

**Town of Pomfret
Selectboard Meeting Agenda
Town Offices
5218 Pomfret Road, North Pomfret
August 6, 2025, 7:00 pm**

Zoom instructions below

Business Items	
1. Call to Order	7:00 pm
2. Agenda Review	
3. Public Comment	
4. Town Hall Design Proposals Presentation	7:05 pm
5. Road Foreman Report	7:35 pm
6. Items for Discussion or Vote a. Fall Foliage Traffic Management b. Highway Access Permit Application (538 Skyline Drive) c. Pomfret Road Slide Grant Application Amendment d. Aggregate Purchase Quotes e. Town Highway Crack Sealing f. Generators Service Contract g. Schedule Road Crew Member Application Interviews h. New Town Hall Refrigerator i. Ambulance Service Agreements j. Mascoma CD Renewal k. Warrants l. Approval of July 16 and July 26, 2025 Minutes	7:45 pm
7. Meeting Wrap Up a. Correspondence b. Review of Assignments c. Agenda for Next Meeting	9:15 pm
8. Proposed Executive Session (Contracts, Employees)	
9. Adjournment	
<i>Time frames are approximate. Members of the public wishing to attend for specific business items are encouraged to arrive before the time indicated.</i>	

Zoom Instructions

- Computer or Smartphone
<https://zoom.us/j/95395079923?pwd=ZjBEed3ZuZWgvWmx2M0tpOE8zbjg2dz09>
- Mobile Phone +19292056099,,95395079923#,,#,306922#
- Landline or Mobile Phone (301) 715 8592, then Meeting ID 953 9507 9923 and Passcode 306922



TOWN OF POMFRET, VERMONT

SELECTBOARD

Draft – August 3, 2025

To: The Pomfret Community

From: Town of Pomfret Selectboard

Date: ~~July 17, 2024~~ August [], 2025

Subject: ~~2024~~ 2025 Foliage Season Traffic Management

I. Introduction

This memorandum summarizes steps the Town of Pomfret will take to manage and ameliorate traffic issues during the ~~2024~~ 2025 Foliage Season (as defined below) along Cloudland Road (TH #5 and Woodstock TH #44) and Barber Hill Road (TH #5) created primarily by extraordinary tourism interest in private properties.

Foliage season traffic in this area has steadily increased during the last several years, causing significant safety, environmental, aesthetic, and quality of life issues. The steps summarized in this memo are part of a comprehensive effort, in coordination with area residents, to address these issues on the ground, through dialogue with local government partners, and on social and other information media.

Last year, the Town of Pomfret, in coordination with the Town of Woodstock, closed Cloudland Road south of Barber Hill Road and limited Barber Hill Road to one-way traffic westbound from ~~Saturday~~ Wednesday, September ~~23~~ 25 through ~~Sunday~~ Wednesday, October ~~15, 2023-16, 2024~~. These traffic pattern changes are described in a memorandum approved by the Pomfret Selectboard on ~~August 16, 2023~~.¹ July 17, 2024.² Similar changes also were implemented in 2023.

Feedback on the traffic pattern changes implemented during the last ~~year~~ two years has been mostly positive, especially among residents in the affected area. For this and other reasons, the Pomfret Selectboard has determined to implement a similar plan for the ~~2024~~ 2025 Foliage Season, as described herein.

The subject of this memo was discussed at the ~~June 18, July 3~~ August 6 [and ~~July 17, 2024~~ August 20], 2025, Pomfret Selectboard ~~meetings~~ meeting[s] and reflects feedback provided

¹ ~~Town of Pomfret, “2023 Foliage Season Traffic Management”, as approved on August 16, 2023, available from https://pomfretvt.us/index.php/download_file/2233/.~~

² Town of Pomfret, “2024 Foliage Season Traffic Management”, as approved on July 17, 2024, available from https://pomfretvt.us/index.php/download_file/2469/.

by interested parties. This memo was approved by the Pomfret Selectboard on July 17, 2024 August [REDACTED], 2025.

