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**Easement request - 10 East Main St.**

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**From** Ben Kinnaman <bkinaman@greenseaiq.com>

**Date** Fri 2/13/2026 1:17 PM

**To** Josh Arneson <jarneson@richmondvt.gov>

**Cc** Roger E. Kohn <rkohn@kohnrathlaw.com>

 1 attachment (3 MB)

Sheet 1 - Site Plan 2-13-26.pdf;

Josh.

I am writing to request an easement be granted by the Town of Richmond on the municipal parking lot parcel owned by the Town in benefit of our property at 10 East Main St. This easement would enclose our sewer line that runs under the North East corner of the town property as well as the concrete pad upon which the dumpsters at our property sit. Our proposed easement would be 10 ft either side of our building's sewer line, shown accurately on the attached site plan. As the sewer line runs under the concrete pad upon which the dumpsters sit, the proposed easement would cover both the dumpster pad and sewer line.

We recently had the sewer line positively located on the site plan. This location differs significantly, though beneficially, from the location of the sewer line shown in other site plans.

The building and property at 10 East Main St is owned by Greensea Holdings, LLC, a holding company owned solely by my wife, Joanna, and I. Greensea Systems, Inc, the business at 10 East Main St, is the tenant of the building. Greensea Systems, Inc. continues to grow and it is now beneficial for Joanna and I to divest of the building property in order to provide financial independence between Greensea Systems and its landlord.

We currently have a title objection on this property without an easement provided for our sewer line and dumpster. For us to sell this property, we have to resolve this issue and we are seeking the Town's cooperation.

Greensea Systems, Inc. (the business at 10 East Main St.) will remain in Richmond as this is our headquarters and we have 30 staff members based in this office. While the ownership of the building will change hands in an upcoming sale, Greensea Systems will remain a tenant. The current lease is until 2032 with a 10 year extension option. We remain committed and invested in Richmond but it is now required for us to divest of the property itself.

We bought the building and property at 10 East Main St in 2011. We inherited both the dumpster pad and the sewer line. We have not altered either, but are seeking an easement to resolve title issues that have now arisen in a recent investigation. As I understand it, the installation of the sewer outlasts any memory and the installation of the dumpster pad was an "agreement" made well prior to us owning the building. We would like to tidy this up and provide a clear title.

I request the Select Board consider this request at the 17 February meeting and provide conditions by which they will agree to an easement. We will prepare all easement documents prior to the following Select Board Meeting so a formal process can occur.

Time is of the essence. We need to have a marketable title for this property as it is currently encumbering our ability to sell the property and therefore ultimately encumbering the business of the tenant, Greensea Systems, Inc.

Thank you for your consideration. Please let me know if there is anything I can provide prior to the 17 February Select Board meeting.

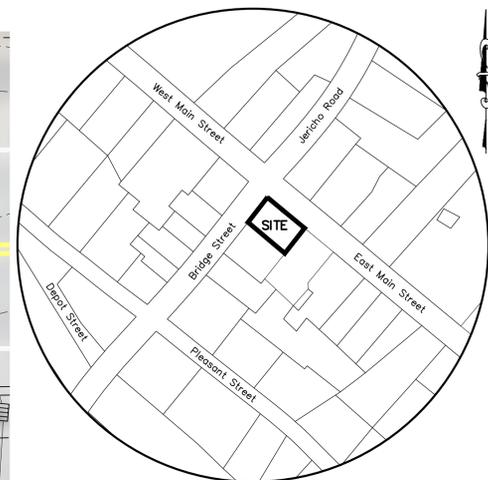
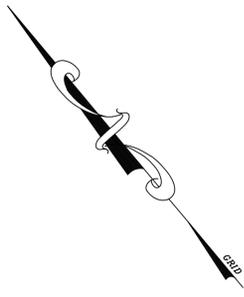
Kindest Regards

Ben

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Location Plan  
N.T.S.

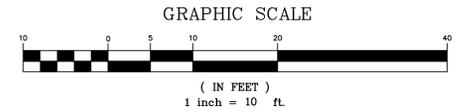


**LEGEND**

	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING SEWER MAIN
	APPROVED SEWER LINE
	PROPOSED SEWER LINE
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER
	ROAD CENTERLINE
	EXISTING BUILDING AREA

**NOTES:**  
1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE	REVISION	BY
SURVEY OBICA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	2/13/26
DESIGN OBICA	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT	2022-96
DRAWN NKP		FILE S4 RD
CHECKED BWC		PLAN SHEET #
SCALE 1" = 10'		1

**O'LEARY-BURKE  
CIVIL ASSOCIATES, PLC**  
13 CORPORATE DRIVE  
ESSEX, VT, VT  
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FAX: 878-9589  
E-MAIL: obca@olearyburke.com

**10 EAST MAIN STREET**  
Richmond, VT  
**SITE PLAN**