



# Town of Thetford Vermont

3910 Vermont Route 113 • P.O. Box 126 • Thetford Center, VT 05075  
802-785-2922 • [thetfordvermont.us](http://thetfordvermont.us)

**Flood Hazard Zoning Bylaw Hearing  
And Selectboard Special Meeting  
Thetford Town Offices  
(w/Virtual Attendance Option)  
Monday, August 23, 2021 7:00pm**

To connect to Zoom via computer: <https://us02web.zoom.us/j/88122490498>

To connect via phone only: +1 (646) 558 8656 | Meeting ID: 881 2249 0498

7:00pm – Call to Order; Flood Hazard Area Zoning Bylaw Hearing

Special Selectboard Meeting Agenda:

- 1) Agenda Review
- 2) Town Manager Report – Bryan Gazda
  - a) Route 132 Update
  - b) COVID-19 Mask Requirement
  - c) Post Mills Dangerous Building Update
  - d) Treasure Island Update
  - e) Other
- 3) Public Comment
- 4) Lebanon Landfill Discussion with Tom Kennedy
- 5) Memorandum of Understanding and Letter of Intent for Conservation Easements of Town Lands with Attorney Ed Adrian
- 6) Discussion of Five-Year Road Plan with Rene LeBlanc from Stantec
- 7) Senior and Affordable Housing Committee (SAHC) – Request for Time with Selectboard
  - a) Consideration for SAHC to change their committee's name
  - b) Selectboard to give charge to the SAHC
  - c) Change the quorum of SAHC to 3 (max. of 5) members so committee may vote and proceed with decisions/actions.
- 8) Discussion about Agricultural Tax Stabilization, Draft Language
- 9) Appointment to the Connecticut River Joint Commissions Upper Valley Subcommittee
- 10) Review and Possible Approval of Lister's Errors and Omissions
- 11) Approval of One-Time Request Caterer Applications (Liquor Commission)
- 12) Consideration of Request to Bury Utility Lines
- 13) Warrants and Minutes
- 14) Adjourn

**From:** Will Dodge <[wdodge@drm.com](mailto:wdodge@drm.com)>  
**Sent:** Thursday, August 19, 2021 5:38 PM  
**To:** Bryan Gazda <[bgazda@thetfordvt.gov](mailto:bgazda@thetfordvt.gov)>; Edward Adrian <[eadrian@msdvt.com](mailto:eadrian@msdvt.com)>  
**Subject:** AT&T Thetford VT1002: Final Proposed Versions of MOU and LOI [DRM-ID.FID926900]


Bryan and Ed:

Attached please find final proposed versions of the MOU and LOI for inclusion in the Selectboard members' packets for the meeting on Monday, August 23, 2021. I've also enclosed the final version of the drawings with the changes ANR requested (though note that the drawings are not yet signed and stamped). Let me know if it would be helpful to have redlines against the original versions of both documents. I would be very pleased to join the Monday night meeting via Zoom in case there are any questions / concerns, but will take my cue to leave (or not to show in the first place) from you both if appropriate.

If approved by the Selectboard on Monday evening, the plan would be to proceed as follows:

- File Supplemental Prefiled Testimony in the CPG proceeding on Wednesday, Aug. 25<sup>th</sup> with the fully-signed MOU and LOI
- Wait to see final comments from Department of Public Service by August 31
- Anticipate a CPG within the middle of September from the PUC

Thanks for all of your assistance to date with this process, and let me know if you have any questions.

**William J. Dodge** | Director | Energy, Environment and Telecommunications Group  
**Downs Rachlin Martin PLLC** | Business Sense · Legal Ingenuity  
199 Main Street, PO Box 190 | Burlington, VT 05402-0190 | **Mobile:** 802-324-2114  
[wdodge@drm.com](mailto:wdodge@drm.com) | [www.drm.com](http://www.drm.com) Admitted in VT, NH, ME 



# at&t Mobility

**THETFORD VT  
SITE NO.: VT1002  
906 FIVE CORNERS ROAD  
THETFORD, VT 05075**

ZONING DRAWINGS  
NOT FOR CONSTRUCTION



550 COCHITUATE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

**THETFORD VT  
SITE NO.: VT1002**

ZONING DRAWINGS	
D 08/19/21	FOR COMMENT
C 08/04/21	FOR COMMENT
B 06/28/21	FOR COMMENT
1 01/05/21	FOR SUBMITTAL
0 12/30/20	FOR SUBMITTAL
A 11/23/20	FOR COMMENT



**Dewberry**  
Dewberry Engineers Inc.  
85 WASHINGTON STREET  
BOSTON, MA 02210-1000  
PHONE: 617.666.3000  
FAX: 617.666.3100



DRAWN BY:	SK
REVIEWED BY:	JOM
CHECKED BY:	BBR
PROJECT NUMBER:	50123074
JOB NUMBER:	50123002
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	
TITLE SHEET	
SHEET NUMBER	

T-1

SHT NO.	DESCRIPTION
T-1	TITLE SHEET
Z-1	ABUTTERS PLAN
Z-2	CONSERVATION PLAN
Z-3	OVERALL SITE PLAN
Z-4	GRADING PLAN - I
Z-5	GRADING PLAN - II
Z-6	GRADING PLAN - III
Z-7	ROAD PROFILE
Z-8	ELEVATIONS
Z-9	ANTENNA ORIENTATION & RF CONFIGURATION
Z-10	CONSTRUCTION DETAILS-I
Z-11	CONSTRUCTION DETAILS-II
Z-12	MIC FOUNDATION DETAILS
Z-13	GENERATOR DETAILS
Z-14	GENERATOR DETAILS

SHEET INDEX

<b>SITE ADDRESS:</b> 906 FIVE CORNERS ROAD THETFORD, VT 05075	<b>ZONING DISTRICT:</b> RURAL RESIDENTIAL
<b>PARCEL NUMBER:</b> 06-02-18	<b>PROVAL PINL:</b> 070081.1E
<b>PROJECT DIRECTORY</b>	
A PROPOSED 194' AGL TALL LATTICE TOWER WITH 120' OF CONSERVATION PLAN AND 120' OF FENCED COMPACTOR, INSTALLED AT CORNER INSIDE A PROPOSED FENCED COMPACTOR, SIX (6) PANEL ANTENNAS (2 SECTOR) & ASSOCIATED SUPPORT STRUCTURE, AND POWER & TOWER WILL BE LOCATED ON FIVE CORNERS ROAD.	

<b>PROJECT DESCRIPTION</b>	DATE
CENTERLINE CM	DATE
CENTERLINE SITE ACC	DATE
AT&T CM	DATE
AT&T RF	DATE

**APPROVALS**

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. THE USER SHALL ASSUME ALL RISK OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

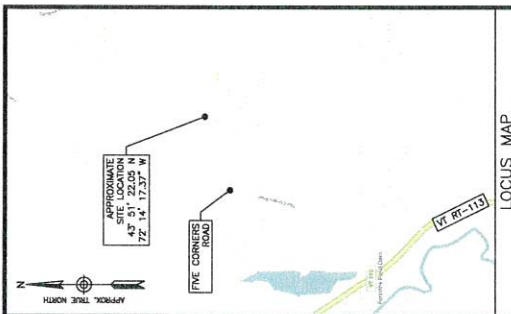
ADA COMPLIANCE  
FACILITY IS UNIMPAIRED AND NOT FOR HUMAN HABITATION.

<b>SITE NAME:</b> THETFORD VT	<b>PROPERTY OWNER:</b> THETFORD TOWN
<b>SITE NUMBER:</b> VT1002	<b>THETFORD TOWN:</b> THETFORD MUNICIPAL FOREST THETFORD CORNERS, VT 05075-0128
<b>APPLICANT:</b> at&t mobility	<b>APPLICANT ADDRESS:</b> 550 COCHITUATE ROAD SUITES 13 & 14 FRAMINGHAM, MA 01701
<b>ELECTRIC UTILITY:</b> GREEN MOUNTAIN POWER (888) 835-4672	<b>TELEPHONE UTILITY:</b> TBD (PENDING AIR ASSIGNMENT)
<b>COORDINATES:</b> LATITUDE: 42° 52' 52" N LONGITUDE: 72° 14' 17.37" W EXISTING GROUND ELEVATION: 1088.57 NAVD83 PROPOSED GROUND ELEVATION: 1080.07 NAVD83 - PER 74A-1A CERTIFICATION	

PROJECT SUMMARY

<b>ENGINEER:</b> DEWBERRY ENGINEERS INC. 99 SUMNER STREET, SUITE 700 BOSTON, MA 02110 PHONE # (617) 665-3400 FAX # (617) 665-3310 CONTACT: BENJAMIN REVETTE, P.E.	<b>SITE ACQUISITION:</b> CENTERLINE COMMUNICATIONS 750 WEST BRIDGEWATER, MA 02379 PHONE # (603) 580-5020 CONTACT: JEFF DELLOGLIO
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CONSULTANT TEAM



LOCUS MAP

FROM FRAMINGHAM, MA TAKE I-90 E/MASSACHUSETTS TURNPIKE TAKE EXIT 14 TOWARD N.H. - TAKE I-95/MA-128/S SHORE. CONTINUE TOWARD I-95 N/MA-128 N AND MERGE ONTO I-95 N/MA-128 N. CONTINUE ON I-95 N TOWARD NEW HAMPSHIRE. CONTINUE ONTO ONTO US-3 N ENTERING NEW HAMPSHIRE. CONTINUE ONTO EVERETT TURNPIKE. MERGE ONTO I-293 N/EVERETT TURNPIKE. MERGE ONTO ONTO I-95 N TOWARD WHITE RIVER JCT. TAKE EXIT 14 FOR VT-113 TOWARD THETFORD. MERGE ONTO FIVE CORNERS RD. SITE WILL BE ON YOUR RIGHT. RIGHT ONTO 5 CORNERS RD. THIS SITE WILL BE ON YOUR RIGHT.

#5



550 COCHITUALE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701

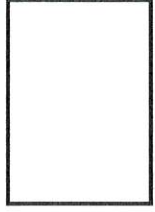


750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

**THETFORD VT**  
**SITE NO.: VT1002**

ZONING DRAWINGS	
D	08/19/21 FOR COMMENT
C	08/04/21 FOR COMMENT
B	06/28/21 FOR COMMENT
1	01/05/21 FOR SUBMITTAL
0	12/30/20 FOR SUBMITTAL
A	12/23/20 FOR COMMENT

**Dewberry**  
Dewberry Engineers Inc.  
151 STATE STREET  
SUITE 100  
BOSTON, MA 02110-1200  
TEL: 617.267.3000  
FAX: 617.266.3310

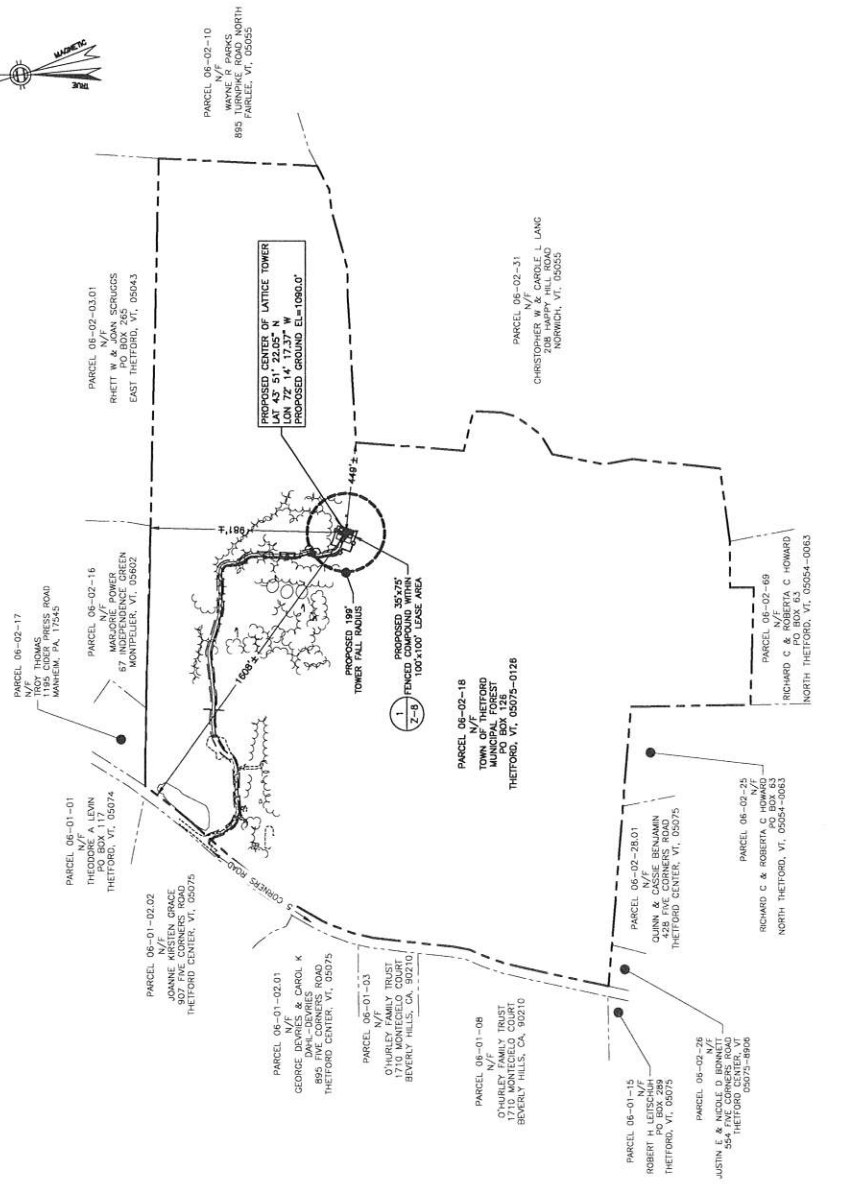
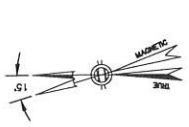


DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123074
JOB NUMBER:	50123062
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	
ABUTTERS PLAN	
SHEET NUMBER	

Z-1



**1**  
**ABUTTERS PLAN**  
SCALE: 1"=300' FOR 11'x17"  
1"=300' FOR 22'x34"  
0' 300' 600'

**GENERAL NOTES**

1. SITE NAME: THETFORD VT
2. SITE NUMBER: VT1002
3. SITE ADDRESS: 906 FIVE CORNERS ROAD THETFORD, VT 05075
4. FIELD SURVEY DATE: NOVEMBER 13, 2020
5. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1983 (NAD83) GEOID 08.
6. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) GEOID 08.
7. CENTER OF PROPOSED TOWER: 7,188' N, 17,377' W GROUND EL=1090.0'
8. PROPERTY OWNER: TOWN OF THETFORD MUNICIPAL FOREST THETFORD CENTER, VT, 05075-0126
9. ABUTTERS INFORMATION TAKEN FROM TOWN TAX DATA.
10. JURISDICTION: TOWN OF THETFORD, VT
11. TAX ID: PARCEL 06-02-18
12. DEED REFERENCE: BK 34 PG 582
13. PLAT REFERENCE: NONE
14. TRUE NORTH BASED ON GPS
15. ELEVATIONS AND COORDINATES FROM GPS LOCATIONS.
16. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND FIELD SURVEY. ALL UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION. ALL UTILITIES SHOULD BE CALLED IN PRIOR TO CONSTRUCTION. A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
17. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TOWER ON THIS SUBMITTED AS ZONE C NOT WITHIN THE 100 YEAR FLOOD BOUNDARY. COMMUNITY PANEL NO. 5000750010C, 12/20/1989.
18. PROPERTY LINE INFORMATION IS COMPILED FROM SURVEY DATA AND FIELD SURVEY. IT IS NOT THE RESULT OF A FIELD BOUNDARY SURVEY.
19. BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH.
20. SURVEY PERFORMED BY: COLONIAL SURVEY CO. INC. 28 WOODLAND WAY STOW, VA 01775

**ZONING INFORMATION**

DISTRICT:	RURAL RESIDENTIAL
MIN. AREA:	PROPOSED 35,975 S.F.
MIN. FRONTAGE:	100' NO CHANGE
MIN. FRONT YARD DEPTH:	199' NO CHANGE
MIN. SIDE YARD DEPTH:	199' 160F ± *
MIN. REAR YARD DEPTH:	199' 581F ± *
* DISTANCE FROM TOWER CENTER TO NEAREST PROPERTY LINES	449' ± *

**LEGEND**

---	PROPOSED LEASE AREA
---	LOCUS PROPERTY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING TREES
---	EXISTING BUILDING

#5



550 COCHITUALE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

THETFORD VT  
SITE NO: VT-1002

CONSERVATION PLAN		
0	07/15/21	FOR SUBMITTAL
A	06/25/21	FOR COMMENT

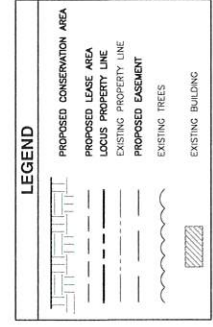
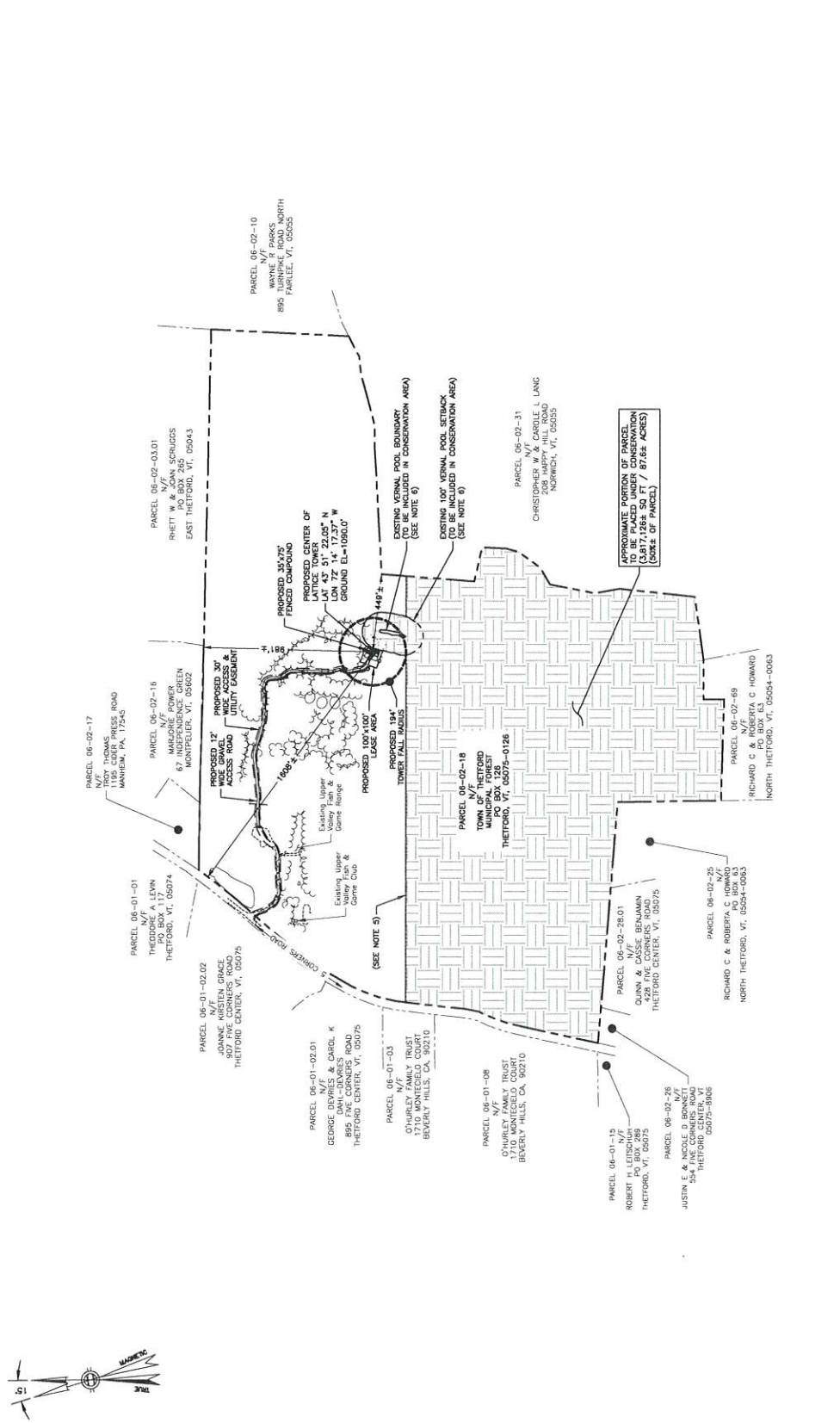
**Dewberry**  
Dewberry Engineers Inc.  
89 SUMNER STREET  
BOSTON, MA 02110-1000  
TEL: 617.552.3600  
FAX: 617.552.3310

DRAWN BY:	SK
REVIEWED BY:	DM
CHECKED BY:	DAS
PROJECT NUMBER:	5012874
JOB NUMBER:	5012892
SITE ADDRESS:	

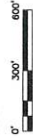
906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE  
PROPOSED CONSERVATION  
SITE PLAN  
SHEET NUMBER

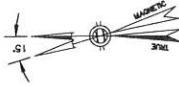
Z-2



PROPOSED CONSERVATION SITE PLAN 1  
SCALE: 1"=300' FOR 11'x17'  
1"=300' FOR 22'x34'



- NOTES:**
1. PLAN BASED ON GROUND SURVEY BY COLONIA SURVEY CO. INC. DATED 11/13/20.
  2. PROPERTY LINE INFORMATION WAS COMPILED FROM DEEDS & PLANS OF RECORD AND IS NOT THE RESULT OF A FULL BOUNDARY SURVEY.
  3. ADJUTERS INFORMATION TAKEN FROM TOWN TAX DATA.
  4. SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
  5. THE CONSERVATION DEMARCATION LINE BISECTING THE PROPERTY FROM EAST TO WEST IS PROPOSED TO BE 104' DUE SOUTH OF THE PROPOSED LATTICE TOWER CENTER. NO PHYSICAL REFERENCE POINTS HAVE BEEN MARKED ON SITE.
  6. LOCATION OF EXISTING VERNAL POOL WAS FIELD LOCATED BY VANASSE HANGEN & ASSOCIATES, INC. IN 2019. THERE SHALL BE NO WORK WITHIN THE IDENTIFIED SETBACK AREA.