II. Temporary Traffic Pattern Changes

Road Closures. From Wednesday, September 25²⁴ through Wednesday, October 16, 2024¹⁵, 2025 (the “20242025 Foliage Season”), and subject to the exceptions described below:

- Cloudland Road in Pomfret south of Barber Hill Road will be closed to all motor vehicle traffic.
- All of Cloudland Road in Woodstock will be closed to all motor vehicle traffic, as authorized by the Woodstock Select Board at its July 16, 2024 August [REDACTED], 2025 meeting.
- All of Barber Hill Road will be limited to one-way traffic westbound and closed to all eastbound motor vehicle traffic.

For an illustration of the traffic pattern changes described above, see *Attachment 1*.

No Parking Areas. During the 20242025 Foliage Season, parking will be prohibited:

- On both sides of Cloudland Road from immediately north of the driveway to 3655 Cloudland Road to immediately south of the driveway to 2763 Cloudland Road.
- On both sides of Barber Hill Road from immediately east of the driveway to 1178 Barber Hill Road to the intersection with Cloudland Road.

Exceptions. Notwithstanding the traffic pattern changes described above, the individuals listed below may continue to travel on Cloudland Road and Barber Hill Road in both directions. These individuals are asked to enter and exit the closure area by the shortest available route and to avoid unnecessary travel through the closure area.

- Cloudland Road, Barber Hill Road, Maxham Road (TH #46) and Orchard Hill (private) residents, their guests, deliveries, contractors and service providers
- All other Pomfret and Woodstock residents, but only within the closure area of their respective town
- Individuals actively engaged in the required agricultural practices, accepted silvicultural practices or forestry operations described in 24 V.S.A. 4413(d)(1)
- Operators of emergency vehicles while responding to emergencies

Authority. The temporary traffic pattern changes described above are authorized by 19 V.S.A. 303 and 1110, 23 V.S.A. 1010 and Section 8 of the Pomfret Traffic and Parking Ordinance, and were approved by the Pomfret Selectboard on July 17, 2024 August [REDACTED], 2025, and the

Woodstock Select Board on ~~July 16, 2024~~August [], 2025. All other traffic and parking regulations continue to apply except as modified herein.

III. Temporary Signage and Barriers

To alert the traveling public of the traffic pattern changes described above, and as required by Section 8.2 of the Pomfret Traffic and Parking Ordinance, prior to the start of the ~~2024~~2025 Foliage Season, the Pomfret Highway Department will install the signage and barriers described in *Attachment 2*. Signage and barriers within the Town of Woodstock will be placed in coordination with the Woodstock Public Works Department.

During the ~~2024~~2025 Foliage Season, the signage and barriers described in *Attachment 2* will be monitored and replaced by area residents as needed, with timely notice of these activities to the Pomfret Highway Department or Woodstock Public Works Department, as applicable. The signage and barriers will be removed by the Pomfret Highway Department after the ~~2024~~2025 Foliage Season.

IV. Pomfret Highway Department Guidance

The Pomfret Highway Department in its discretion may deviate from the signage and barriers described in *Attachment 2* in order to promote the safety of the traveling public, maintain reasonable levels of service on the existing highway system, and protect the public investment in the existing highway infrastructure.

While area residents will be primarily responsible for monitoring and replacing signage and barriers that are disturbed or removed during the ~~2024~~2025 Foliage Season, the Pomfret Highway Department may remove or relocate signage or barriers at any time in order to protect the traveling public or highway infrastructure.

V. Patrol and Enforcement

The Pomfret Selectboard will ask the Windsor County Sheriff's Department to direct sixty percent (60%) of existing patrols to the closure area during the ~~2024~~2025 Foliage Season, to enforce the temporary traffic pattern changes described above, and to issue warnings or citations as appropriate. Area residents will coordinate directly with the Sheriff's Department to direct these existing patrols within the closure area.

Area residents at their option, sole cost and expense, may also contract with the Sheriff's Department or other licensed traffic control professional for additional patrols during the ~~2024~~2025 Foliage Season. Area residents will provide advance notice to the Pomfret Selectboard and Woodstock Municipal Manager of any such additional patrols.

