

Agenda Summary
July 16, 2025

Agenda Item No. A-10

Acceptance of Water Main/Easement – Covered Bridge Condominiums Phase IV

Summary: In accordance with the requirements of the Public Works Development Agreement approved by the Sewer Commission on June 24, 2019, R&Y Covered Bridge, LLC has completed water main construction for the subject project, submitted the required As-Builts and Certificate of Final Completion, and requests that the Town accept ownership and record the easements of the same. They also request a reduction of the surety amount to 25% for the Warranty Period, which is 2-years from the date of acceptance of the water main (this item). Public Works recommends acceptance of the subject utilities and approval to reduce the surety amount for the Warranty Period using an Escrow Deposit Account Agreement review and approved by the Town Attorney.

Town Plan & Policy Impact: N/A

Fiscal & Human Resource Impact:

Fiscal: ongoing maintenance and repair costs as with any water main.

Human Resource Impact: 40 hours +/- of staff time spent associated with construction observation, verifying as-builts, and related items.

Recommendation:

Move to accept the water mains constructed under this agreement in 2019 & 2021, authorize recording the easements for the same, and release of the originals Letter of Credit Surety in the amount of \$110,000 for a revised Escrow Deposit Account Agreement in the amount of \$27,500 for the 2-year Warrantee Period.

Exhibit "A"

EASEMENT DEED and BILL OF SALE (Water Main)

KNOW ALL PERSONS BY THESE PRESENTS, that R&Y COVERED BRIDGE LLC, a Vermont limited liability company with an office in Burlington, Vermont ("Grantor"), in consideration of the sum of Ten and More Dollars paid to its full satisfaction by the TOWN OF STOWE, a Vermont Town in the County of Lamoille and State of Vermont ("Grantee"), by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, the TOWN OF STOWE, and its successors and assigns forever, a perpetual easement and right-of-way to operate, maintain, repair, replace, reconstruct and upgrade water main extensions and water service connections to the service valves, on and through property in the Town of Stowe, County of Lamoille, and State of Vermont described as follows, viz:

Being an easement over Grantor's lands and premises in the Town of Stowe for Grantee and its successors and assigns to operate, maintain, repair, replace, reconstruct and upgrade the water main serving the Wildewood development, together with the water services to the individual water service valves. The easement area measures twenty feet (20') in width and shall be centered on the water main and on the water services to the individual water service valves in their as-built locations.

Grantor owns the real property over and through which the herein granted easement is conveyed (the "Property") by Warranty Deed from Covered Bridge Associates, LLC to R&Y Covered Bridge LLC dated March 14, 2018 and recorded in Volume 1010 at Page 81 of the Town of Stowe Land Records.

The above-described easement is conveyed to Grantee for use for municipal water supply purposes and included herewith are all related improvements to the extent not previously conveyed to Grantee, and blanket easements over and across the Property for the access, maintenance, repair and replacement of such municipal water supply related improvements.

This Easement Deed shall act as a bill of sale and does hereby convey all improvements, fixtures, and equipment used for municipal water supply purposes and located on, over and under the above-described easements and appurtenances thereto including, without limitation, the water main, valves and related appurtenances comprising the water system improvements, necessary to deliver municipal water service to the service valves for each residential unit in the Wildewood project (the "Improvements").

By acceptance of this Easement Deed, Grantee acknowledges that it has received the necessary as-built certifications and test results and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as-is, where-is" condition.

Grantor and its successors and assigns shall have the right to make use of the surface of the Property such as shall not be inconsistent with the use of the easement by the within Grantee. Grantor and its successors and assigns shall place no structures within said easement area which shall prevent or interfere with Grantee's ability to exercise its rights granted hereunder, however, Grantor and its successors and assigns shall have the right to construct driveways and to landscape the surface of the easement area described above, provided such driveways and landscaping do not interfere with Grantee's rights described hereunder.

By its recording of this Easement Deed, Grantee agrees, for itself and its successors and assigns, that any premises of Grantor lying outside the easement area disturbed or affected by Grantee's exercise of the rights granted it hereunder shall be restored to their condition prior to such entry at Grantee's own cost and within a reasonable time.