#5



550 COCHITUALE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

THETFORD VT  
SITE NO.: VT1002

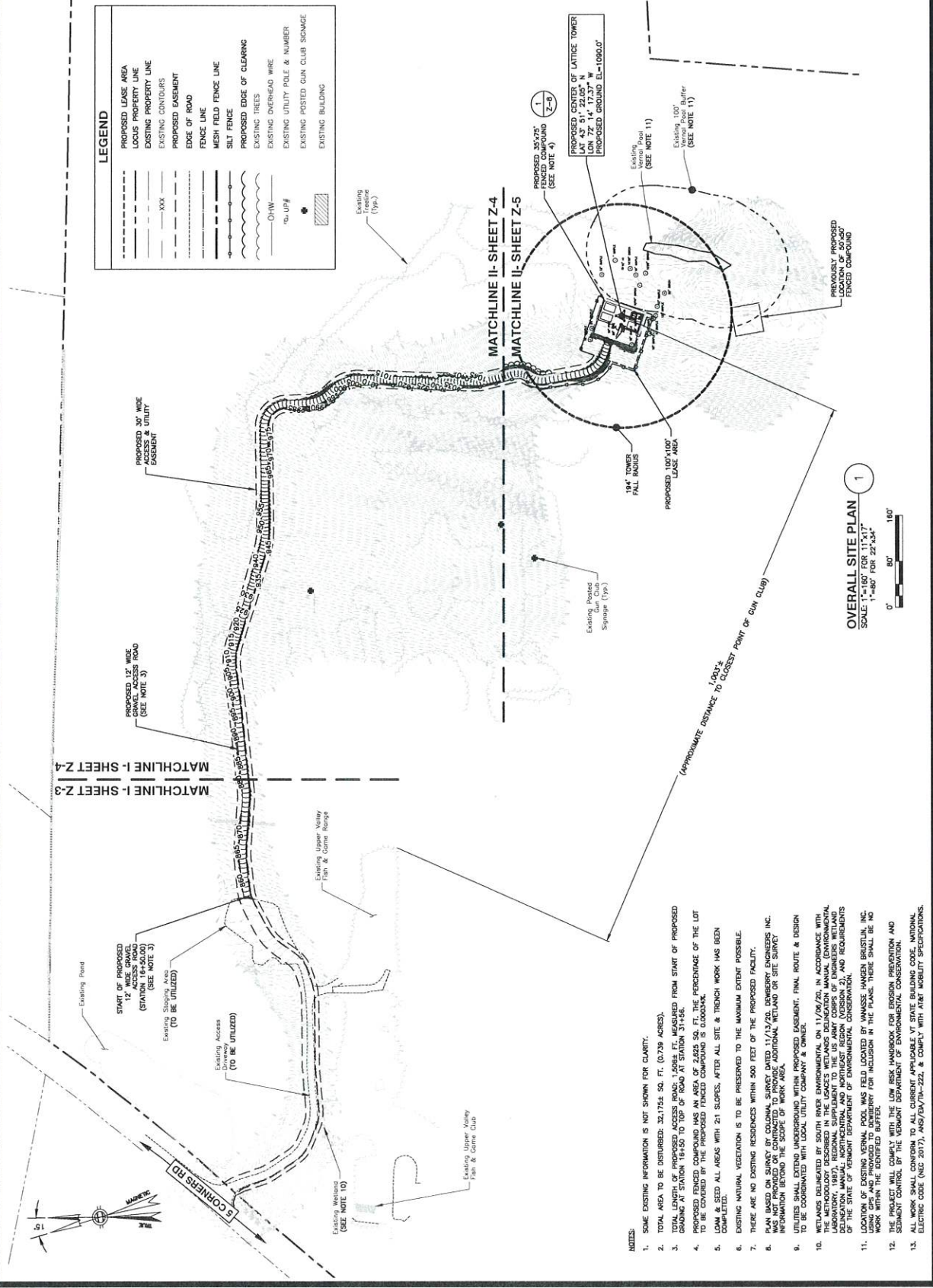
ZONING DRAWINGS	
D	08/19/21 FOR COMMENT
C	08/04/21 FOR COMMENT
B	06/28/21 FOR COMMENT
1	01/05/21 FOR SUBMITTAL
0	12/30/20 FOR COMMENT
A	12/23/20 FOR COMMENT

**Dewberry**  
Dewberry Engineers Inc.  
85 SUMNER STREET  
BOSTON, MA 02210-1000  
TEL: 617.655.3300  
FAX: 617.655.3310

DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123074
JOB NUMBER:	50123082
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	OVERALL SITE PLAN
SHEET NUMBER	Z-3



- NOTES:**
- SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
  - TOTAL AREA TO BE DISTURBED: 32,172± SQ. FT. (0.739 ACRES).
  - TOTAL LENGTH OF PROPOSED ACCESS ROAD: 1,506± FT. MEASURED FROM START OF PROPOSED GRADING AT STATION 16+50 TO TOP OF ROAD AT STATION 31+58.
  - PROPOSED FENCED COMPOUND HAS AN AREA OF 2,825 SQ. FT. THE PERCENTAGE OF THE LOT TO BE COVERED BY THE PROPOSED FENCED COMPOUND IS 6.08%.
  - ALL SLOPED AREAS WITH 2:1 SLOPES, AFTER ALL SITE & TRENCH WORK HAS BEEN COMPLETED.
  - EXISTING NATURAL VEGETATION IS TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
  - THERE ARE NO EXISTING RESIDENCES WITHIN 300 FEET OF THE PROPOSED FACILITY.
  - PLAN BASED ON SURVEY BY CAROL ANN PRINCE AND DEWBERRY ENGINEERS INC. DATED 07/17/20. THE SURVEY IS SUBJECT TO THE SURVEYING MANUAL AND ALL RELEVANT INFORMATION BEYOND THE SCOPE OF WORK AREA.
  - UTILITIES SHALL EXTEND UNDERGROUND WITHIN PROPOSED EASEMENT. FINAL ROUTE & DESIGN TO BE COORDINATED WITH LOCAL UTILITY COMPANY & OWNER.
  - WETLANDS DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON 11/09/20. IN ACCORDANCE WITH 48 CFR 101-11.6. THE PROPOSED FACILITY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN (FLOOD HAZARD ZONATION MANUAL, NORTHWESTERN AND NORTHWEST REGION (VERSION 2)), AND REQUIREMENTS FOR THE START OF CONSTRUCTION OF THE FACILITY SHALL BE IN ACCORDANCE WITH 48 CFR 101-11.6. THE FACILITY SHALL BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN (FLOOD HAZARD ZONATION MANUAL, NORTHWESTERN AND NORTHWEST REGION (VERSION 2)), AND REQUIREMENTS FOR THE START OF CONSTRUCTION OF THE FACILITY SHALL BE IN ACCORDANCE WITH 48 CFR 101-11.6. THE FACILITY SHALL BE LOCATED WITHIN THE IDENTIFIED BUFFER.
  - THE PROJECT WILL COMPLY WITH THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  - ELECTRIC CODE (NEC-2017), 465/504/704-222, & COMPLY WITH A&T MOBILITY SPECIFICATIONS.

# 5



at&t  
Mobility  
550 COCHITUALE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



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WEST BRIDGEWATER, MA 02379

THETFORD VT  
SITE NO: VT1002

ZONING DRAWINGS

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C	08/04/21	FOR COMMENT
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0	12/30/20	FOR SUBMITTAL
A	12/23/20	FOR COMMENT



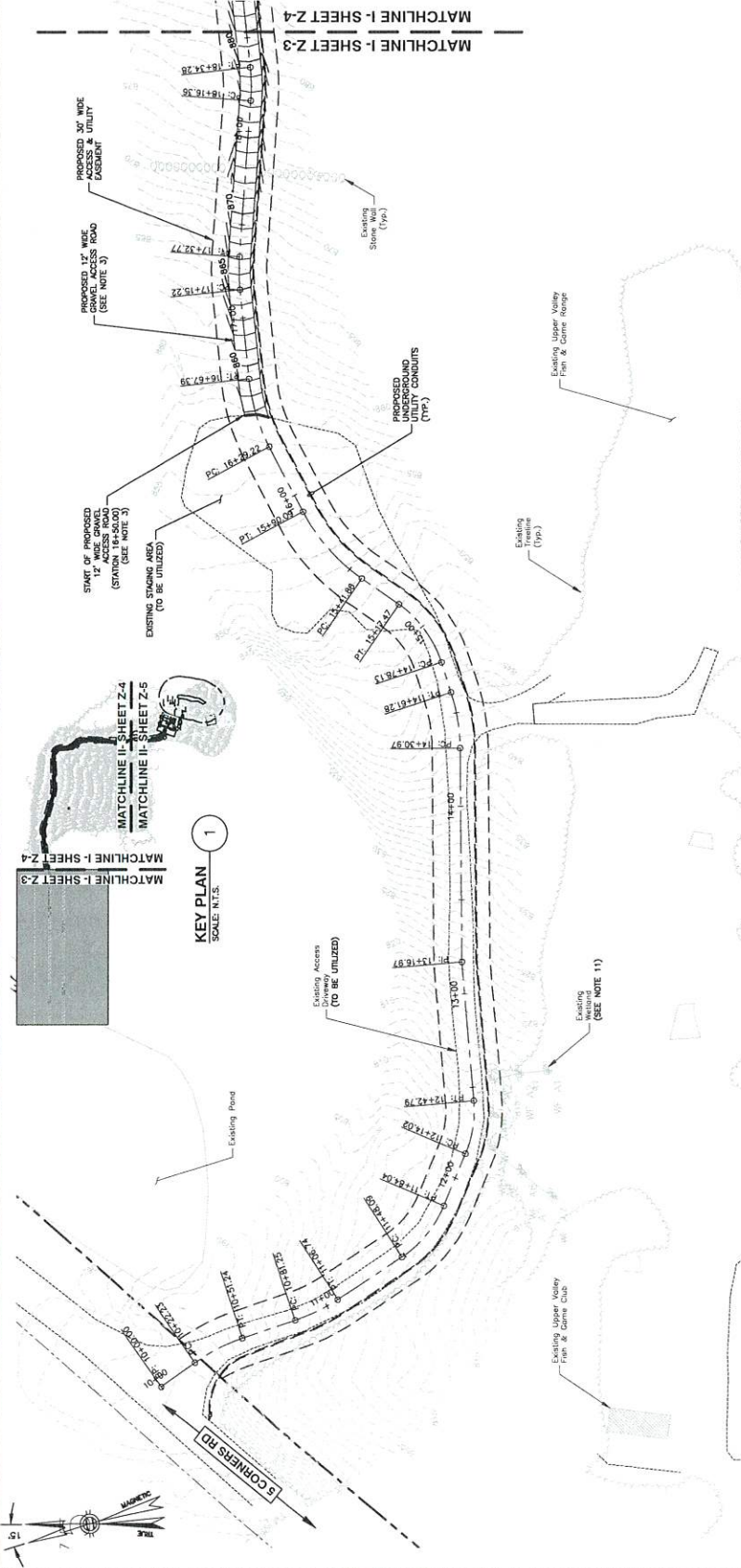
Dewberry Engineers Inc.  
85 SILVER STREET  
BOSTON, MA 02109-1000  
TEL: 617.552.3600  
FAX: 617.552.3510

DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123074
JOB NUMBER:	50123062
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
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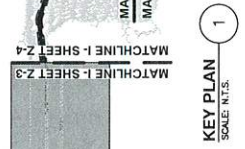
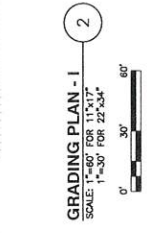
SHEET TITLE	
GRADING PLAN - I	
SHEET NUMBER	

Z-4



**LEGEND**

---	PROPOSED LEASE AREA
---	LOCUS PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EXISTING UTILITY POLE & NUMBER
---	PROPOSED CONTOUR
---	EXISTING CONTOURS
---	PROPOSED CENTERLINE
---	PROPOSED ROAD
---	PROPOSED ACCESS & UTILITY EASEMENTS
---	EXISTING TREES
---	PROPOSED COMPOUND FENCE
---	EXISTING OVERHEAD WIRE
---	EXISTING WETLANDS DELINEATION
---	PROPOSED OVERHEAD ELECTRICITY
---	PROPOSED OVERHEAD TEOLO
---	EXISTING STONE WALL
---	EXISTING POSTED GUN CLUB SIGNAGE
---	EXISTING BUILDING



- NOTES:**
- SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
  - TOTAL AREA TO BE DISTURBED: 32,172.4 SQ. FT. (0.739 ACRES).
  - TOTAL LENGTH OF PROPOSED ACCESS ROAD: 1,508.6 FT. MEASURED FROM START OF PROPOSED GRADING AT STATION 16+50 TO TOP OF ROAD AT STATION 31+26.
  - EXISTING WETLANDS ARE SHOWN FOR INFORMATION. THE PERCENTAGE OF THE LOT TO BE COVERED BY THE PROPOSED FOUNDED COMPOUND IS 0.000346.
  - LOAM & SEED ALL AREAS WITH 2:1 SLOPES AFTER ALL SITE & TRENCH WORK HAS BEEN COMPLETED.
  - EXISTING NATURAL VEGETATION IS TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
  - THERE ARE NO EXISTING RESIDENCES WITHIN 500 FEET OF THE PROPOSED FACILITY.
  - PLAN BASED ON SURVEY BY GEORGE W. BERRY, JUNIOR, L.S., 12/14/20. DEWBERRY ENGINEERS INC. HAS NOT PROVIDED OR CONTRACTED TO PROVIDE ADDITIONAL WETLAND OR SITE SURVEY INFORMATION BEYOND THE SCOPE OF WORK AREA.
  - UTILITIES SHALL EXTEND UNDERGROUND WITHIN PROPOSED EASEMENT. FINAL ROUTE & DESIGN TO BE COORDINATED WITH LOCAL UTILITY COMPANY & OWNER.
  - WETLANDS IDENTIFIED BY SOUTH WEST ENVIRONMENTAL ON 11/10/20. IN ACCORDANCE WITH 10 V.S.A. § 242A (1), 242A (2), 242A (3), 242A (4), 242A (5), 242A (6), 242A (7), 242A (8), 242A (9), 242A (10), 242A (11), 242A (12), 242A (13), 242A (14), 242A (15), 242A (16), 242A (17), 242A (18), 242A (19), 242A (20), 242A (21), 242A (22), 242A (23), 242A (24), 242A (25), 242A (26), 242A (27), 242A (28), 242A (29), 242A (30), 242A (31), 242A (32), 242A (33), 242A (34), 242A (35), 242A (36), 242A (37), 242A (38), 242A (39), 242A (40), 242A (41), 242A (42), 242A (43), 242A (44), 242A (45), 242A (46), 242A (47), 242A (48), 242A (49), 242A (50), 242A (51), 242A (52), 242A (53), 242A (54), 242A (55), 242A (56), 242A (57), 242A (58), 242A (59), 242A (60), 242A (61), 242A (62), 242A (63), 242A (64), 242A (65), 242A (66), 242A (67), 242A (68), 242A (69), 242A (70), 242A (71), 242A (72), 242A (73), 242A (74), 242A (75), 242A (76), 242A (77), 242A (78), 242A (79), 242A (80), 242A (81), 242A (82), 242A (83), 242A (84), 242A (85), 242A (86), 242A (87), 242A (88), 242A (89), 242A (90), 242A (91), 242A (92), 242A (93), 242A (94), 242A (95), 242A (96), 242A (97), 242A (98), 242A (99), 242A (100).
  - LOCATION OF EXISTING WETLAND POOL WAS FIELD LOCATED BY WANSSE HANSEN BRISTOL, INC. USING GPS AND PROVIDED TO DEWBERRY FOR INCLUSION IN THE PLANS. THERE SHALL BE NO WORK WITHIN THE IDENTIFIED BUFFER.
  - THE PROPOSED COMPOUND SHALL BE CONSTRUCTED WITHIN THE IDENTIFIED BUFFER AND SHALL BE CONFORMED WITH ALL CURRENT APPLICABLE VT STATE BUILDING CODE NATIONAL ELECTRIC CODE (NEC 2017), ANSI/ASHRAE-222, & COMPLY WITH AET MOBILITY SPECIFICATIONS.