VI. Communications and Publicity

Copies of this memo will be provided to the individuals and agencies listed in *Attachment 3*. A summary of the temporary traffic pattern changes described above also will be published by the Pomfret Selectboard in at least two public places as required by 19 V.S.A. 1110, in *The Vermont Standard* on or about September 19, 2024 [redacted], 2025, and on the Pomfret and Woodstock list serves on or about September 19 [redacted] and September 24, [redacted], then weekly thereafter through October 15, 2024 [redacted], 2025.

The public is asked to direct any questions or concerns as follows:

- **Regarding the policies described in this memo**, to the Pomfret Selectboard (<https://pomfretvt.us/index.php/boar/sel/>) or the Woodstock Municipal Manager (<https://townofwoodstock.org/government/town-manager/>)
- **Regarding town highway conditions, maintenance or damage**, to the Pomfret Highway Department (<https://pomfretvt.us/index.php/dep/highway/>) or the Woodstock Public Works Department (<https://townofwoodstock.org/departments/public-works/>)
- **Regarding non-emergency law enforcement matters**, to the Windsor County Sheriff's Department (<https://windsorsheriff.org/contact-us>) or the Woodstock Police Department (<https://townofwoodstock.org/departments/emergency-services/>)
- **For Emergencies, Fire or Ambulance, dial 911**