The rights and easements granted hereby are subject to: (a) all easements, rights of way and encroachments depicted on the Plat and on a survey plat by Grenier Engineering, P.C. entitled "SUBDIVISION SURVEY COVERED BRIDGE ASSOCIATES, LLC COVERED BRIDGE RESORT CONDOMINIUMS LOT 6 & LOT 7 BROOK ROAD (T.H. #36) – STOWE, VERMONT" dated February 2016 and recorded at Map Book 21 Page 71 (Map Slide 1191C) of the Stowe Land Records, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601 et seq.; (b) terms and conditions of the following permits and approvals issued in connection with the proposed development of the Property, including without limitation the improvements that are depicted on the drawings and plans approved thereby: Findings of Fact and Decision of the Stowe Development Review Board dated September 21, 2018 for Project No. 5866, as it may be amended; State of Vermont Land Use Permit Amendment (Act 250) 5L0775-10 dated March 28, 2019 and later modified on March 28, 2019, as it may be amended; State of Vermont Wastewater System and Potable Water Supply Permit WW-5-6281-3 dated February 14, 2019, as it may be amended; State of Vermont Agency of Natural Resources Authorization to Discharge Under General Permit #3-9015 No. 3490-9015.1 issued by the Water Quality Division on February 15, 2019, as it may be amended or replaced; State of Vermont Public Water System Permit to Construct (Project #E-1528, WSID 5163) issued on April 23, 2004; State of Vermont Public Water System Permit to Construct Project #C-1528-16.1, WSID #5163, PIN #BR95-0037 dated March 1, 2017; and (c) the provisions of municipal ordinances, public laws, and special acts.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description.

TO HAVE AND TO HOLD the Improvements, rights and easements conveyed hereby, with all the privileges and appurtenances thereto, to Grantee, TOWN OF STOWE, and its successors and assigns, to their own use and behoof forever; and Grantor, R&Y COVERED BRIDGE LLC, for itself and its successors and assigns, does covenant with the said Grantee and its successors and assigns, that until the ensealing of these presents, Grantor is the sole owner of the Property, and has good right and title to convey the Improvements, rights and easements in the manner aforesaid, that the Property is FREE FROM EVERY ENCUMBRANCE, except as aforementioned; and it hereby engages to WARRANT and DEFEND the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, the undersigned does hereby execute this Warranty Deed as of the 17 day of OCT 2019.

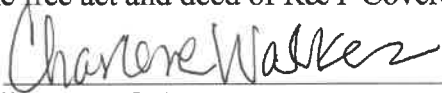
R&Y Covered Bridge LLC

By:


Alain Youkel, Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 17 day of October 2019, personally appeared Alain Youkel, being the authorized agent of R&Y Covered Bridge LLC, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of R&Y Covered Bridge LLC.

Before me, 
Notary Public State of Vermont
My commission expires: 1.31.21
My commission number: 157.0003532



Town of Stowe, Public Works
Attn: Harry Shepard
67 Main Street
Stowe, VT 05672

June 23, 2025

Re: Certificate of Final Completion Wildewood Subdivision

Harry,

Per the Public Works Development Agreement between the Town of Stowe and R & Y Covered Bridge LLC. I John Grenier (Engineer of Record) certify the water main extension constructed for the development of Wildewood is complete. All water mains, hydrants, fillings, and curb stops were installed per the design plan details and specifications. An as-build plan with the locations of the hydrants and services has been provided. All mains and services are buried a minimum of 6.5' deep as required by the Town of Stowe. Pressure testing and chlorination results have been provided. Grenier Engineering will provide the Town with a georeferenced CAD compatible with GIS mapping software.

Please contact our office if you have any questions.