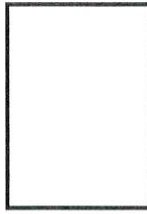


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SUITES 13 & 14  
FRAMINGHAM, MA 01701

750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

ZONING DRAWINGS	
D 08/19/21	FOR COMMENT
C 08/04/21	FOR COMMENT
B 06/28/21	FOR COMMENT
1 01/05/21	FOR SUBMITTAL
0 12/30/20	FOR SUBMITTAL
A 12/23/20	FOR COMMENT

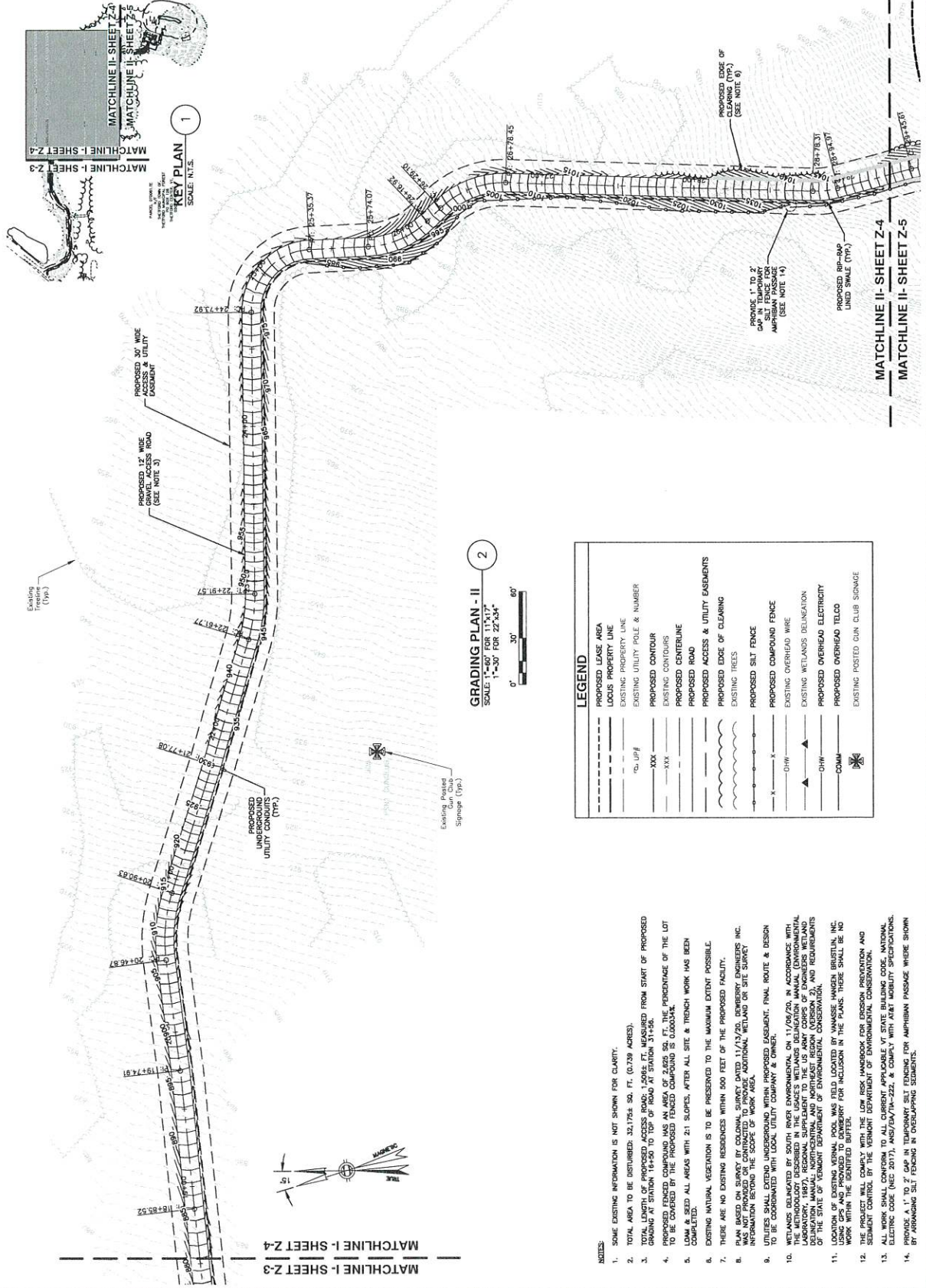
**Dewberry**  
Dewberry Engineers Inc.  
100 STATE STREET  
BOSTON, MA 02110-0000  
TEL: 617.552.3000  
FAX: 617.552.3110



DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	5012307X
JOB NUMBER:	50123002
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	GRADING PLAN - II
SHEET NUMBER	



**KEY PLAN**  
SCALE: N.T.S.

**GRADING PLAN - II**  
SCALE: 1"=40' FOR 11"x17"  
1"=30' FOR 22"x34"

LEGEND	
---	PROPOSED LEASE AREA
---	LOCUS PROPERTY LINE
---	EXISTING UTILITY POLE & NUMBER
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPOSED CENTERLINE
---	PROPOSED ROAD
---	PROPOSED ACCESS & UTILITY EASMENTS
---	PROPOSED EDGE OF CLEARING
---	EXISTING TREES
---	PROPOSED SILT FENCE
---	EXISTING OVERHEAD WIRE
---	EXISTING WETLANDS DELINEATION
---	PROPOSED OVERHEAD ELECTRICITY
---	PROPOSED OVERHEAD TEOLO
---	EXISTING POSTED OAK CLUB SIGNAGE

- NOTES:**
- SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
  - TOTAL AREA TO BE DISTURBED: 32,175± SQ. FT. (0.739 ACRES).
  - TOTAL LENGTH OF PROPOSED ACCESS ROAD: 206± FEET.
  - PROPOSED FENCED COMPOUND HAS AN AREA OF 2,668± SQ. FT. THE PERCENTAGE OF THE LOT TO BE COVERED BY THE PROPOSED FENCED COMPOUND IS 0.0004%.
  - LOAM & SEED ALL AREAS WITH 2:1 SLOPES, AFTER ALL SITE & TRENCH WORK HAS BEEN COMPLETED.
  - EXISTING NATURAL VEGETATION IS TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
  - THERE ARE NO EXISTING RESIDENCES WITHIN 500 FEET OF THE PROPOSED FACILITY.
  - PLAN BASED ON SURVEY BY COLONIAL SURVEY DATED 11/13/20. DEWBERRY ENGINEERS INC. WAS NOT PROVIDED OR CONTRACTED TO PROVIDE ADDITIONAL WETLAND OR SITE SURVEY INFORMATION BEYOND THE SCOPE OF WORK AHEAD.
  - UTILITIES SHALL EXTEND UNOCCUPIED WITHIN PROPOSED EASEMENT, FINAL ROUTE & DESIGN TO BE DETERMINED BY OTHER RELEVANT ENGINEERING, SO 11/18/2020, IN ACCORDANCE WITH THE METHUEN/ROSELAND WETLANDS DELINEATION MANUAL (ENVIRONMENTAL LABORATORY, 1987), REGIONAL SUPPLEMENT TO THE US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1989) AND THE FEDERAL REGULATIONS AND REQUIREMENTS OF THE STATE OF VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  - LOCATION OF EXISTING VERNAL POOL WAS FIELD LOCATED BY VANASSE HANGEN BRUSTLIN, INC. USING GPS AND PROVIDED TO DEWBERRY FOR INCLUSION IN THE PLANS. THERE SHALL BE NO WORK WITHIN THE IDENTIFIED BUFFER ZONE FOR THIS WETLANDS FOR DESIGN, CONSTRUCTION AND SEDIMENT CONTROL BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  - ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE VT STATE BUILDING CODE, NATIONAL ELECTRIC CODE (NEC 2017), ANSI/FAM/IA-322, & COMPLY WITH AT&T MOBILITY SPECIFICATIONS.
  - PROVIDE A 1' TO 2' GAP IN TEMPORARY SILT FENCING FOR AMPHIBIAN PASSAGE WHERE SHOWN BY ARRANGING SILT FENCING IN OVERLAPPING SEGMENTS.



#5



550 COCHITUA ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

**THETFORD VT**  
**SITE NO: VT1002**

ZONING DRAWINGS	FOR COMMENT
D 08/19/21	FOR COMMENT
C 08/04/21	FOR COMMENT
B 05/28/21	FOR COMMENT
1 01/05/21	FOR SUBMITTAL
0 12/30/20	FOR COMMENT
A 12/23/20	FOR COMMENT

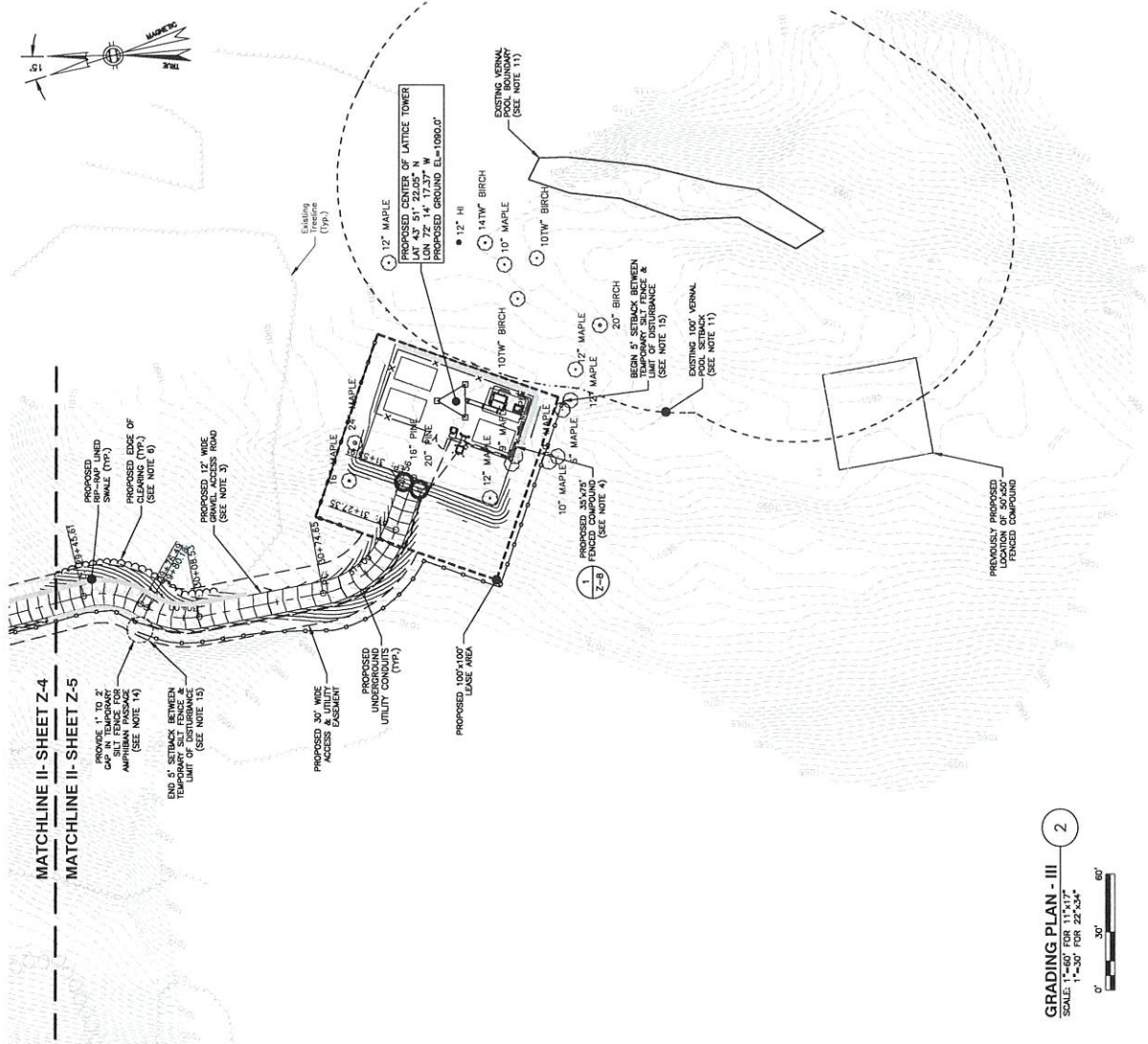
**Dewberry**  
Dewberry Engineers Inc.  
50 STATE STREET  
BOSTON, MA 02110-2000  
TEL: 617.552.3300  
FAX: 617.552.3310

DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123874
JOB NUMBER:	50123862
SITE ADDRESS:	

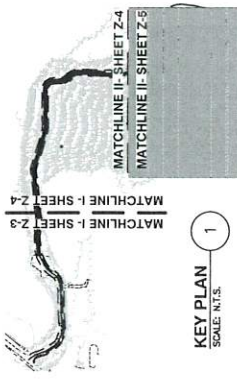
906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	
GRADING PLAN - III	
SHEET NUMBER	

Z-6



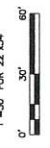
MATCHLINE II-SHEET Z-4  
MATCHLINE II-SHEET Z-5



**KEY PLAN**  
SCALE: N.T.S.

LEGEND	
---	PROPOSED LEASE AREA
---	LOCAL PROPERTY LINE
---	EXISTING UTILITY POLE & NUMBER
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPOSED CENTERLINE
---	PROPOSED ROAD
---	PROPOSED ACCESS & UTILITY EASEMENTS
---	PROPOSED EDGE OF CLEARING
---	EXISTING TREES
---	PROPOSED COMPOUND FENCE
---	PROPOSED MESH FIELD FENCE
---	PROPOSED SILT FENCE
---	EXISTING OVERHEAD WIRE
---	EXISTING WETLANDS DELINEATION
---	PROPOSED OVERHEAD ELECTRICITY
---	PROPOSED OVERHEAD TELCO
---	EXISTING POSTED GUN CLUB SIGNAGE

**GRADING PLAN - III**  
SCALE: 1"=60' FOR 11'-11.7"  
1"=30' FOR 22'-5.4"



- NOTES:**
- SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
  - TOTAL AREA TO BE DISTURBED: 33,724.50 SQ. FT. (0.739 ACRES).
  - UTILITY EASEMENT PROPOSED ACROSS BLOCK 1554.50 FT. MEASURED FROM START OF PROPOSED GRADING AT STATION 18+50 TO TOP OF ROAD AT STATION 31+55.
  - PROPOSED FENCED COMPOUND HAS AN AREA OF 2,625.50 FT. THE PERCENTAGE OF THE LOT TO BE COVERED BY THE PROPOSED FENCED COMPOUND IS 0.000346.
  - LOW & SEED ALL AREAS WITH 2:1 SLOPES, AFTER ALL SITE & TRENCH WORK HAS BEEN COMPLETED.
  - EXISTING NATURAL VEGETATION IS TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
  - THERE ARE NO EXISTING RESOURCES WITHIN 500 FEET OF THE PROPOSED FACILITY.
  - PROPOSED TO CONTRACT TO PROVIDE ADDITIONAL WETLAND ON-SITE SURVEY INFORMATION BEYOND THE SCOPE OF WORK AREA.
  - UTILITIES SHALL EXTEND UNDERGROUND WITHIN PROPOSED EASEMENT. FINAL ROUTE & DESIGN TO BE COORDINATED WITH LOCAL UTILITY COMPANY & OWNER.
  - WETLANDS DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON 11/09/20. IN ACCORDANCE WITH THE CONTROL OF THE WATERS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, VERMONT (VT) REGULATORY LABORATORY, 1807, REGIONAL SUPPLEMENT TO THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHEASTERN AND NORTHEAST REGION (VERSION 2), AND REQUIREMENTS OF THE STATE OF VERMONT, 10 V.S.A. § 248A-232, & COMPLY WITH NAMA MOBILITY SPECIFICATIONS.
  - LOCATION OF EXISTING VERNAL POOL WAS FIELD LOCATED BY MANASSE HANSEN BRISTOL, INC. USING GPS AND PROVIDED TO DEWBERRY FOR INCLUSION IN THE PLANS. THERE SHALL BE NO WORK WITHIN THE IDENTIFIED 150 FOOT BUFFER.
  - THE PROJECT WILL COMPLY WITH THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL OF THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION, VERMONT (VT) REGULATORY LABORATORY, 1807, REGIONAL SUPPLEMENT TO THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHEASTERN AND NORTHEAST REGION (VERSION 2), AND REQUIREMENTS OF THE STATE OF VERMONT, 10 V.S.A. § 248A-232, & COMPLY WITH NAMA MOBILITY SPECIFICATIONS.
  - ARRANGING SILT FENCING IN OVERLAPPING SEGMENTS.
  - TEMPORARY SILT FENCE SHALL BE INSTALLED DURING CONSTRUCTION 5' WEST OF THE WESTERN BOUNDARY OF THE LIMITS OF DISTURBANCE BETWEEN THE TWO LOCATIONS SHOWN.

#5



550 COCHITUATE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

**THETFORD VT**  
**SITE NO.: VT1002**

**ZONING DRAWINGS**

D	08/19/21	FOR COMMENT
C	08/04/21	FOR COMMENT
B	06/28/21	FOR COMMENT
I	01/05/21	FOR SUBMITTAL
O	12/30/20	FOR SUBMITTAL
A	12/23/20	FOR COMMENT



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DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123074
JOB NUMBER:	50123082
SITE ADDRESS:	

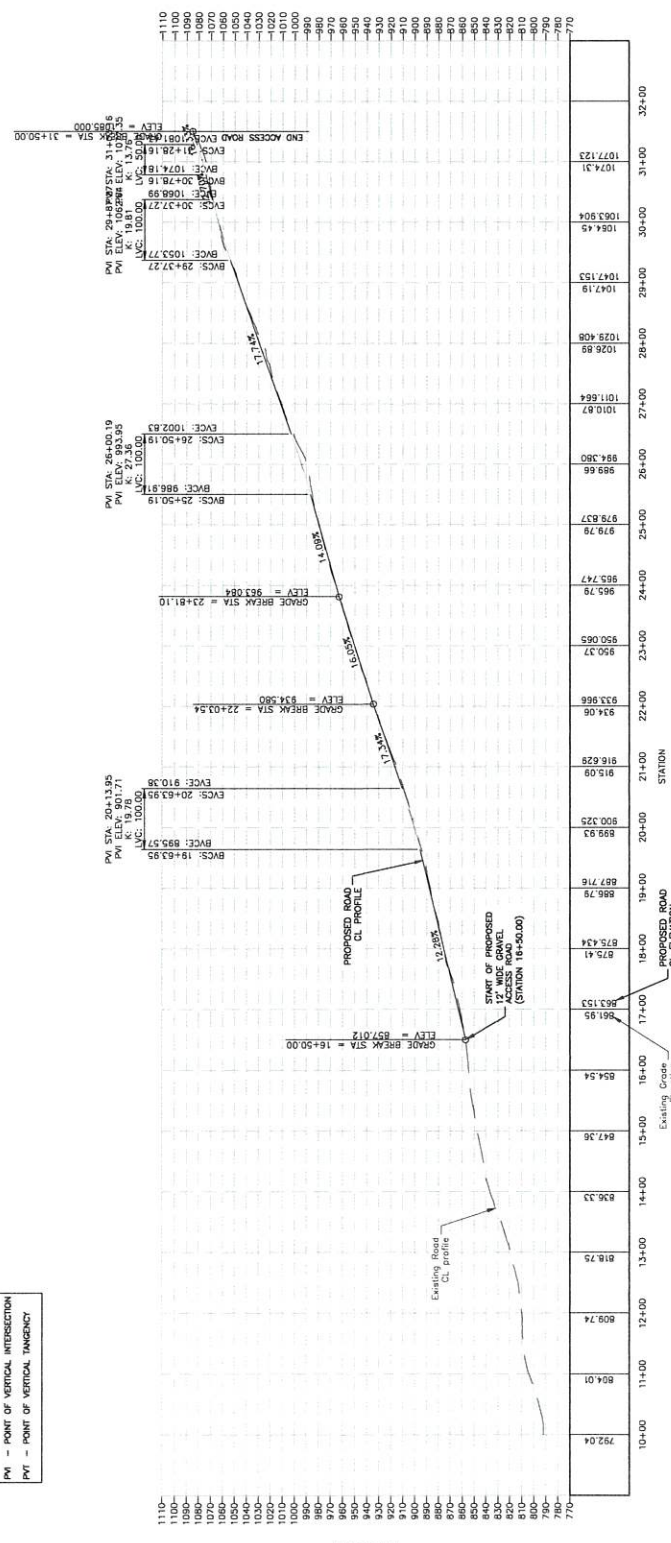
906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	
ROAD PROFILE	
SHEET NUMBER	

