surveyed. The surveyor will produce a survey plat that we record with the Town of Richmond and reference in the Access Easement. The plat will also provide us the exact measurement of the access easement route which we will use to determine the compensation amount paid to Andrews Community Forest/Town of Richmond.

VELCO compensates at rate of \$3.50 per linear foot of access easement. From a desktop review, I estimate Andrews Community Forest/Town of Richmond receiving approximately \$8,000.00 from VELCO for the easement.

I have attached a blank Access Easement for reference and snapshot of the desktop review of the compensation for the easement.

The only thing we would need from Andrews Community Forrest is a W9, the name/title for the person(s) who will be signing the easement on behalf of ACF/The Town of Richmond and a copy of the Corporate Resolution (or similar document) that describes that signing authority. VELCO will handle all document preparation, recording, and post-closing property transfer tax etc.

Please let us know if you have any questions or concerns and if we're set to proceed with getting it surveyed.

It has been great working with Andrews Community Forrest and I look forward to continuing our relationship in the future!

~Elizabeth

From: Caitlin Littlefield <clittlef@gmail.com>
Sent: Tuesday, July 25, 2023 8:01 AM
To: Elizabeth Morris <emorris@velco.com>
Cc: Nick Neverisky <nickneverisky@gmail.com>
Subject: Re: Permanent Access Easement [IWOV-VELCO01.FID41262]

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Hi Elizabeth,

Thanks for re-booting this conversation! Yes, the committee has decided that we'd like to proceed with the access easement. We'll have to take this to the Selectboard for approval and then loop in the appropriate people to proceed with the transaction and paperwork. Can you advise what next steps would be on your end? And is there a standard contract that we could take to the Selectboard when we introduce this idea to them?

Many thanks,

Caitlin

On Mon, Jul 24, 2023 at 8:39 AM Elizabeth Morris <emorris@velco.com> wrote:

Hi Nick,

That's great to hear and I am looking forward to working through the next steps with Caitlin. Talk with you soon!

~Elizabeth

From: Nick Neverisky <nickneverisky@gmail.com>

Sent: Sunday, July 23, 2023 3:26 PM

To: Elizabeth Morris <emorris@velco.com>; Caitlin Littlefield <clittlef@gmail.com>

Subject: Re: Permanent Access Easement [IWOV-VELCO01.FID41262]

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Hi Elizabeth,

Thanks for reaching out. We are interested in pursuing this. Your email is helping to bump this up in our attention again. Caitlin Littlefield (copied) is the ACF committee member leading our end of the permanent access easement question. She'll be in touch regarding next steps.

Nick

On Fri, Jul 21, 2023, 8:10 AM Elizabeth Morris <emorris@velco.com> wrote:

Thank you so much Jesse and thank you for all the work you have done for ACF!

~Elizabeth

From: Jesse Crary <jessecrary@gmail.com>

Sent: Thursday, July 20, 2023 9:24 PM

To: Elizabeth Morris <emorris@velco.com>

Cc: Nick Neverisky <nickneverisky@gmail.com>

Subject: Re: FW: Permanent Access Easement [IWOV-VELCO01.FID41262]

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Hello, Elizabeth.

Thanks for this follow up. I am no longer serving on the ACF Committee but I have forwarded your email and note to the current Chair, Nick Neverisky (copied here). Nick was present at our earlier meeting with you and has the background regarding the Access Easement. I am sure he will be back in touch soon.

Best regards,

Jesse

On Wed, Jul 19, 2023 at 2:39 PM Elizabeth Morris <emorris@velco.com> wrote:

Hello Jesse,

I am following up re: the Access Only Easement I sent to you back in April, following our meeting with the Andrews Community Forrest. Have you all been able to discuss this any further? Since we have the project funding now to purchase the easement, I didn't want the time to go by without checking with you again to see if this is an avenue that will be pursued.

Hope you all are well, talk to you soon!

~Elizabeth

From: Elizabeth Morris
Sent: Tuesday, April 25, 2023 4:22 PM
To: 'Jesse Crary' <jessecrary@gmail.com>
Subject: Permanent Access Easement [IWOV-VELCO01.FID41262]

Hi Jesse –

It was great to meet with you and the other Andrews Community Forest members last night. The meeting was very informative for me and I appreciated the questions and dialogue we had. As discussed, here is a copy of the Permanent Access Easement. Once again, it was great to meet with you and please reach out if you or the others have any questions.

~Elizabeth

Elizabeth Morris|Real Estate & ROW Specialist I

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2 attachments



ACF Perm Access measurement.JPG
94K



Standard Access Easement for Access Only revised 6.12.18 (1).DOC
41K