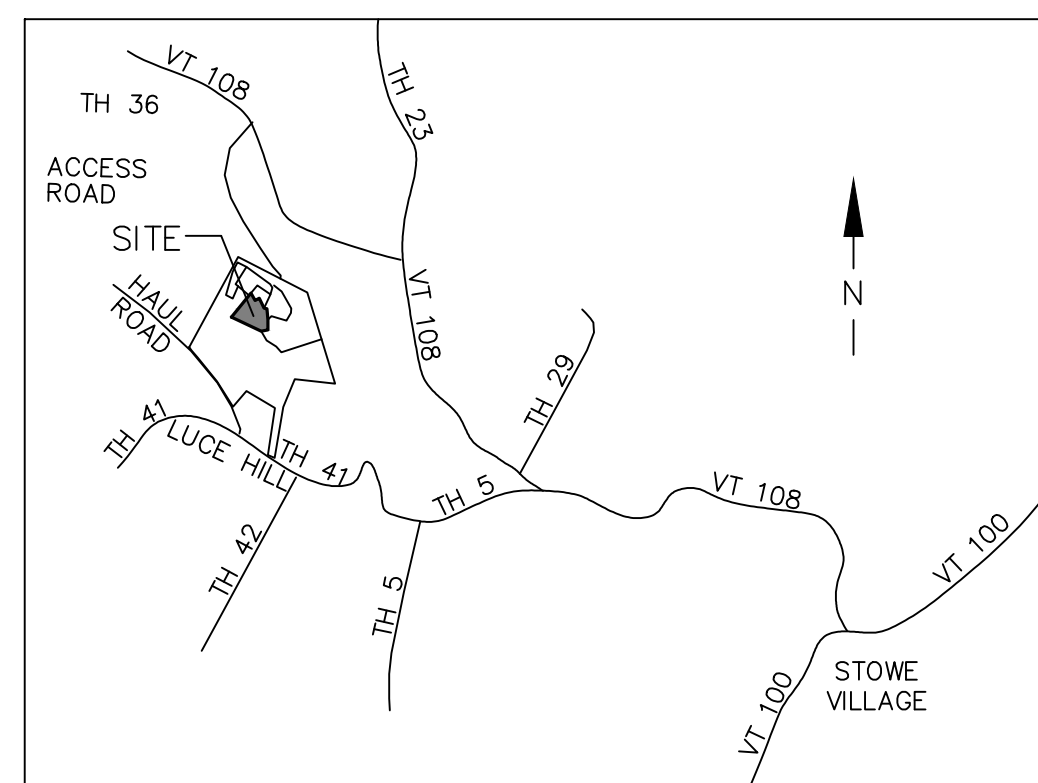
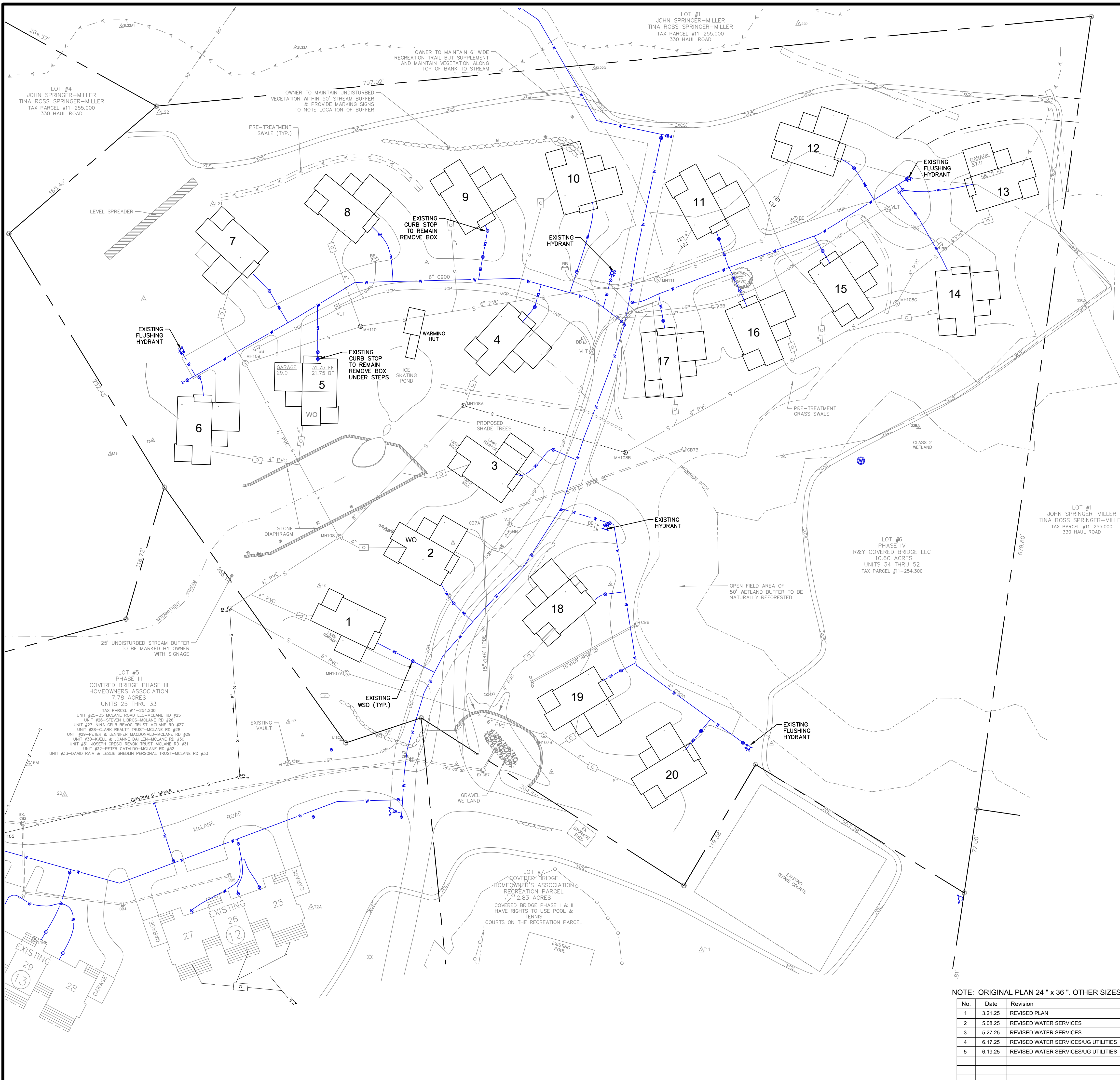
Sincerely,