Z-7

**LEGEND**

PVC	- POINT OF VERTICAL CURVE
PVI	- POINT OF VERTICAL INTERSECTION
PVT	- POINT OF VERTICAL TANGENCY



**ROAD PROFILE**  
SCALE: 1"=200' FOR 11"x17"  
1"=100' FOR 22"x34"

#5



550 COCHITUAUATE ROAD  
SUITES 1.3 & 1.4  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

**THETFORD VT**  
**SITE NO.: VT1002**

**ZONING DRAWINGS**

D	08/19/21	FOR COMMENT
C	08/04/21	FOR COMMENT
B	06/28/21	FOR COMMENT
1	01/05/21	FOR SUBMITTAL
0	12/30/20	FOR SUBMITTAL
A	12/23/20	FOR COMMENT

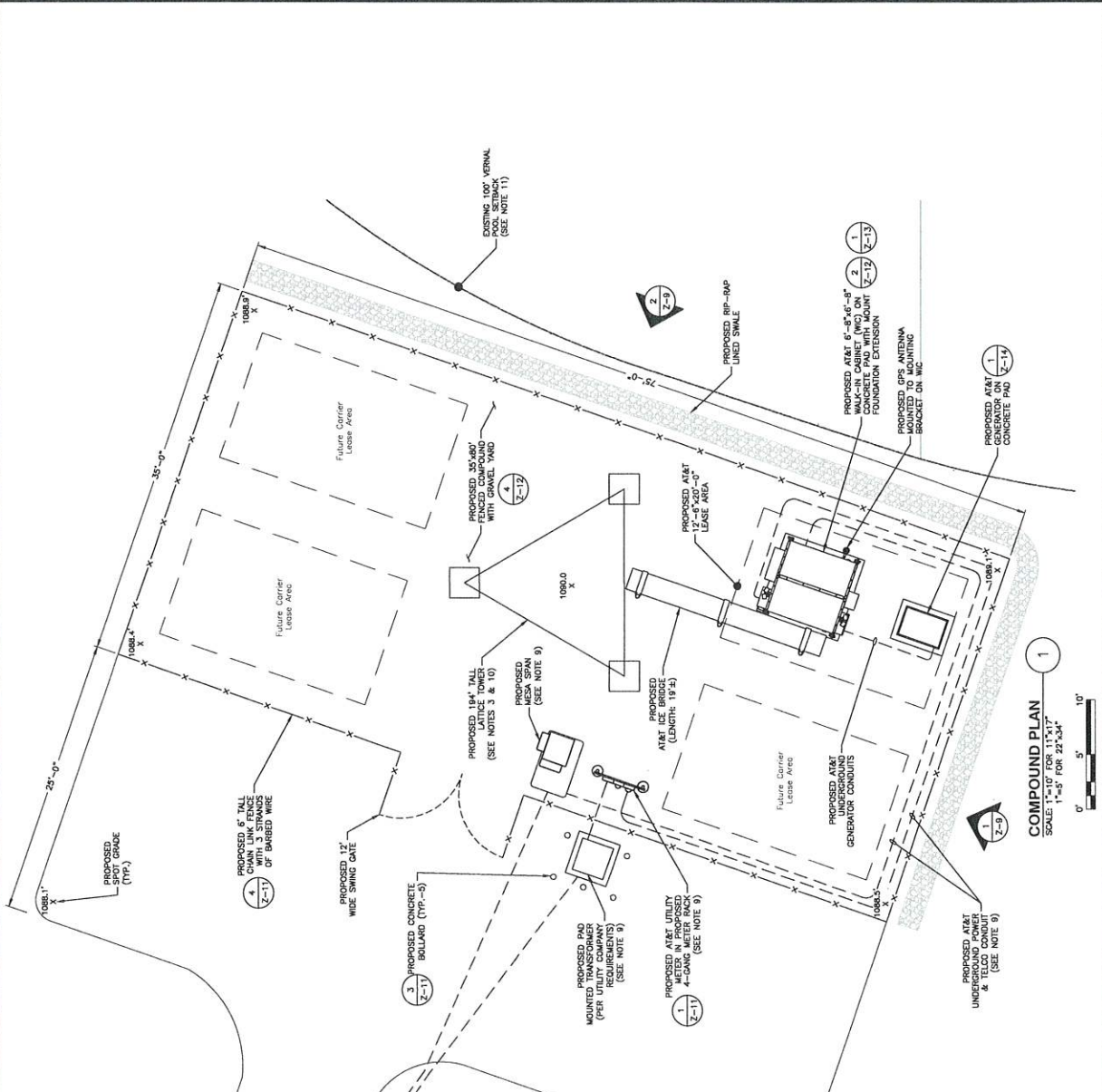
**Dewberry**  
Dewberry Engineers Inc.  
100 WILKINSON STREET  
BOSTON, MA 02210-1000  
TEL: 617.666.3100  
FAX: 617.666.3110

DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123874
JOB NUMBER:	50123892
SITE ADDRESS:	

**906 FIVE CORNERS ROAD**  
**THETFORD, VT 05075**

SHEET TITLE	COMPOUND PLAN
SHEET NUMBER	

Z-8



**1**  
**COMPOUND PLAN**  
SCALE: 1"=10' FOR 11'x17'  
1"=5' FOR 22'x34'



- NOTES:**
- SOME EXISTING & PROPOSED FEATURES NOT SHOWN FOR CLARITY.
  - NORTH ARROW SHOWN AS APPROXIMATE.
  - ALL PROPOSED EQUIPMENT INCLUDING ANTENNAS, CRAN, BRIDGE ARRAYS, RINA, ETC. SHALL BE MOUNTED IN ACCORDANCE WITH THE TOWER & MOUNT STRUCTURAL ANALYSIS (BY OTHERS) & MANUFACTURER SPECIFICATIONS.
  - ALL SPACING REQUIREMENTS FOR PROPOSED MOUNTS SHALL BE CONFIRMED AS SHALL NOT INTERFERE WITH EXISTING/PROPOSED MANUFACTURER REQUIREMENTS & SHALL NOT INTERFERE WITH OTHER RAD CENTER.
  - HORIZONTAL ANTENNA SEPARATION REQUIREMENTS:
    - 3'-0" HORIZONTAL SEPARATION REQUIRED BETWEEN EDGES OF ALL LTE ANTENNAS.
    - 6'-0" HORIZONTAL SEPARATION REQUIRED BETWEEN EDGES OF LTE & DC ANTENNAS.
  - ALL PROPOSED RELATE UNITS TO BE MOUNTED A MINIMUM OF 8' FROM REAR OF ANTENNA.
  - CONTRACTOR TO UTILIZE GPS MOUNTING LOCATION PROVIDED BY MC MANUFACTURER.
  - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
  - FINAL UTILITY LAYOUT FINISH DESIGN & COORDINATION BY UTILITY COMPANY.
  - TOWER & FOUNDATION DESIGN BY OTHERS.
  - THERE SHALL BE NO WORK WITHIN THE IDENTIFIED 100 FOOT BUFFER.

#5



550 COCHITUATE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

THETFORD VT  
SITE NO.: VT1002

ZONING DRAWINGS

D	08/19/21	FOR COMMENT
C	08/04/21	FOR COMMENT
B	05/28/21	FOR COMMENT
I	01/05/21	FOR SUBMITTAL
O	12/30/20	FOR COMMENT
A	12/23/20	FOR COMMENT



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SUITE 700  
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DRAWN BY:	SK
REVIEWED BY:	JOM
CHECKED BY:	BBR
PROJECT NUMBER:	5012387A
JOB NUMBER:	5012388Z
SITE ADDRESS:	

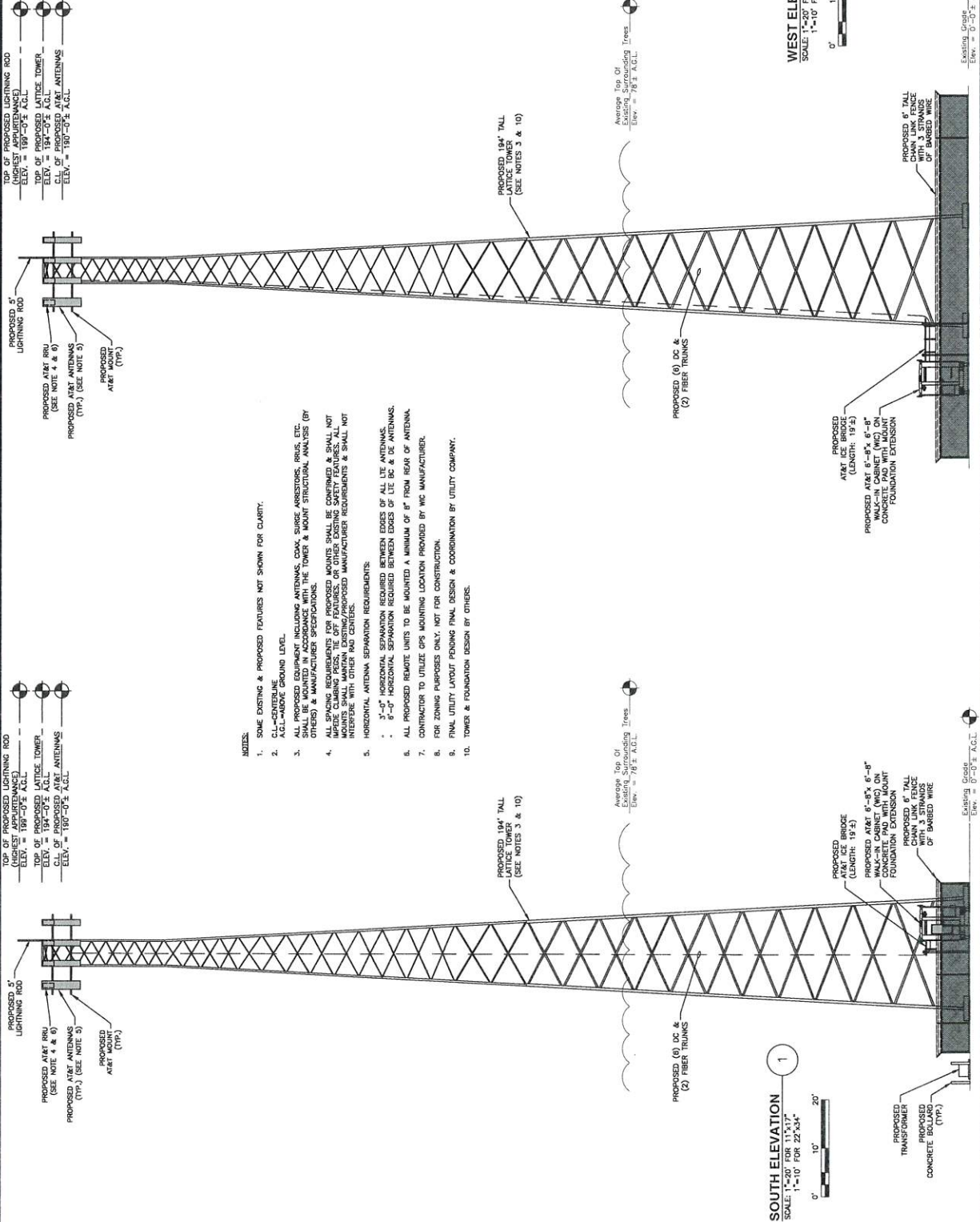
906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	ELEVATIONS
SHEET NUMBER	

Z-9

TOP OF PROPOSED LIGHTNING ROD  
ELEV. = 199'-0" ± A.G.L.  
TOP OF PROPOSED LATTICE TOWER  
ELEV. = 194'-0" ± A.G.L.  
C.L. OF PROPOSED AT&T ANTENNAS  
ELEV. = 190'-0" ± A.G.L.

TOP OF PROPOSED LIGHTNING ROD  
ELEV. = 197'-0" ± A.G.L.  
TOP OF PROPOSED LATTICE TOWER  
ELEV. = 194'-0" ± A.G.L.  
C.L. OF PROPOSED AT&T ANTENNAS  
ELEV. = 189'-0" ± A.G.L.



- NOTES:
- SOME EXISTING & PROPOSED FEATURES NOT SHOWN FOR CLARITY.
  - ALL ELEVATIONS ARE TO THE FINISHED GRADE SURFACE UNLESS OTHERWISE NOTED.
  - ALL PROPOSED EQUIPMENT INCLUDING ANTENNAS, COAX, SURGE ARRESTORS, PULSES, ETC. SHALL BE MOUNTED IN ACCORDANCE WITH THE TOWER & MOUNT STRUCTURAL ANALYSIS (BY OTHERS) & MANUFACTURER SPECIFICATIONS.
  - ALL SPACING REQUIREMENTS FOR PROPOSED MOUNTS SHALL BE CONFIRMED & SHALL NOT BE LESS THAN THE MANUFACTURER'S REQUIREMENTS. ALL MOUNTS SHALL MAINTAIN EXISTING/PROPOSED MANUFACTURER REQUIREMENTS & SHALL NOT INTERFERE WITH OTHER MOUNTS.
  - HORIZONTAL ANTENNA SEPARATION REQUIREMENTS:
    - 3'-0" HORIZONTAL SEPARATION REQUIRED BETWEEN EDGES OF ALL LTE ANTENNAS.
    - 6'-0" HORIZONTAL SEPARATION REQUIRED BETWEEN EDGES OF LTE BC & DC ANTENNAS.
  - ALL PROPOSED REMOTE UNITS TO BE MOUNTED A MINIMUM OF 8' FROM REAR OF ANTENNA.
  - CONTRACTOR TO UTILIZE GPS MOUNTING LOCATION PROVIDED BY WC MANUFACTURER.
  - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
  - FINAL UTILITY LAYOUT PENDING FINAL DESIGN & COORDINATION BY UTILITY COMPANY.
  - TOWER & FOUNDATION DESIGN BY OTHERS.

**SOUTH ELEVATION**  
SCALE: 1"=20' FOR 11'x17"  
1"=10' FOR 22'x34"

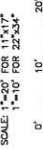
**WEST ELEVATION**  
SCALE: 1"=20' FOR 11'x17"  
1"=10' FOR 22'x34"

Existing Grade  
Elev. = 0'-0" ± A.G.L.

Existing Grade  
Elev. = 0'-0" ± A.G.L.

Average Top Of  
Existing Surrounding Trees  
Elev. = 78' ± A.G.L.

Average Top Of  
Existing Surrounding Trees  
Elev. = 78' ± A.G.L.



#5



550 COCHITUATE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

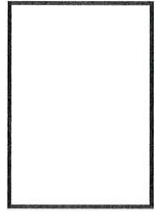
**THETFORD VT**  
**SITE NO: VT1002**

ZONING DRAWINGS

D	08/19/21	FOR COMMENT
C	08/04/21	FOR COMMENT
B	06/28/21	FOR COMMENT
1	01/05/21	FOR SUBMITTAL
0	12/30/20	FOR SUBMITTAL
A	12/23/20	FOR COMMENT



Dewberry Engineers Inc.  
90 SUMNER STREET  
BOSTON, MA 02110-2000  
TEL: 617.552.3300  
FAX: 617.552.3300



DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123874
JOB NUMBER:	50123892
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	
ANTENNA ORIENTATION & RF CONFIGURATION	
SHEET NUMBER	

Z-10



**FINAL EQUIPMENT CONFIGURATION**

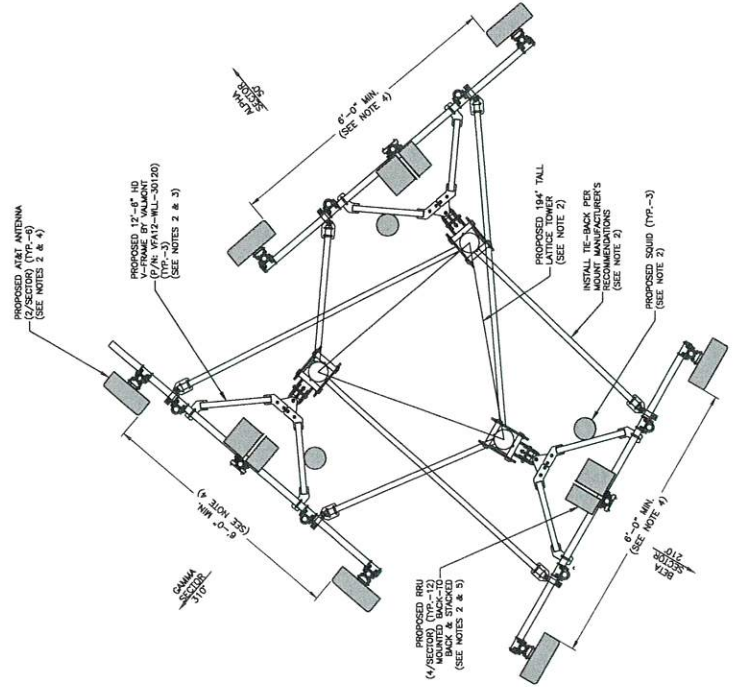
SECTOR	BAND	ANTENNA	SIZE (LxWxH)	FEED CENTER	AZIMUTH	RUU	SIZE (INCHES) (LxWxH)	SURGE	FIBER	DC
ALPHA	LTE B14/WIS/WCS	(P) TP A65R-BURDA-K	96.0x21.0x7.8	190°-0°	50°	(P) LITE 4478 B14 (P) WCS 4415 B30	14.8x13.1x2.3 14.8x13.2x5.4			
	LTE 700 BC/BSO/PCS	(P) DUPSR-BURDA-K	96.0x20.7x7.7	190°-0°	50°	(P) B50 4478 BS (P) 1800 B843 B2/BSBA	14.8x13.1x2.3 14.8x13.2x10.0			
BETA	LTE B14/WIS/WCS	(P) TP A65R-BURDA-K	96.0x21.0x7.8	190°-0°	210°	(P) LITE 4478 B14 (P) WCS 4415 B30	14.8x13.1x2.3 14.8x13.2x5.4	(P) 2 FIBER (1) DC SHIELD (2.5.9x1.7)	(P) 2	(P) 6
	LTE 700 BC/BSO/PCS	(P) DUPSR-BURDA-K	96.0x20.7x7.7	190°-0°	210°	(P) B50 4478 BS (P) 1800 B843 B2/BSBA	14.8x13.1x2.3 14.8x13.2x10.0			
GAMMA	LTE B14/WIS/WCS	(P) TP A65R-BURDA-K	96.0x21.0x7.8	190°-0°	310°	(P) LITE 4478 B14 (P) WCS 4415 B30	14.8x13.1x2.3 14.8x13.2x5.4			
	LTE 700 BC/BSO/PCS	(P) DUPSR-BURDA-K	96.0x20.7x7.7	190°-0°	310°	(P) B50 4478 BS (P) 1800 B843 B2/BSBA	14.8x13.1x2.3 14.8x13.2x10.0			

\*RF SCHEDULE BASED ON VERSION 6.0.0 RFDOS FOR VT1002 DATED 12/22/20. CONTRACTOR TO VERIFY FINAL ANTENNA DESIGN WITH AT&T C.M. PRIOR TO CONSTRUCTION.

**RF CONFIGURATION**

SCALE: N.T.S.

2



- NOTES:
1. AZIMUTHS BASED ON TRUE NORTH.
  2. ALL PROPOSED EQUIPMENT INCLUDING ANTENNAS, COAX, SURGE ARRESTORS, WISE, ETC. SHALL BE MOUNTED IN ACCORDANCE WITH THE ANTENNA MOUNT ANALYSIS BY HUDSON DESIGN GROUP DATED 12/18/20. TOWER STRUCTURAL ANALYSIS & MANUFACTURER SPECIFICATIONS (BY OTHERS).
  3. ALL SPACING REQUIREMENTS FOR PROPOSED MOUNTS SHALL BE CONFIRMED & SHALL NOT BE LESS THAN THE MANUFACTURER'S REQUIREMENTS. ALL MOUNTS SHALL MAINTAIN EXISTING/PROPOSED MANUFACTURER REQUIREMENTS & SHALL NOT INTERFERE WITH OTHER T&M CENTER.
  4. HORIZONTAL ANTENNA SEPARATION REQUIREMENTS:
    - 3'-0" HORIZONTAL SEPARATION REQUIRED BETWEEN EDGES OF ALL LTE ANTENNAS.
    - 6'-0" HORIZONTAL SEPARATION REQUIRED BETWEEN EDGES OF LTE BC & DE ANTENNAS.
  5. ALL PROPOSED REMOTE UNITS SHALL BE MOUNTED A MINIMUM OF 3'-0" FROM ANTENNAS.

**ANTENNA ORIENTATION PLAN**

SCALE: N.T.S.

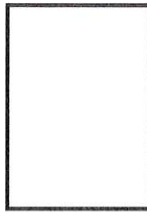
1

#5

THETFORD VT  
 SITE NO.: VT1002

ZONING DRAWINGS	
D 08/19/21	FOR COMMENT
C 08/04/21	FOR COMMENT
B 06/28/21	FOR COMMENT
1 01/05/21	FOR SUBMITTAL
0 12/30/20	FOR SUBMITTAL
A 12/23/20	FOR COMMENT

**Dewberry**  
 Engineers Inc.  
 100 STATE STREET  
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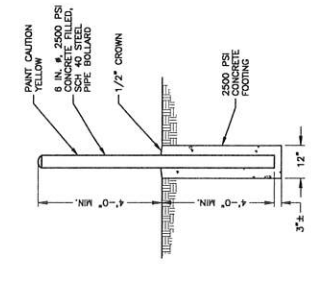


DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	5012307X
JOB NUMBER:	5012308Z
SITE ADDRESS:	

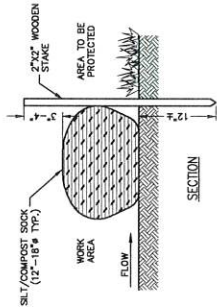
906 FIVE CORNERS ROAD  
 THETFORD, VT 05075

SHEET TITLE	
CONSTRUCTION DETAILS-I	
SHEET NUMBER	

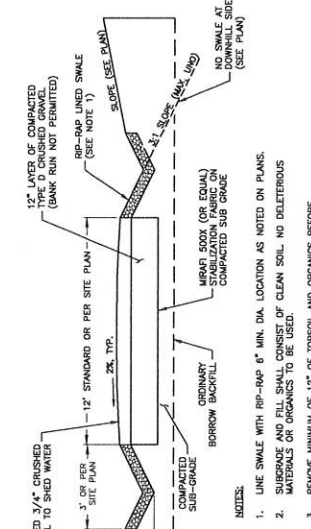
Z-11



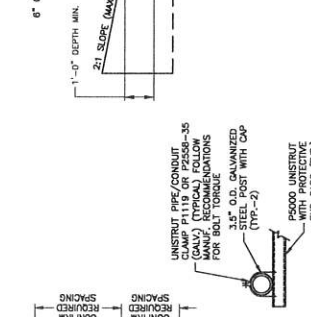
**BOLLARD**  
 SCALE: N.T.S.



**SEDIMENTATION FILTER SOCK DETAIL**  
 SCALE: N.T.S.

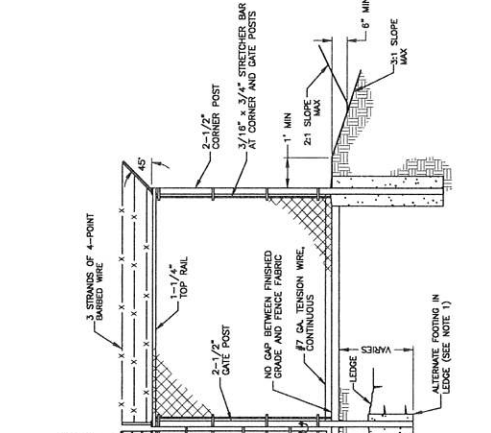


**ROAD CROSS SECTION WITH SWALES**  
 SCALE: N.T.S.



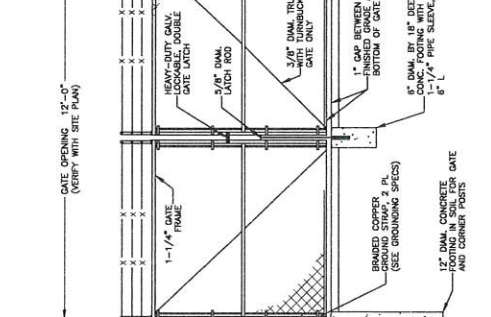
**UTILITY MOUNTING RACK DETAIL**  
 SCALE: N.T.S.

1. LINE SWALE WITH RIP-RAP 6" MIN. DIA. LOCATION AS NOTED ON PLANS.
2. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL, NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
3. REMOVE MINIMUM OF 12" OF TOPSOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.



**FENCE AND ACCESS GATE**  
 SCALE: N.T.S.

1. ATTACH LATCH GATE WITH 1/2" DIA. OF UNSULFURATED TYPE MALLEABLE BRON OR FERRUCIAL PIN-TYPE HINGES ASSEMBLED SHALL ALLOW FOR 180° OF TRAVEL.
2. HEAVY PRESSED STEEL POST WITH OUT RIBBED WALK VARIES (10'-0" MAX)
3. INSTALL SWALE AROUND COMPOUND (MIN. DEPTH: 6") TO ALLOW FOR DRAINAGE.



**FENCE AND ACCESS GATE**  
 SCALE: N.T.S.

1. ENCOUNTERED ANTI GRADE OR AT DEPTH SHALL BE LESS THAN 3'-6" CORE DRILL AN 8" DIA HOLE 18" INTO THE LEAD CENTER POST IN THE HOLE AND FILL WITH CONCRETE TO THE SURFACE. THE HOLE SHALL BE 18" DIA. AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH LATCH GATE WITH 1/2" DIA. OF UNSULFURATED TYPE MALLEABLE BRON OR FERRUCIAL PIN-TYPE HINGES ASSEMBLED SHALL ALLOW FOR 180° OF TRAVEL.
3. INSTALL SWALE AROUND COMPOUND (MIN. DEPTH: 6") TO ALLOW FOR DRAINAGE.

**FENCE AND ACCESS GATE**  
 SCALE: N.T.S.

**FENCE AND ACCESS GATE**  
 SCALE: N.T.S.

**FENCE AND ACCESS GATE**  
 SCALE: N.T.S.

**FENCE AND ACCESS GATE**  
 SCALE: N.T.S.

#5

**THETFORD VT**  
**SITE NO.: VT1002**

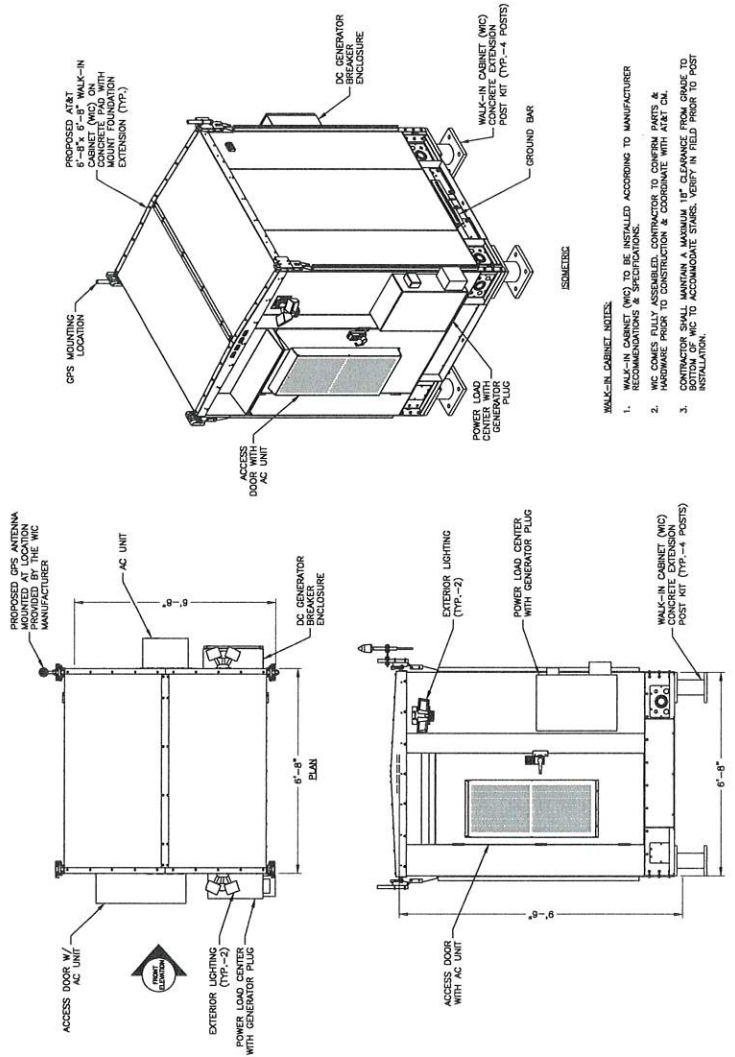
ZONING DRAWINGS	
D	08/19/21 FOR COMMENT
C	08/04/21 FOR COMMENT
B	06/28/21 FOR COMMENT
1	01/05/21 FOR SUBMITTAL
0	12/30/20 FOR SUBMITTAL
A	12/23/20 FOR COMMENT

DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBR
PROJECT NUMBER:	50123074
JOB NUMBER:	50123082
SITE ADDRESS:	

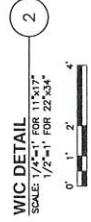
906 FIVE CORNERS ROAD  
 THETFORD, VT 05075

SHEET TITLE	
CONSTRUCTION DETAILS-II	
SHEET NUMBER	

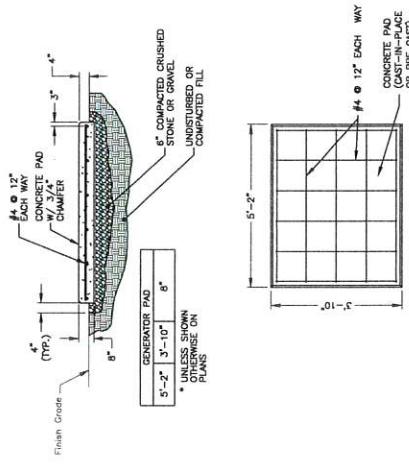
Z-12



- WALK-IN CABINET NOTES:**
1. WALK-IN CABINET (WIC) TO BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATIONS & SPECIFICATIONS.
  2. CONCRETE EXTENSION SHALL BE INSTALLED PRIOR TO CABINET SETTING & MAKEWARE PRIOR TO CONSTRUCTION & COORDINATE WITH AT&T OIL.
  3. CONTRACTOR SHALL MAINTAIN A MAXIMUM 1" CLEARANCE FROM GRADE TO BOTTOM OF WIC TO ACCOMMODATE STAIRS. VERIFY IN FIELD PRIOR TO POST INSULATION.

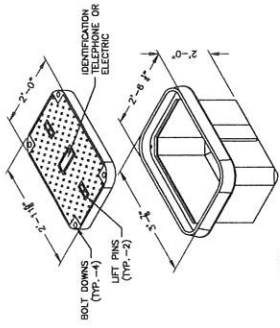


**GRAVEL YARD DETAIL**  
 SCALE: N.T.S.



- NOTES:**
1. USE CHANNELIZED MULTI-SPRINGER ANCHORS OR APPROVED EQUAL FOR EQUIPMENT ANCHORAGE.
  2. VERIFY THE SIZE OF THE STAND BY GENERATOR WITH THE SUPPLIER.
  3. FOR SIZE AND LOCATION OF ANCHORS AND OTHER REQUIREMENT, SEE EQUIPMENT VENDOR DRAWINGS.

**OUTDOOR PAD FOR MINOR EQUIPMENT**  
 SCALE: N.T.S.



- NOTES:**
1. ALL STUB-UP CONDITIONS INSIDE FULL BOXES WILL BE 6\"/>
  2. SETTING AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

**HAND HOLE/PULL BOX DETAIL**  
 SCALE: N.T.S.

#5



550 COCHITUALE ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701



750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

**THETFORD VT**  
**SITE NO: VT1002**

ZONING DRAWINGS	
D 08/19/21	FOR COMMENT
C 08/04/21	FOR COMMENT
B 06/28/21	FOR COMMENT
1 01/05/21	FOR SUBMITTAL
0 12/30/20	FOR SUBMITTAL
A 12/23/20	FOR COMMENT

**Dewberry**  
Dewberry Engineers Inc  
100 STATE STREET  
SUITE 700  
BOSTON, MA 02210-0000  
TEL: 617.552.2000  
FAX: 617.552.3010

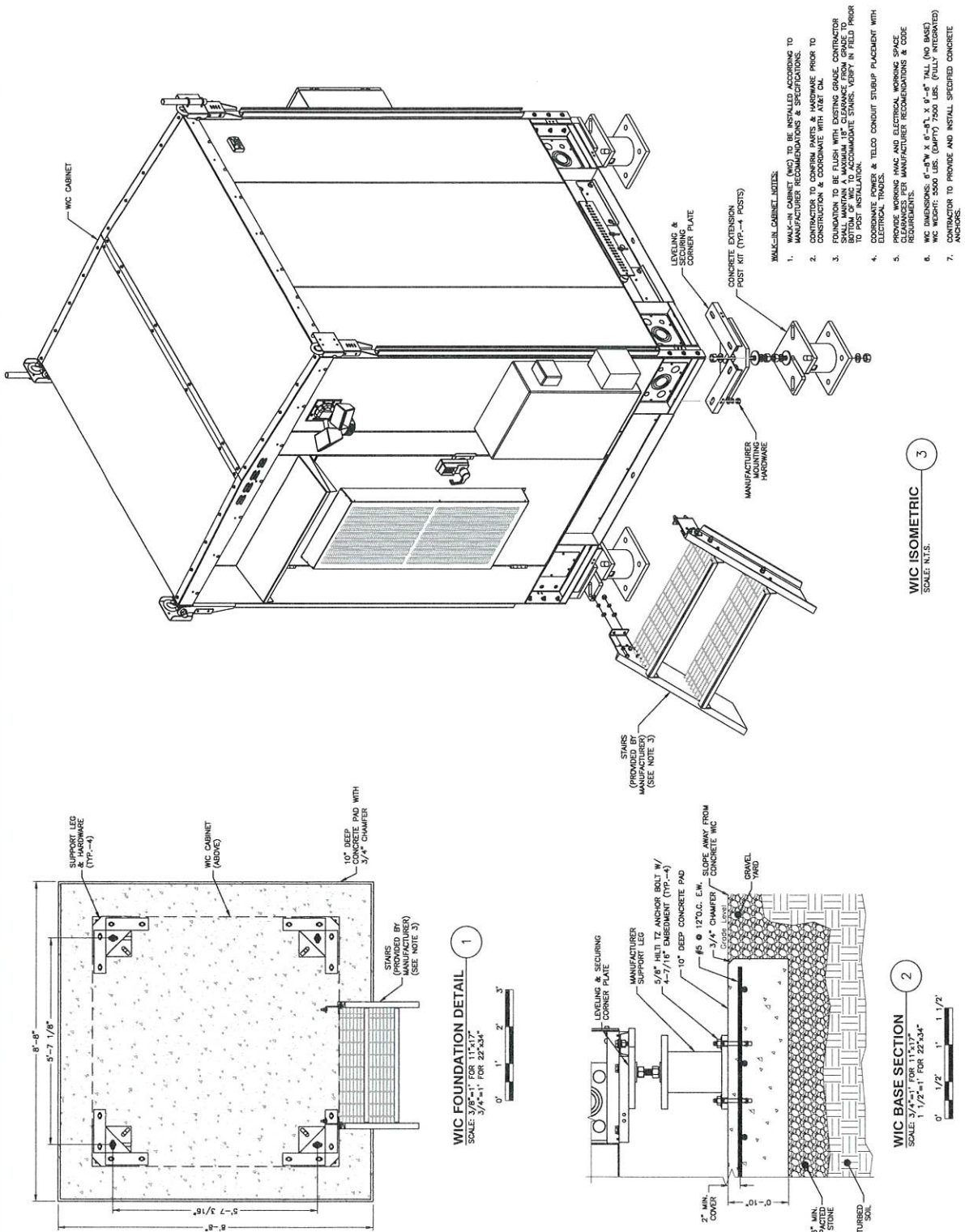


DRAWN BY:	SK
REVIEWED BY:	JCM
CHECKED BY:	BBR
PROJECT NUMBER:	5012387A
JOB NUMBER:	50123882
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	
WIC FOUNDATION DETAILS	
SHEET NUMBER	

Z-13



WIC ISOMETRIC 3  
SCALE: N.T.S.