A handwritten signature in blue ink, appearing to be 'JD Grenier', with a long horizontal line extending to the right.

John D. Grenier, PE

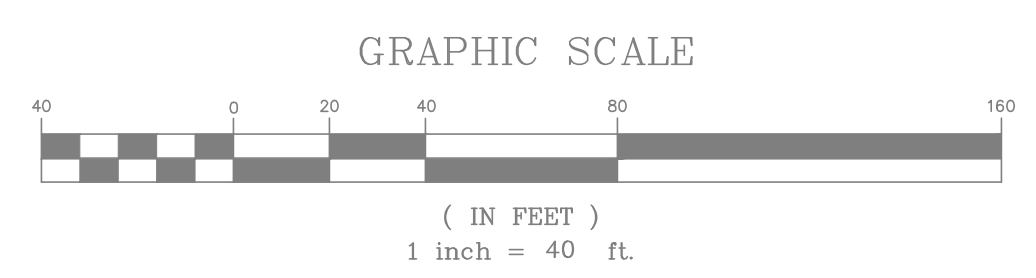
President

Grenier Engineering, PC



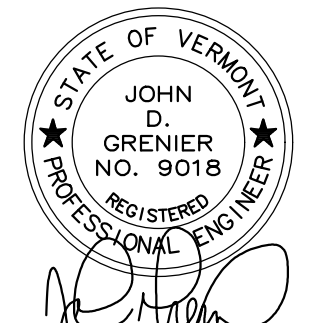
LOCATION MAP
NTS

UTILITY LEGEND	
	PROPOSED VAULT
	PROPOSED BACKBOARD METER & TEL PED
	PROPOSED UNDERGROUND POWER
	EX. HYDRANT & GATE VALVE
	EX. WATER LINE
	EX. WATER SERVICE
	PROPOSED SEWER & MANHOLE



NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By
1	3.21.25	REVISED PLAN	TJM
2	5.08.25	REVISED WATER SERVICES	TJM
3	5.27.25	REVISED WATER SERVICES	TJM
4	6.17.25	REVISED WATER SERVICES/UG UTILITIES	TJM
5	6.19.25	REVISED WATER SERVICES/UG UTILITIES	TJM



AS-BUILT WATER INFRASTRUCTURE
R&Y COVERED BRIDGE LLC - TAX PARCEL #11-254-300
end of BROOK ROAD
STOWE

GRENIER
ENGINEERING, PC
155 DEMERITT PLACE #2

P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date: 5.15.23
Scale: 1" = 40'
Designed: JDG
Drawn: TJM
Checked: JDG
Sheet No: 1 of 1