#5



550 COCHITUAU ROAD  
SUITES 13 & 14  
FRAMINGHAM, MA 01701

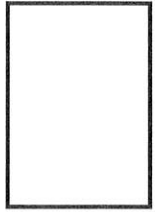


750 W. CENTER ST. SUITE #301  
WEST BRIDGEWATER, MA 02379

**THETFORD VT**  
**SITE NO: VT1002**

ZONING DRAWINGS	
D 08/19/21	FOR COMMENT
C 08/04/21	FOR COMMENT
B 06/28/21	FOR COMMENT
1 01/05/21	FOR SUBMITTAL
0 12/30/20	FOR SUBMITTAL
A 12/23/20	FOR COMMENT

**Dewberry**  
Dewberry Engineers Inc.  
100 STATE STREET  
SUITE 700  
BOSTON, MA 02210-1000  
TEL: 617.552.2500  
FAX: 617.552.2510

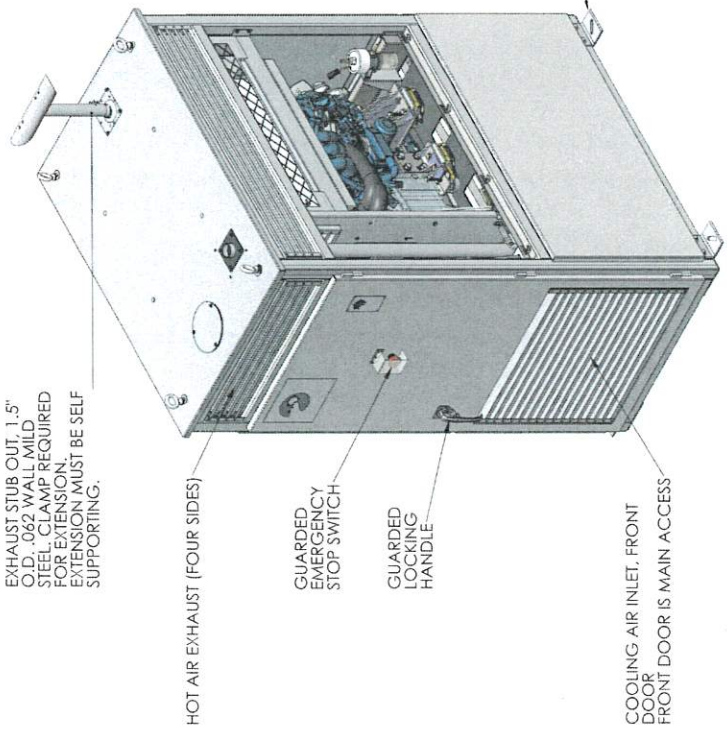
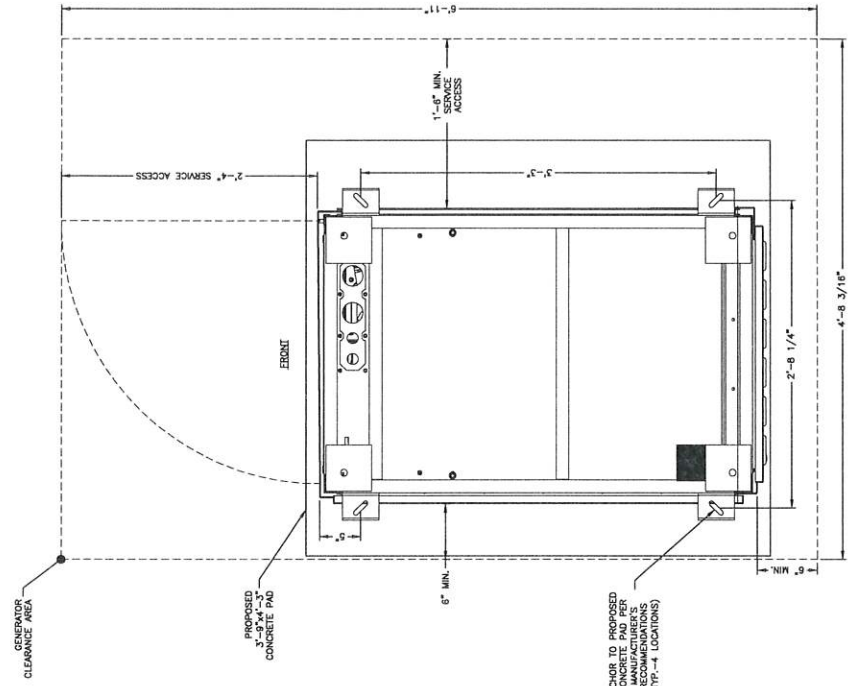


DRAWN BY:	SK
REVIEWED BY:	JCH
CHECKED BY:	BBE
PROJECT NUMBER:	50128974
JOB NUMBER:	50123892
SITE ADDRESS:	

906 FIVE CORNERS ROAD  
THETFORD, VT 05075

SHEET TITLE	
GENERATOR DETAILS	
SHEET NUMBER	

Z-14



**INSTALLATION FOOTPRINT - BOTTOM VIEW**

**ISOMETRIC**

- GENERAL NOTES:**
1. DETAILS BASED ON INFORMATION PROVIDED BY POLAR POWER INC.
  2. CONFIRM LATEST SPECIFICATIONS PRIOR TO PURCHASE & INSTALLATION.
  3. INSTALL PER MANUFACTURER'S RECOMMENDATION.

**15KW, 48V DIESEL POLAR DC GENERATOR**  
SCALE: N.T.S.

1

STATE OF VERMONT  
PUBLIC UTILITY COMMISSION

Petition of New Cingular Wireless PCS, LLC )  
requesting a certificate of public good, pursuant to )  
30 V.S.A. § 248a, authorizing the installation of ) Case No. 21-1227-PET  
wireless telecommunications equipment at 906 )  
Five Corners Road in Thetford, Vermont )

MEMORANDUM OF UNDERSTANDING BETWEEN  
NEW CINGULAR WIRELESS PCS, LLC, THE TOWN OF THETFORD, AND  
THE VERMONT AGENCY OF NATURAL RESOURCES

With respect to the above referenced petition, New Cingular Wireless PCS, LLC d/b/a AT&T (“Petitioner” or “AT&T”), the Town of Thetford (the “Town”), and the Vermont Agency of Natural Resources (“ANR” and collectively the “Parties”) hereby agree and stipulate as follows:

**WHEREAS**, on March 30, 2021, AT&T filed a petition for a certificate of public good (“CPG”) pursuant to 30 V.S.A. § 248a (the “Petition”) to install a wireless communications facility at 906 Five Corners Road in Thetford, Vermont (the “Project”);

**WHEREAS**, on May 26, 2021, the Town filed a notice of intervention in this case; and

**WHEREAS**, the Parties, having had an opportunity to review and assess the Petition and additional information provided by Petitioner, have resolved all outstanding issues between them related to the Project, and have agreed that the conditions set forth in this Memorandum of Understanding (“MOU”) should be included in any CPG issued by the Vermont Public Utility Commission (the “Commission”).

**THEREFORE**, in consideration of the above and the undertakings and covenants set forth below, the Parties hereby agree as follows:

1. Petitioner shall submit to the Commission supplemental prefiled testimony and revised exhibits to describe and depict any Project changes necessitated by the CPG conditions specified in this MOU and to conform the Project to those conditions.
2. The following conditions shall be included in any CPG issued by the Commission in this matter, with the terms and conditions of this MOU to supersede any inconsistent prefiled testimony and exhibits:

a. **CONSERVATION EASEMENT.**

- i. The Town, shall permanently conserve approximately 87.6 acres within the

approximately 120 acre Thetford Town Forest, located at 906 Five Corners Road (SPAN 642-202-11297), as depicted on the Conservation Plan prepared by Dewberry Engineers, Inc., last dated July 15, 2021, depicted on Exhibit 1 to Attachment A and incorporated herein by reference (the "Conservation Land").

- ii. Permanent conservation shall be accomplished by the Town conveying a conservation easement with respect to the Conservation Land to Upper Valley Land Trust, Inc. ("UVLT"), consistent with the Letter of Intent between the Town and UVLT included herewith as Attachment A. The final form of the conservation easement shall be subject to ANR approval, through its Fish and Wildlife Department (which shall not be withheld or conditioned provided the Conservation Easement meets the purposes and the minimum features set forth below), in advance of conveyance by the Town. Prior to the conveyance, pins shall be placed along the boundary of the Conservation Land by a licensed surveyor. At a minimum, the conservation easement shall include the following features:
  1. The easement shall be perpetual in duration, and no residential, commercial, industrial or mining activities shall be permitted on the Conserved Land in order to advance the following purposes (the "Purposes"): conserve wildlife habitat and Highest Priority Interior Forest and Highest Priority Connectivity Blocks and protect rare, threatened and endangered plant species, water bodies and natural communities, including vernal pools, talus woodland and the Red Maple-Black Ash Seepage Swamp.
  2. The easement shall require that activities and uses proposed for the Conserved Land be identified within and performed in accordance with a management plan developed with the Town and approved by UVLT that is consistent with the Purposes (the "Management Plan")
  3. The easement shall allow for the Town to conduct limited forest management on the Conserved Land in a manner that is consistent with the Purposes pursuant to a forestry plan prepared by a Vermont licensed forester, which plan shall be a component of the Management Plan.
  4. The easement shall prohibit use of mechanized or motorized recreational vehicles of any kind on the Conserved Land.
  5. The easement shall allow for dispersed pedestrian recreational uses such as, birdwatching, cross- country skiing, fishing, hiking, snowshoeing, walking, wildlife observation, photography and hunting, which uses shall be identified in the Management Plan.
- iii. AT&T shall pay the reasonable and actual costs of the conveyance of the conservation easement to UVLT, including the \$7,000 one-time stewardship fee,

together with reasonable UVLT legal fees and staff costs incurred in negotiation of the easement, and contracted or staff costs incurred to document the baseline condition of the Conserved Land (as further described in Section 2(a)(v), below) up to \$14,000. AT&T shall, following issuance of the CPG, prepare an escrow account to deposit funds said sum of \$21,000 to be used by the Town in connection with the Conservation Land transaction, and paid to UVLT on or before the closing.

- iv. The Town shall convey the conservation easement to UVLT within two years of the issuance of the CPG for the Project. The easement shall be recorded in the land records. Within sixty days of closing, Petitioner shall send copies of the recorded conservation easement to the Parties, and submit a copy to the PUC.
  - v. A Baseline Documentation Report (“BDR”) shall be prepared prior to conveyance of the conservation easement. The BDR shall accurately depict the current state and natural resource values of the Conserved Land. Copies of the BDR shall be provided to the Parties prior to the conveyance of the conservation easement.
  - vi. Prior to conveyance of the conservation easement, the Conservation Land shall remain in its natural state to support conservation purposes, and shall be free from all agricultural, residential, and commercial uses of any kind and from all activities that might damage, compromise, or interfere with ecological diversity and with the natural processes occurring therein. Any forest management activities on the Conserved Land prior to conveyance of the conservation easement must be approved in advance by ANR, through its Fish and Wildlife Department, pursuant to a forest management plan from a licensed Vermont forester, and shall be conducted primarily to preserve and enhance the parcel’s contribution to Highest Priority Interior Forest and Highest Priority Connectivity Blocks and leave undisturbed the areas containing Rare Threatened and Endangered plant species, water bodies and natural communities such as the Black Ash and other swamps and talus woodland on the Conserved Land.
  - vii. The Town and AT&T (if any lands that AT&T lease or have an easement to be utilized for access) shall provide ANR with access to the Conservation Land, on reasonable notice, to observe and monitor the condition of the Conservation Land and compliance with the terms and conditions of this MOU before the conservation easement is conveyed to UVLT. However, the Town and AT&T may require ANR representatives and/or visitors to comply with all safety and security requirements applicable to the Project site, including the Project access route.
  - viii. Subject to the foregoing restrictions, site preparation and construction for the Project may commence before the conservation easement is conveyed to UVLT.
- b. **SEASONAL RESTRICTIONS.** Site preparation, construction, maintenance activities that require vegetation management or may cause earth disturbance, and decommissioning shall only occur between May 15 and August 31 or between October 16 and March 14, except for the following:

- ix. Initial construction of the Project in calendar years 2021-2022;
  - x. Exigent circumstances imposing an imminent threat to the safety of persons and property at the Project; and
  - xi. Where Petitioner obtains advance written approval from ANR.
- c. **TEMPORARY SILT FENCING.** Silt fence shall be installed as shown on Pages Z-4 through Z-6 of the Revised Site Plan Drawings, Exhibit ATT-JD-19. Petitioner shall remove erosion prevention and sediment control measures within 30 days following final stabilization.
3. Subject to compliance with the above conditions, AT&T and the Town agree that the Project will avoid an undue adverse effect under 30 V.S.A. § 248a(c), and ANR agrees that the Project will avoid an undue adverse effect on air and water purity and the natural resources under 30 V.S.A. 248a(c)(1), with due consideration having been given to the criteria specified in 10 V.S.A. §§ 1424a(d) and 6086(a)(1) through (8) and (9)(K).
  4. The Parties agree that the Commission may approve the Project and issue an Order and CPG in this matter in accordance with the plans and specifications submitted with the Petition, as modified by the supplemental prefiled testimony, and the terms and conditions of this MOU. The Parties agree that to the extent any testimony or evidence submitted in this proceeding differs from the provisions of this MOU, the provisions of the MOU shall control.
  5. This MOU may be modified only upon mutual written agreement by the Parties and is subject to any necessary Commission approvals.
  6. The Parties agree that this MOU shall not be construed by any party or tribunal as having precedential impact on any future proceeding involving the Parties, except as necessary to implement this MOU or to enforce an order of the Commission resulting from this MOU.
  7. Nothing in this MOU shall bind the Parties to take or refrain from taking any position on any issue not addressed herein, including any issue raised by any other party to this case, or in any future case.
  8. This MOU is expressly conditioned upon the Commission's acceptance of all of its provisions, without material change or condition. The Parties agree that, should the Commission fail to approve this MOU in all material aspects, the Parties' agreements set forth herein shall terminate, this MOU shall not constitute any part of the record in this proceeding, and this MOU shall not be used for any other purpose. The Parties' agreements in this MOU shall not be construed by any party or tribunal as having precedential impact on any testimony or positions that may be advanced in these proceedings. Each Party shall be placed in the position that it enjoyed in this proceeding before entering into the MOU and shall have the right to submit filings in this case, including testimony.

9. This MOU shall be binding upon the future successors and assigns of the Parties, expressly including any entity to which all or a portion of the CPG is transferred, with any such prospective assignee / authorized CPG Holder to acknowledge and agree to adhere to all provisions of this MOU in any supporting testimony to the Commission.
10. Any disputes arising under this MOU shall be resolved by the Commission under Vermont law.
11. The Parties hereby waive their rights under 3 V.S.A. § 811 to review and comment upon a Proposal for Decision with respect to the issues addressed herein, and to present oral argument thereon, provided that the Proposal for Decision is consistent in all material respects with this MOU and contains conditions substantially similar to those set forth in this MOU.

*Signature pages follow*

Dated at Essex, Vermont, this 23<sup>rd</sup> day of August, 2021.

**NEW CINGULAR WIRELESS PCS, LLC D/B/A AT&T**

By:

\_\_\_\_\_  
William J. Dodge, Esq.  
Downs Rachlin Martin PLLC  
199 Main Street, PO Box 190  
Burlington, VT 05402  
802-846-8395  
[wdodge@drm.com](mailto:wdodge@drm.com)

Dated at Waterbury, Vermont, this \_\_\_ day of August, 2021.

**VERMONT AGENCY OF NATURAL RESOURCES**

By:

\_\_\_\_\_  
Catherine Gjessing, Esq.  
General Counsel  
Vermont Fish & Wildlife Department  
Commissioner's Office  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3208  
802-595-3331  
[catherine.gjessing@vermont.gov](mailto:catherine.gjessing@vermont.gov)



Dated at Burlington, Vermont, this \_\_\_ day of August, 2021.

**TOWN OF THETFORD, VERMONT**

By:

\_\_\_\_\_  
Edward Adrian, Esq.  
Monaghan Safar Ducham PLLC  
156 Battery Street  
Burlington, VT 05401  
(802) 660-4735  
[eadrian@msdvt.com](mailto:eadrian@msdvt.com)

**ATTACHMENT A: LETTER OF INTENT**  
**FROM TOWN OF THETFORD, VT TO UPPER VALLEY LAND TRUST, INC.**  
**(INCL. MAP OF CONSERVATION LAND)**

*[To be attached]*

20827806.1

20827806.3

**Letter of Intent****Town of Thetford (Town) and Upper Valley Land Trust (UFLT)**

August 23, 2021

This letter of intent (LOI) sets forth the basic terms, conditions and process upon which the Town and the UFLT will enter into a Permanent Conservation Easement on a portion of the Property described below.

**Background**

The Town has entered into a Lease with AT&T for the development and operation of a communications tower in the Town Forest, the Memorandum of Lease for which is attached as Exhibit 1. Pursuant to the certificate of public good (CPG) process with the Vermont Public Utilities Commission (PUC), the Vermont Agency of Natural Resources (ANR) has requested that a portion of the Town Forest be conserved by a Permanent Conservation Easement. The approximate area contemplated for conservation is set forth on the map attached as Exhibit 2. As a result of the disruption caused by COVID-19 and high transaction volume, the UFLT has indicated that it may not be able to complete the Permanent Conservation Easement acquisition process until sometime in 2022 or 2023. It is in the general public interest that the CPG process move forward expeditiously in order to allow AT&T to meet its obligations to the federal First Responder Network Authority, and to provide reliable wireless coverage in Thetford. Therefore the purpose of this LOI is to memorialize the parameters of the Permanent Conservation Easement, to be considered by the PUC as part of the CPG process, in order to allow a CPG to be issued prior to the finalization of the Permanent Conservation Easement.

**Terms and Conditions**

**Transferor:** Town of Thetford

**Transferee:** Upper Valley Land Trust

**Portion of Property to be Conserved:** An approximately 87.6-acre parcel of land in the Town Forest, located at 906 Five Corners Road (SPAN 642-202-11297), as shown on Exhibit 2 (the "Conserved Land"). Prior to the conveyance, pins shall be placed along the boundary of the Conserved Land by a licensed surveyor.

**Purchase Price:** The Conservation Easement is being donated by the Town to UFLT.

**Third Party Developer:** Both parties acknowledge that the Town has entered into a lease agreement with a third party developer (AT&T) whereby AT&T is constructing a telecommunications tower on a portion of the Town Forest just North of the proposed Conservation Easement. The Town and the UFLT agree that AT&T will take the lead in obtaining all necessary licenses, permits and approvals for development of the communications tower on the leased parcel.

**Due Diligence:** The Town and UVLT agree that AT&T will cover all costs of the Conservation Easement pursuant to an escrow account set-up for that purpose under the terms of a Memorandum of Understanding (the MOU) between AT&T, ANR, and the Town, attached here as Exhibit 3. The escrow account will contain \$21,000 to be used for the UVLT's one-time \$7,000 stewardship fee and \$14,000 to cover anticipated staff costs, legal fees, and the costs of a Baseline Documentation Report (BDR) (as described below). All billed fees shall be submitted to the Town and AT&T for review before the escrow funds are released.

As part of its due diligence, UVLT shall cause the record title of the Property to be examined, and shall notify the Town of the existence of any encumbrances or defects that may render the conveyance of a Conservation Easement untenable. It shall be the Town's responsibility to secure timely discharges, releases or subordinations of any existing liens, mortgages, rights of first refusal, or other material encumbrances which have the potential to conflict with the Conservation Easement.

#### Permanent Conservation Easement Parameters:

As part of the Town's and UVLT's collaboration for a definitive Permanent Conservation Easement, the parties agree that per the request of ANR the terms of the Permanent Conservation Easement shall include:

1. The Permanent Conservation Easement shall be perpetual in duration, and no residential, commercial, industrial or mining activities shall be permitted on the Conserved Land in order to advance the following purposes (Purposes): to conserve wildlife habitat and Highest Priority Interior Forest and Highest Priority Connectivity Blocks and protect rare, threatened and endangered plant species, water bodies and natural communities, including vernal pools, talus woodland and the Red Maple-Black Ash Seepage Swamp.
2. The easement shall require that activities and uses proposed for the Conserved Land be identified within and performed in accordance with a Management Plan developed by the Town and approved by UVLT that is consistent with the Purposes.
3. The Permanent Conservation Easement shall allow for the Town to conduct limited forest management on the Conserved Land in a manner that is consistent with the Purposes pursuant to a forestry plan prepared by a Vermont licensed forester, which plan shall be a component of the Management Plan.
4. The Permanent Conservation Easement shall prohibit use of mechanized or motorized recreational vehicles of any kind on the Conserved Land.
5. The Permanent Conservation Easement shall allow for dispersed pedestrian recreational uses such as birdwatching, cross-country skiing, fishing, hiking, snowshoeing, walking, wildlife observation, photography and hunting, which uses shall be identified in the Management Plan.

- 6. The Permanent Conservation Easement shall allow signage along the easement boundary line to control and limit public access.
- 7. Prior to the conveyance of the Permanent Conservation Easement, UVLT shall prepare a BDR to accurately depict the current state and natural resources of the Conserved Land, which BDR shall be signed and confirmed by the parties at the closing.

**Contingencies:** Town’s obligation to convey the Permanent Conservation Easement will be contingent upon satisfaction of the following contingencies prior to closing:

- a) A CPG shall be issued to AT&T in PUC Case Number 21-1227-PET on terms and conditions acceptable to AT&T in its reasonable discretion. If a CPG is not issued, this LOI shall be null and void.
- b) If the LOI becomes null and void, there will be no obligation for payment of the \$7,000 stewardship fee. UVLT will be reimbursed from the aforementioned escrow account for all reviewed legal and staff expenses incurred, if any, up to the time that the CPG was denied. All unused funds will be returned to AT&T via the designated escrow agent.

**Closing:** It is anticipated that UVLT will close on the Conservation Easement no later than two years after the CPG has been issued, unless: (1) the PUC denies the CPG or (2) UVLT, with the approval of ANR, shall have released the Town from all obligations under this LOI.

**Binding:** The provisions of this LOI constitute a binding agreement between the parties, and are intended to set forth the parties’ understanding of the basic terms, conditions and process upon which a Conservation Easement will be conveyed, in order to allow the PUC to make a determination on the pending CPG petition in Case Number 21-1227-PET.

**Agreed to: Town of Thetford**

By: \_\_\_\_\_  
Name: Edward G. Adrian, Attorney for the Town  
Date: \_\_\_\_\_

**Agreed to: Upper Valley Land Trust**

By: \_\_\_\_\_  
Name: M. Jean McIntyre, President  
Duly Authorized Signer  
Date: \_\_\_\_\_

Senior and Affordable Housing Committee (SAHC)

- 1) Consideration for SAHC to change their committee's name
- 2) Selectboard to give charge to the SAHC\*
- 3) Change of quorum for SAHC to 3 (max. of 5) members so committee may vote and proceed with decisions/actions.

*\*The Senior and Affordable Housing Committee will work with citizens of Thetford, the Town Manager, Town Planning Commission and regional agencies to address our town's housing crisis. The committee will provide education on the causes and solutions to our housing shortage and provide opportunities for citizen engagement to understand the issues and to participate in creating housing solutions for senior citizens, present citizens of Thetford and those that wish to make the town of Thetford their new home.*

DRAFT Agricultural Tax Stabilization Procedure

**Tax Stabilization Procedures: Farmland Taxpayers**

1. Operation Procedures: [SEP] a. All applications must be submitted to the Selectboard no later than February 1 of the year in which the contract is to become effective.

b. Each contract so agreed upon by the Selectboard shall specify the maximum value to be stabilized, which cannot be exceeded and the contract shall specify the individual years of contract coverage.

2. Contract Terms and Criteria: [SEP] **a. The land, buildings, and owner-occupied dwelling are set for municipal tax assessment and appraisal purposes at 50% of Fair Market Value.**

b. The farmer must prove that at least two-thirds (2/3) of his gross family income including husband, wife, and minor children, was derived from farming, by submitting copies of his Federal Income Tax Return. This requirement may be waived by a vote of the Selectboard should the Board determine that such a requirement would place an unfair burden on a beginning farmer. In this event, the Board may set a requirement of less than two-third (2/3) of gross income, but such lower limit shall not be for a period of longer than three (3) years.

c. Any material changes in the ownership, occupancy or operation of the farm will result in the termination of the contract, unless the farmer obtains the written consent of the Selectboard within thirty (30) days of the date of said change.

d. Farming is defined as “the raising or harvesting of any agricultural commodities on 25 acres or more of agricultural land, including the operation of a stock, dairy, poultry, bee, fruit, or truck farm; or plantation; ranch; nursery; range; orchard; or oyster bed; and income in the form of crop shares received from the use of the land.”

e. In the event of sale of all or part of the property for consideration in excess of 50% of Fair Market Value, the farmer would have to reimburse (rollback) the Town for the difference between taxes actually paid and the taxes which would have been paid without stabilization, plus 12%

interest. Nothing shall prohibit the Town from entering into a contract containing a "right of first refusal" clause.

f. The farmer must agree to make every reasonable effort to keep his land open for hunting, fishing, and other recreational uses.

g. In the event that the farmer leases the land which is to be stabilized, he and his family must reside and maintain a household on the leased farm throughout the term of the agreement.

h. Only one homestead may be stabilized in each individual contract.

i. Any dispute as to the terms or conditions of the Agreement is to be resolved by the Thetford Board of civil Authority.



# 9

From: **Tara Bamford** <[tebamford@gmail.com](mailto:tebamford@gmail.com)>  
Date: Mon, Aug 16, 2021 at 12:03 PM  
Subject: Connecticut River Joint Commissions UV Subcommittee  
To: <[selectboard@thetfordvt.gov](mailto:selectboard@thetfordvt.gov)>  
Cc: Linda Matteson <[lbmatteson@gmail.com](mailto:lbmatteson@gmail.com)>

Dear Chairperson Harkay-

I am writing to resign as one of Thetford's representatives to the CRJC Upper Valley Subcommittee. This is a very important group and very important for the town to remain actively involved. The good news for the Selectboard is that former rep. Linda Matteson has remained very involved as an alternate and would be willing to step back up as a regular member if desired. I'll copy here her so she can confirm her interest.

Tara

Tara E. Bamford  
Community Planning Consultant

802-295-1862

*Experience, Innovation and Common Sense Solutions*

### Errors and Omissions Certificate

The Board of Listers of the Town of Thetford are hereby supplying the following changes to  
Town Name  
the July 21 2021 Grand List. **Specifically:**  
Final Grand List Date

Owner: John H Jr. and Catherine A Vasant SPAN: 642-202-11374

Real Value Change: From: \$275,930 To: \$224,620 Difference: \$51,310

Homestead: From \_\_\_\_\_ To: \_\_\_\_\_ NonResidential: From \$275,930 To: \$275,930

Reason: Cabin was removed from property in winter of 2020.

Owner: \_\_\_\_\_ SPAN: \_\_\_\_\_

Real Value Change: From: \_\_\_\_\_ To: \_\_\_\_\_ Difference: \_\_\_\_\_

Homestead: From \_\_\_\_\_ To: \_\_\_\_\_ NonResidential: From \_\_\_\_\_ To: \_\_\_\_\_

Reason: \_\_\_\_\_

Owner: \_\_\_\_\_ SPAN: \_\_\_\_\_

Real Value Change: From: \_\_\_\_\_ To: \_\_\_\_\_ Difference: \_\_\_\_\_

Homestead: From \_\_\_\_\_ To: \_\_\_\_\_ NonResidential: From \_\_\_\_\_ To: \_\_\_\_\_

Reason: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_, Lister \_\_\_\_\_, Selectboard

\_\_\_\_\_, Lister \_\_\_\_\_, Selectboard

\_\_\_\_\_, Lister \_\_\_\_\_, Selectboard

I, \_\_\_\_\_, town clerk of \_\_\_\_\_ certify receipt of these changes. This certificate will be attached to or recorded in the grand list of \_\_\_\_\_ for tax year \_\_\_\_\_.

Date: \_\_\_\_\_, Town Clerk

When real or personal estate is omitted from the grand list by mistake, or an obvious error is found, the listers, with the approval of the selectboard, before December 30, may supply such omissions or correct such errors and make a certificate thereon of the fact; provided, however, the listers may make a correction resulting from the filing or rescission of a homestead declaration without approval of the selectboard. 32 V.S.A. §4261

**Request to Cater Malt, Vinous and/or Spirituous Liquors**

\$20.00 Fee (must be included)

**Make fee payable to Liquor Control**

Caterer's License Number 6170-001

Licensee Corporation Name: Monkey Hospitality, LLC

Doing Business as: The Monkey House

Street: 30 Main St Town/City Winooski

Contact Name & Phone: Ryan Smith 802-233-5928 / Ali Nagle 203-913-5627

Email or Fax: Fluidbarservicevt@gmail.com / ali.monkeyhouse@gmail.com

**BE SURE TO READ INSTRUCTIONS BELOW, BEFORE COMPLETING APPLICATION**

- 1) Describe type of event to be catered: Wedding Reception
- 2) Street address of event: 341 Quinibeck Road, Post Mills, Camp Ohana
- 3) Date of catered event: 10/2/2021
- 4) Hours of operation from beginning to end: 3:00PM-11:00PM
- 5) Approximate # of persons expected: 70 guests

Signed: Ali Nagle Date: 8/16/2021

**Each catered event must have approval from the Town/City before**

**Submitting this application to Liquor Control.**

Towns Recommendation (please circle one)      Approved      Disapproved

---

Town/City Clerks Signature (Catered location) Town/City Date

**SUBMIT THIS APPLICATION TO DLC AT LEAST 5 DAYS PRIOR TO EVENT**

**DIRECTIONS:**

Submit to Town/City clerk for approval (Town/City Clerk will send to DLC).

- 1) Follow all liquor control laws and regulations (what applies to a first or first and third class license also applies to the caterer's license).
- 2) Must have a defined area for serving and consumption of alcohol with designated barriers.
- 3) Must have separate toilet and lavatory facilities available for both men and woman.
- 4) Provide sufficient number of employees for control purposes.

**THE LICENSE MUST BE POSTED ON PREMISE OF EVENT**

**Request to Cater Malt, Vinous and/or Spirituous Liquors**

\$20.00 Fee (must be included)

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Email or Fax: Fluidbarservicevt@gmail.com / ali.monkeyhouse@gmail.com

**BE SURE TO READ INSTRUCTIONS BELOW, BEFORE COMPLETING APPLICATION**

- 1) Describe type of event to be catered: Wedding Reception
- 2) Street address of event: 341 Quinibeck Road, Post Mills, Camp Ohana
- 3) Date of catered event: 10/10/2021
- 4) Hours of operation from beginning to end: 3:00PM-11:00PM
- 5) Approximate # of persons expected: 100 guests

Signed: Ali Nagle Date: 8/16/2021

**Each catered event must have approval from the Town/City before**

**Submitting this application to Liquor Control.**

Towns Recommendation (please circle one)      Approved      Disapproved

---

Town/City Clerks Signature (Catered location) Town/City Date

**SUBMIT THIS APPLICATION TO DLC AT LEAST 5 DAYS PRIOR TO EVENT**

**DIRECTIONS:**

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- 4) Provide sufficient number of employees for control purposes.

**THE LICENSE MUST BE POSTED ON PREMISE OF EVENT**

---

# Town of Thetford

## Town Manager's Office

---

### Memorandum

August 20, 2021

To: Town of Thetford Selectboard

Re: Authorization to Install Underground Electrical Power Lines in Town Roads

I have received two requests for the installation of underground power lines in or across town roads that require your approval.

#### **Five Corners Road**

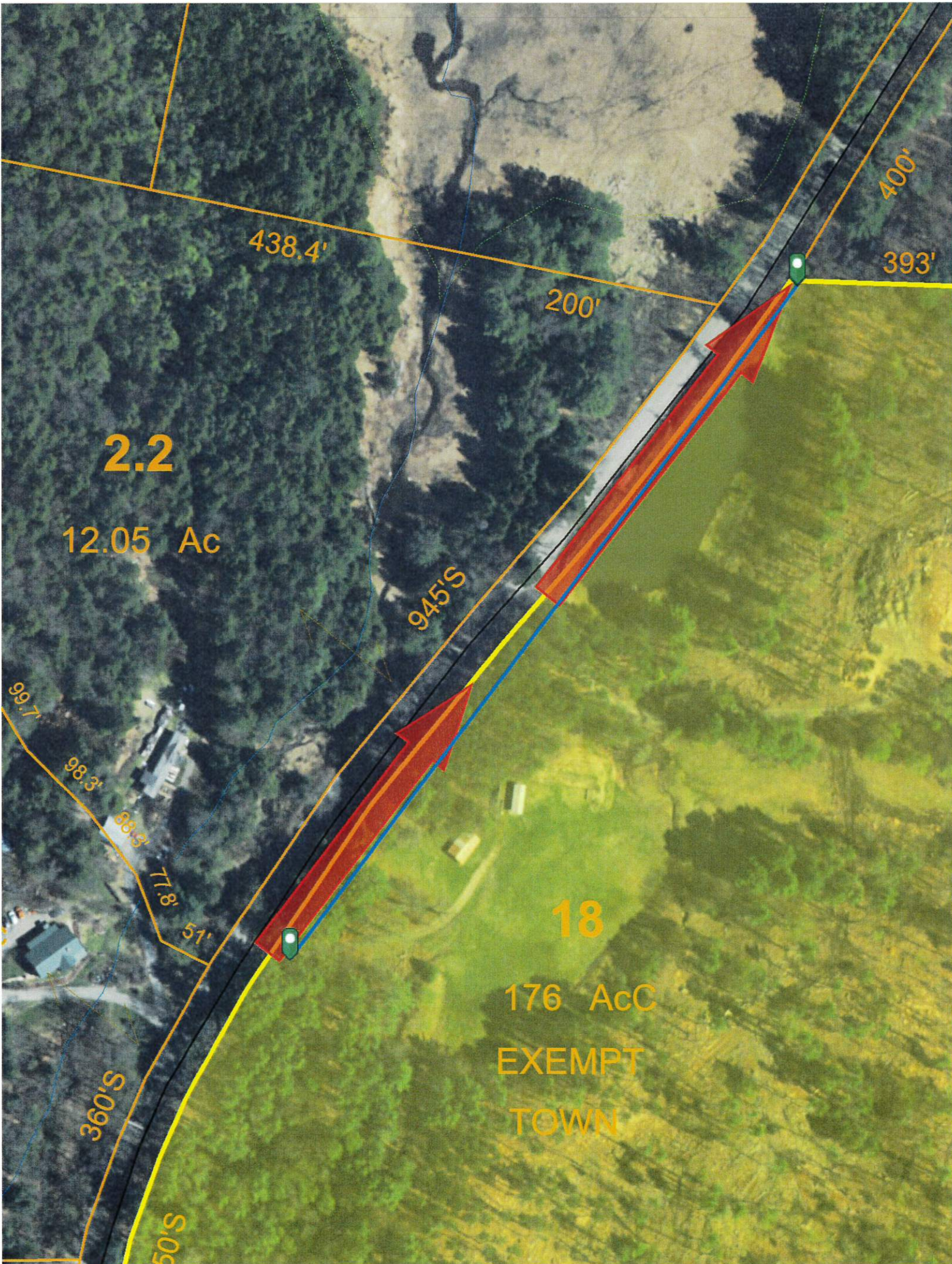
The first request is from Pat Dixon, an electrical contractor, for the installation of approximately 955 linear feet of electrical power cable (see attached GIS Map) for Mr. Thomas Troy, whose property is north of the Town Forest on Five Corners Road. Dale Lewis, DPW Foreman, and I meet with Pat Dixon, his subcontractor (Blake Excavating), and Kevin Matte from GMP, and walked the project with them. The proposal is to excavate a 2-3-foot-wide trench approximately 18-24 inches from the shoulder of the road. The electrical wire will be installed in conduit pipe and the trench will be back filled to the same or better condition of the existing road. In addition, Blake Excavating has agreed to install free of charge, a new 18-inch HDPE culvert provided by us to replace an existing metal culvert pipe going across the road. Dale Lewis and I both agree this project will be beneficial to Mr. Troy, GMP, the Town, and recommend approving this request.

#### **319 Cadwell Road**

Mr. Conrad Reining is requesting an approximate 55 linear feet road cut across Cadwell Road (see attached GIS Map) for the installation of underground power cable in conduit. This project will allow Mr. Reining and GMP to remove a pole that is current situation 60-80 linear feet from the road. Dale Lewis and I have met and conferred with Mr. Reining

#12

and feel the project would be beneficial for both Mr. Reining and GMP  
and recommend approving Mr. Reining request.



**2.2**

12.05 Ac

**18**

176 AcC  
EXEMPT  
TOWN

438.4'

200'

400'

393'

945'S

99.7'

98.3'

88.5'

77.8'

51'

360'S

50'S



0

Ac

301.1'

470'

30'

31.5'

103.8'

127.1'

44.2

130'

3.29 Ac

180.31'

249.5'

335'

335'

9

44.1

6'

2.4 Ac

1

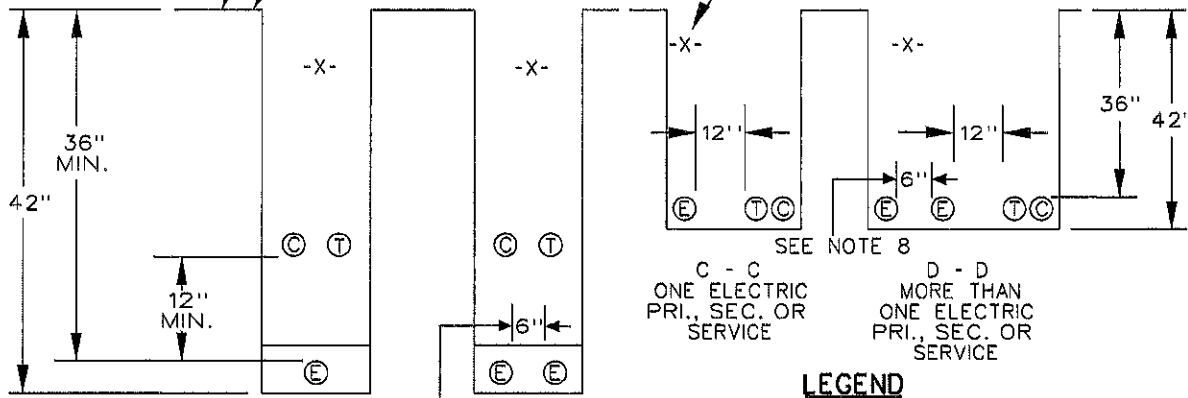


# TYPICAL TRENCH CROSS-SECTION U.G. CABLE IN CONDUIT

ALTERNATE METHOD FOR  
ELECTRIC & COMMUNICATIONS  
SEPARATION

FINISHED GRADE

ELECTRICAL CABLE MARKING TAPE  
SHALL BE PLACED 8" - 12" BELOW  
FINISHED GRADE  
ABOVE ELECTRICAL CONDUIT(S)



A - A  
ONE ELECTRIC  
PRI., SEC. OR  
SERVICE

B - B  
MORE THAN  
ONE ELECTRIC  
PRI., SEC. OR  
SERVICE

C - C  
ONE ELECTRIC  
PRI., SEC. OR  
SERVICE

D - D  
MORE THAN  
ONE ELECTRIC  
PRI., SEC. OR  
SERVICE

### LEGEND

- ⓔ CONDUIT(S) FOR ELECTRICAL CABLE
- Ⓣ TELEPHONE CABLE
- ⓐ TELEVISION CABLE
- X- UNDERGROUND ELECTRICAL CABLE MARKING TAPE

### NOTES:

1. ALL TRENCHES AND ELECTRICAL CONDUIT(S) REQUIRE APPROVAL BY AN UTILITY INSPECTOR BEFORE BACKFILLING.
2. ALL TRENCHES SHALL BE A MINIMUM OF 18 INCHES WIDE. THE CONDUIT SHALL BE EMBEDDED IN NATIVE SOIL, THAT WILL PASS A 4 INCH MESH. THIS MATERIAL SHALL BE A MINIMUM OF 4 INCHES THICK ON ALL SIDES OF THE CONDUIT. THE REMAINDER OF THE BACKFILL SHALL BE CLEAN, AND, SHALL NOT CONTAIN ROCKS LARGER THAN 8 INCHES IN ANY DIMENSION. CAREFULLY COMPACT THE FULL DEPTH OF BACKFILL, UNDER TRAVELLED WAYS AND PARKING LOTS. THE MINIMUM DEPTH, UNDER A HIGHWAY, SHALL BE 48 INCHES RATHER THAN 36 INCHES. MOUNDING THE TRENCH, TO PROVIDE THE REQUIRED DEPTH, IS NOT ALLOWED.
3. UNDER THE FOLLOWING CONDITIONS, PVC CONDUIT SHALL BE ENCASED IN A MINIMUM 4 INCH ENVELOPE OF CONCRETE. IF NECESSARY FOR LOGISTICAL REASONS, RIGID STEEL CONDUIT MAY BE SUBSTITUTED FOR CONCRETE ENCASEMENT.
  - A. BROOK CROSSINGS
  - B. CROSSINGS OF WATER, SEWER, AND GAS PIPES. CROSSINGS SHALL BE DONE AT NINETY DEGREES IF POSSIBLE. NORMALLY, THE ELECTRICAL CONDUIT SHALL BE A MINIMUM OF 18 INCHES ABOVE THE PIPE. CAREFULLY COMPACT THE FILL BELOW THE ELECTRICAL CONDUIT. CONCRETE ENCASEMENT IS REQUIRED FOR 10 FEET ON EACH SIDE OF THE PIPE.
  - C. UNDER THE TRAVELLED WAY OF CITY STREETS, AND, UNDER TOWN HIGHWAYS, IF REQUIRED BY THE TOWN, A PIPE SLEEVE, SURROUNDING THE PVC CONDUIT, MAY BE SUBSTITUTED.
  - D. CONDUIT WITHIN 20 FEET OF TANKS CONTAINING FUELS OR SOLVENTS. THESE TANKS MAY BE ABOVE OR BELOW GRADE.
4. TRENCHES SHOULD BE LOCATED 10 FEET FROM ANY STRUCTURE, UNLESS THE CONDUIT IS GOING TO THE STRUCTURE. CONTACT ENGINEERING IF CLOSER APPROACHES ARE NECESSARY.
5. TRENCHES SHOULD BE LOCATED 10 FEET FROM ANY WATER, SEWER, OR GAS PIPE THAT PARALLELS THE CONDUIT. CONTACT ENGINEERING IF CLOSER APPROACHES ARE NECESSARY.
6. COMMUNICATIONS CABLES AND CONDUITS MAY BE LOCATED IN THE SAME TRENCH WITH ELECTRIC CABLES OR CONDUITS. A MINIMUM HORIZONTAL OR VERTICAL SEPARATION OF 12 INCHES IS REQUIRED. ELECTRICAL CONDUITS SHALL BE SEPARATED BY 4 INCHES. THESE DISTANCES ARE MEASURED SURFACE-TO-SURFACE NOT CENTER-TO-CENTER.
7. DEPTHS SHALLOWER THAN 36 INCHES MAY BE ALLOWED WHERE OBSTRUCTIONS SUCH AS LEDGE ARE ENCOUNTERED. ANY PORTION OF THE CONDUIT SHALLOWER THAN 24 INCHES SHALL BE COVERED WITH A MINIMUM 2 INCH CONCRETE CAP. THE CONCRETE SHALL EXTEND DOWN TO THE LEDGE (OBSTRUCTION). IF THE CONDUIT MUST BE WITHIN 12 INCHES OF THE SURFACE IT SHALL BE ENCASED IN A 4 INCH ENVELOPE OF CONCRETE. THE CONCRETE SHALL NOT BE MOUNDED IN SUCH A WAY AS TO BE A TRIPPING HAZARD. RIGID STEEL SHALL NOT BE USED AS A SUBSTITUTE FOR BURIAL DEPTHS SHALLOWER THAN 24 INCHES. EXCEPTION: WHILE CONCRETE ENCASEMENT IS RECOMMENDED FOR CUSTOMER OWNED SHALLOW BURIED CONDUITS, RIGID METAL CONDUIT MAY BE SUBSTITUTED PER NEC TABLE 300-5 (TABLE 300-50 FOR PRIMARY).
8. OPPOSITE SIDE CONDUITS FOR A LOOP FEED PRIMARY URD MUST HAVE ADEQUATE SEPARATION TO PROVIDE THE DESIRED INCREASE IN RELIABILITY. IF THE TWO CONDUITS ARE TO PARALLEL EACH OTHER, THEY SHALL BE SEPARATED BY A MINIMUM OF 2 FT HORIZONTALLY. THE 6 INCH SEPARATION, SHOWN IN SECTION B-B AND D-D WOULD BE INCREASED TO 24 INCHES. THE DEVELOPER SHOULD BE ADVISED OF THE POSSIBILITY OF INSTALLING CONDUIT PER SECTION B-B. ALTERNATIVELY, THEY SHALL BE ENCASED IN CONCRETE WITH THE CONDUITS SEPARATED BY A MINIMUM OF 3 INCHES, AND, THE CONDUITS SHALL BE A MINIMUM OF 4 INCHES FROM THE SURFACE OF THE CONCRETE.



## DISTRIBUTION STANDARD

App'd: *R/S*

DATE: 12/12

STANDARD NUMBER

2125 Page 1



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**Selectboard Special Meeting \*Draft\* Minutes**  
**Thetford Town Offices**  
**(w/Virtual Attendance Option)**  
**Monday, 8/9/2021 7:00pm**

Selectboard members present: Sharon Harkay (Chair), Li Shen (Vice-Chair), Mary Bryant, Steve Tofel

Selectboard members absent: Nick Clark  
Others present: Bryan Gazda (Town Manager), Tracy Borst (Town Clerk/Treasurer), Martie Betts (Selectboard Assistant)

Total attendance in meeting room: 1  
Total Zoom attendance: 13  
Discussion Participants: Stuart Rogers, Melissa Krzal

Sharon Harkay called the meeting to order at 7:00 PM.

**1) Agenda Review**

Li Shen said she would like to add one item having to do with masks and the COVID Delta variant. The item will be added after the Liquor Commission.

**2) Town Manager Report – Bryan Gazda**

**a) Route 132 Update**

Bryan said he has received some weekly reports from Stantec, and they are somewhat technical, but basically, they are right on schedule and have been putting in sub-base on 200' – 300' of linear feet per day. The majority of the culvert pipes are in. They are now working between Cream Street and the Thetford/Norwich Town line.

**b) Treasure Island Update**

We are getting towards the end of the season. Amy Fahey provided an update and Brittany Burke, the beach manager, put in her last day as of Saturday (7<sup>th</sup>). Bryan thanked Brittany for coming on board and her efforts to provide swimming lessons. Staffing has been a concern all summer, and for the rest of the season there may or may not be either a lifeguard or gate attendant. The plan is to stay open through Labor Day, but at times with swimming at your own risk. It will be posted if no lifeguard is on duty.

Li asked how fees would be collected with no gate attendant. Bryan said there wouldn't be a sure way to collect fees, but the decision was made to stay open for those people who purchased a Season Pass.

There were some programs that took place. The Montshire Museum came out twice and there were 20 – 25 children per event. They had Story Hour with Emily, from the library, which was very popular, and there was Paddleboard Yoga. Bryan has asked Amy to brainstorm for other events that would make it four-seasonal.

Sharon said she received an email from a resident asking if there was any chance we would leave Treasure Island open beyond Labor Day, as there may already be swim at your own risk in place for some of the rest of the season.



# Town of Thetford Vermont

#13

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1 Bryan said it would come down to opening and closing the gate. He'll take a look and see what  
2 he can do.

3 **c) Staff Emergency Training**

4 Bryan said he emailed Mariah and they are working on getting someone from Vermont  
5 Emergency Management to come and do the training.

6 **d) Other**

7 Bryan said the FEMA funds for the Cranberry Hill Road project came in. There are still four  
8 other projects, but receiving this money is a good sign.

9  
10 Bryan told the Selectboard he would like to add an agenda item about the Lebanon landfill for  
11 the next meeting. Lebanon is starting a new permitting process for their landfill, and they are  
12 updating their agreement with Upper Valley municipalities. Thetford will need to sign an  
13 agreement with Lebanon for residents to be able to use their landfill and there are three options  
14 presented to the towns. An individual can go online or directly to the landfill, they can purchase  
15 their permit from the Town Clerk, or the town can opt out entirely. If a Town Clerk agrees to sell  
16 the permits, that Town Clerk then becomes an agent of the city of Lebanon, which means they  
17 need to adhere to all city codes, including their "Welcoming Lebanon Ordinance" which pertains  
18 to immigrant status. Thetford residents can take their trash to the Thetford Transfer station on  
19 Saturdays, or still go to the Hartford Transfer station, although Bryan said it is his understanding  
20 that Hartford may be limiting services in the future. Lebanon would like to have signed  
21 agreements by September 1.

22  
23 Bryan said the Municipal Grant is due on November 1<sup>st</sup> and he thinks a water system review of  
24 the different water districts in town would be a good use of that money.

25 Mary Bryant thought that sounded like a good plan.

26  
27 **3) Consideration of AT&T MOU and Letter of Intent to Conserve Town Forest Land**

28 Sharon said this agenda item is going to be part of Bryan's report because the Upper Valley Land  
29 Trust has submitted questions about the agreement that was ready for review and possible  
30 acceptance by the Selectboard.

31 Bryan said that the attorneys were supposed to meet this morning, but he received an email that  
32 the meeting was postponed. There are two documents to be considered, the Memorandum of  
33 Understanding (MOU) between AT&T, the town and the Agency of Natural Resources, plus a  
34 letter of intent between town and the Upper Valley Land Trust (UVLT). The UVLT would like  
35 changes made to both the MOU and the letter. AT&T has requested an extension to at least  
36 August 31. Bryan said he questions why they aren't looking for another 30-day extension as  
37 there are still things that have to be done. Bryan said he would like our engineering firm to look  
38 at the plans.

39  
40 **4) Public Comment**

41 No public comment.

42  
43 **5) Discussion of Telecommuting Policy**

44 Sharon explained that Li and Bryan have been working on this policy.



# Town of Thetford Vermont

#13

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- 1 Mary Bryant said she would like to see more flexibility with the section that speaks to in-home
- 2 care duties. Someone may be in a certain situation such as having a sick family member and
- 3 might have to take them to the doctors. Mary would prefer to trust the employee, let them take
- 4 their time and fill in their hours later in the evening.
- 5 Sharon asked what the source was for the document. She was also a little confused because she
- 6 didn't think the Town Manager had the ability to tell elected people what they can and cannot do
- 7 and yet the agreement signature page includes elected officials.
- 8 Bryan said he and Li did an extensive internet search, and this was the only one they found
- 9 which is from the City of San Francisco. The other thing to consider is equipment. Do we want
- 10 to exempt elected officials?
- 11 Li pointed out that elected officials can agree to be bound by the town personnel policy. Isn't it
- 12 the same thing?
- 13 Tracy said there should be some clarity to what extent the policy comes into play. She gave the
- 14 example of trying to be on a Zoom meeting in an office with two other people, plus members of
- 15 the public who may come in. If she stays home to take the meeting there, is she telecommuting?
- 16 Bryan said they could identify a certain number of hours a week, if we wanted to put that in
- 17 there. Aside from the Department of Public Works staff, this would be for everybody else.
- 18 Li said that if they decided they needed the policy, for just a Zoom call this seems like overkill.
- 19 But the situation with the previous Recreation Director, who took home a lot of files with
- 20 personal information and then left them there when he moved, would require this type of policy.
- 21 Bryan said this could be a general policy with more flexibility, but these are the guidelines.
- 22 Li said it is possible that a future employee might be interested in working from home, and this
- 23 would give us something to fall back on.
- 24 Sharon brought up lack of office space in Town Hall.
- 25 Bryan said there is a definite shortage of office space. For instance, the Recreation Director and
- 26 other part time positions work at nights, on the weekends and early mornings before they go to
- 27 work. This would be a benefit to them. It would set a standard, give direction on resources, town
- 28 equipment, and who is getting what. Instead of putting that responsibility on the Town Manager,
- 29 you have a policy moving forward.
- 30 Stuart Rogers asked if this policy has this been reviewed by VLCT, and if not, he would strongly
- 31 recommend it. The purpose of elected officials signing the personnel policy was so they could
- 32 receive benefits as they are not town employees. They do not answer to a Town Manager.
- 33 Sharon liked the idea of VLCT having a look at it. Sharon also thought one or two bullet points
- 34 should be added to the agreement page to point out that an employee can't save any town
- 35 business to a personal hard drive or keep any confidential files at home.
- 36 Mary asked if they could go back to the discussion on her point about flexible hours.
- 37 Sharon said she didn't disagree with Mary. Sharon thinks that flexible time is important.
- 38 Tracy explained that when she works remotely, she uses her VPN to log on to her office
- 39 computer. Files are accessed that way, not by saving on a personal computer. Tracy also noted
- 40 that on the first page it refers to doing personal business during unpaid lunch periods, but town
- 41 employees have a paid lunch period.
- 42 Steve wondered if they could add language that flexible hours could be arranged with the Town
- 43 Manager. The Town Manager would have the flexibility to authorize work hours.



# Town of Thetford Vermont

#13

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1 Sharon said she would be interested in what VLCT has to say and asked Bryan and Li to make  
2 the changes discussed and send it out again. She thanked Li and Bryan for their work on the  
3 policy.  
4

## 5 **6) Consideration of Lake Wise Program**

6 Sharon said they have seen the presentation about the Lake Wise Program and now they need to  
7 decide whether to participate. Sharon said she doesn't see how the town could possibly lose. The  
8 town doesn't have to follow any or all of the recommendations and the assessment doesn't cost  
9 the town any money.

10 Li Shen added that it would give the town information about natural resources that are there and  
11 what might be potentially damaging to those natural resources.

12 Mary Bryant agreed and said she appreciated the partnership with the Lake Fairlee Association.

13 Steve Tofel added that shoreline property owners are also being contacted about the program,  
14 and he felt it would be a good thing for the town to lead by having the assessment.

15 **Motion** by Sharon Harkay that we ask the White River Conservation District to conduct a Lake  
16 Wise assessment at Treasure Island. **VOTE by roll call:** Steve Tofel in favor, Mary Bryant in  
17 favor, Li Shen in favor, Sharon Harkay in favor  
18

## 19 **7) Setting the 2021 Tax Rate**

20 The Selectboard reviewed the information put together by the Tracy and Bryan.

21 The documents and process were discussed.

22 **Motion** by Li Shen to set the town tax rate at 0.822289, as presented in the documents before us.

23 **VOTE by roll call:** Steve Tofel in favor, Mary Bryant in favor, Li Shen in favor, Sharon Harkay  
24 in favor  
25

## 26 **8) Discussion of Zoning Administrator and Lister's Clerk Positions**

27 Bryan gave a summary of the search-to-date for a candidate for these positions. Bryan said one  
28 candidate decided against the position as it was not full time, and they were looking for benefits.

29 Bryan said he would still like to combine the two positions, making it a full-time position, but he  
30 would look at the budget to make sure it could be funded.

31 Sharon wondered about starting the position at 32 hours with benefits.

32 There was discussion about elected Listers versus appointed Listers. Changing the status from  
33 elected to appointed would require voter approval.

34 Sharon said Janet Stowell is more than willing to come and speak to the Selectboard during an  
35 open meeting. She can explain what they do, and whether the position could be appointed rather  
36 than elected.

37 Mary said she would like Janet to come in.

38 Bryan said his recommendation is for the Selectboard to make him interim Zoning Administrator  
39 just to keep the office going.

40 **Motion** by Sharon Harkay to accept Bryan Gazda's offer to become interim Zoning  
41 Administrator until such time as we are able to recruit a permanent replacement for Diane  
42 Osgood. **VOTE by roll call:** Steve Tofel in favor, Mary Bryant in favor, Li Shen in favor,  
43 Sharon Harkay in favor.  
44



1 **9) Convene the Liquor Commission for Request to Cater Liquors**

2 **Motion** by Sharon Harkay to adjourn the Selectboard meeting to convene a meeting of the  
3 Liquor Commission. **Motion passed (4-0-0)**

4 **Motion** by Mary Bryant to approve the request from Blood’s Catering & Party Rentals Inc to  
5 serve alcohol on September 18<sup>th</sup> at Camp Ohana. **Motion passed (4-0-0)**

6 **Motion** by Steve Tofel to adjourn the meeting of the Liquor Commission and reconvene the  
7 Selectboard meeting. **Motion passed (4-0-0)**

8

9 **Agenda Addition; Whether to mask during in-person meetings**

10 Li Shen said the data now shows that a vaccinated person can get infected by COVID and infect  
11 others. We are traveling now and there is potential to encounter someone at the airport who is  
12 shedding a lot of virus. That’s how the Delta variant can infect people. The Delta variant sheds  
13 1000 times more virus than the original COVID virus. There have been sporadic incidents in our  
14 community where people have become infected while vaccinated. Li knows of 5 people who  
15 chose not to get vaccinated, and if she picks up the virus in this room, she could potentially infect  
16 them. She feels that people should probably be wearing masks indoors.

17 Steve Tofel noted that Hanover has just instituted a mask mandate for all indoor activities.  
18 Dartmouth College has as well.

19 Sharon Harkay asked people who worked in Town Hall how they felt about it. Martie Betts said  
20 she felt safe in the office but does think it would be a good idea to wears masks during meetings.

21 Mary Bryant heard about the positive cases on the rise and said by wearing a mask people are  
22 hopefully protected themselves from serious illness, adding that she is happy to wear a mask.

23 Sharon said she doesn’t object to wearing a mask.

24 Bryan wondered if it would be better just to say masks are required in all Town facilities.

25 Tracy Borst said her office has been able to manage opening up without requiring masks. She  
26 said she hasn’t been asking if people are vaccinated and people are still being encouraged to do  
27 their research on the portal and to use the website. The Clerk’s office has two plexiglass barriers  
28 and a stanchion barrier which keep people at a safe distance.

29 Sharon thought Bryan should make the decision as he is in charge of town facilities.

30 Stuart Rogers questioned whether the town could have a mask mandate as municipal government  
31 is an extension of state government and the state no longer has a mask mandate.

32 Bryan will check with the Vermont League of Cities and Towns(VLCT) and Mariah Whitcomb.

33 Melissa Krzal said she was away twice in July, and 5 days after she returned she took a COVID  
34 test out of caution. She wore a mask the entire time and advised that it has been recommended  
35 that masks should have many layers or to wear more than one mask.

36 Sharon confirmed that as a group they agree to wear masks when meeting in person and Bryan  
37 will reach out to Mariah and VLCT.

38

39 **10) Warrants and Minutes**

40 Warrants:

41 #27.1 \$13,011.64

42 #28.1 \$29,992.79

43 #15.2 \$10,295.17

44 #16.2 \$11,357.52



# Town of Thetford Vermont

#13

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1 #14.3 \$107,061.93

2 #15.3 \$717.40

3 #16.3 \$550.51

4 #17.3 \$146,559.65

5 #14.4 \$26,009.67

6 #15.4 \$26,867.93

7 **Motion** by Li Shen to approve the warrants as presented. **Motion passed (4-0-0)**

8

9 Steve Tofel said that members of the Selectboard who attend virtually need to be visible or  
10 audible, so he would like to amend the minutes of July 19<sup>th</sup> to show Nick Clark as absent and to  
11 reflect that in the votes from 4-0 to 3-0.

12 The Selectboard listened to the audio recording from the beginning of the July 19<sup>th</sup> meeting.

13 **Motion** by Sharon Harkay to approve the regular Selectboard meeting minutes of July 19<sup>th</sup>, 2021  
14 as amended, including marking Selectboard member Nick Clark as absent and removing his  
15 votes. **Motion passed (3-0-1)**

16

17 **11) Adjourn**

18 **Motion** by Steve Tofel to adjourn the special Selectboard meeting at 8:39 PM. **Motion passed**  
19 **(4-0-0)**