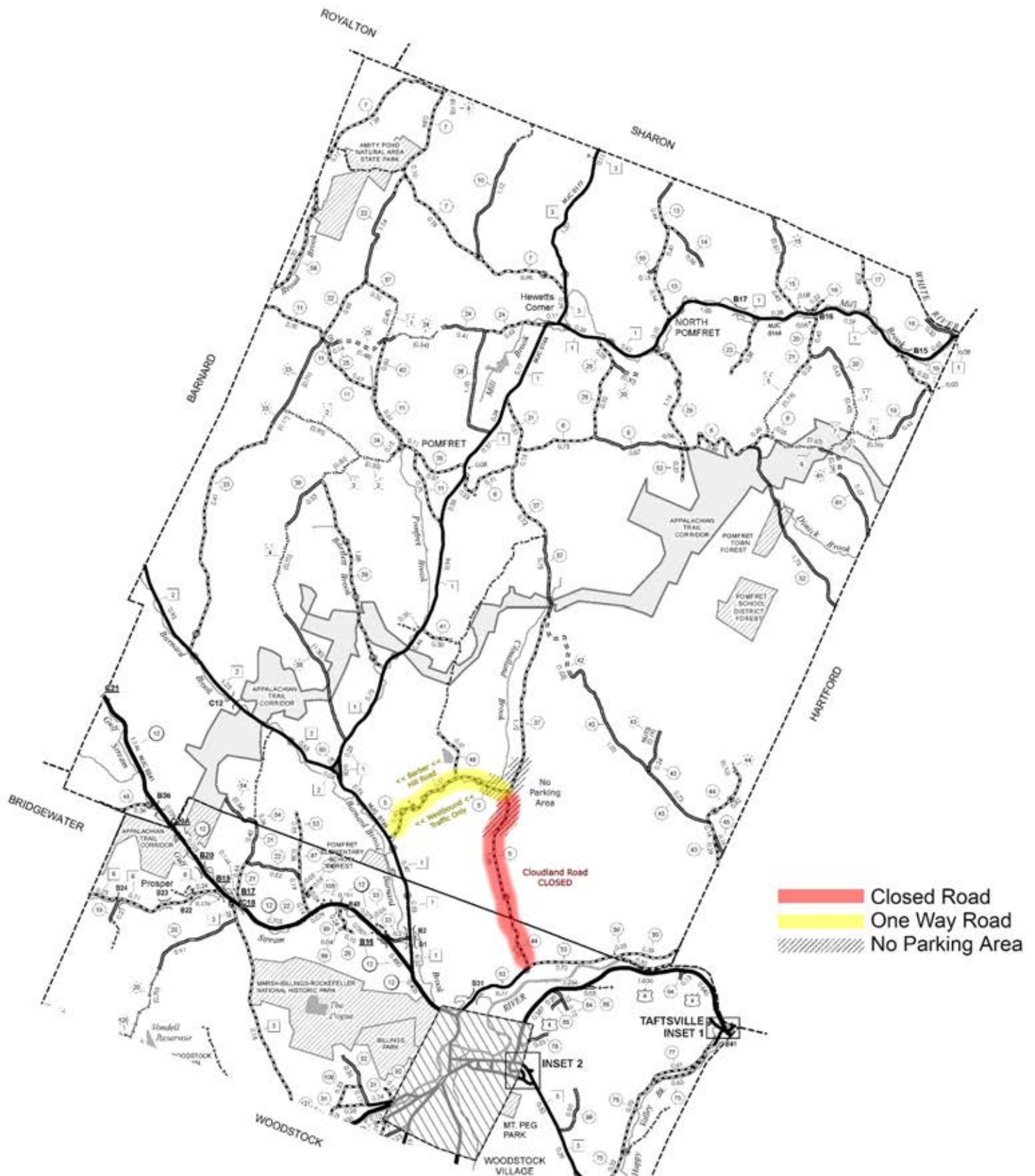
VII. Conclusion

The Pomfret Selectboard recognizes that the traffic pattern changes and other steps summarized in this memo cannot fully address the significant issues created by fall foliage traffic along Cloudland Road and Barber Hill Road. We also appreciate these steps may inconvenience area residents, their guests and others.

Nonetheless, we believe these actions will significantly improve safety and quality of life for residents most severely affected by increased foliage season traffic, as they did the last year. two years. We thank the Pomfret and Woodstock communities for their patience and careful adherence to these temporary changes so that they may have their intended effect.

[Remainder of page intentionally blank. Attachments follow.]

ATTACHMENT 1
TEMPORARY TRAFFIC PATTERN CHANGES



ATTACHMENT 2

TEMPORARY SIGNAGE AND BARRIERS

Cloudland Road in Woodstock (Woodstock TH #44)

(mileage measured north from the intersection with Old River Road (Woodstock TH #53))

- **0.01 miles** (end of paved surface) –
 - “Road Closed (local residents only)” on both sides facing south
 - Two eight-foot barricades or reflective barrels narrowing travelled way but still allowing local and emergency vehicular traffic to pass

Cloudland Road in Pomfret (TH #5)

(mileage measured north from the Woodstock town line)

- **0.00 miles** (immediately north of the Woodstock town line) –
 - “Road Closed (local residents only)” on both sides facing south
 - Two eight-foot barricades or reflective barrels narrowing travelled way but still allowing local and emergency vehicular traffic to pass
- **0.22 miles** (immediately north of the driveway to 4169 Cloudland Road) – “Road Closed (local residents only)” on both sides facing south
- **0.76 miles to 1.59 miles** (from immediately north of the driveway to 3655 Cloudland Road to immediately south of the driveway to 2763 Cloudland Road) at regular intervals – “No Parking, Stopping or Standing” on both sides facing both directions
- **0.90 miles** (across from the driveway to 3429 Cloudland Road) – Reflective barrels as needed to eliminate space for parking
- **1.10 miles** (immediately south of the driveway to 3281 Cloudland Road) – “Road Closed (local residents only)” on both sides facing north
- **1.21 miles** (immediately south of Barber Hill Road) –
 - “Road Closed (local residents only)” on both sides facing north
 - “Exit” on southbound side directing traffic onto Barber Hill Road
 - Two reflective barrels narrowing travelled way but still allowing local and emergency vehicular traffic to pass
- **4.35 miles** (immediately south of Galaxy Hill Road) –
 - “Road Closed Ahead (local residents only)” on both sides facing north
 - Two reflective barrels narrowing travelled way but still allowing local and emergency vehicular traffic to pass

Barber Hill Road (TH #5)

(mileage measured east from the intersection with Pomfret Road (TH #1))

- **0.00 miles** (in the “wyé” east of Pomfret Road) – “Detour” directing westbound Barber Hill Road traffic to turn left (south) onto Pomfret Road
- **0.01 miles** (immediately east of the “wyé” east of Pomfret Road) –
 - “Road Closed (local residents only)” on both sides facing west
 - Two reflective barrels narrowing travelled way but still allowing local and emergency vehicular traffic to pass, and other traffic to reverse direction around the “wyé”
- **0.89 miles** (immediately north of Maxham Road (TH #46)) –
 - “Road Closed (local residents only)” on both sides facing west
 - Two reflective barrels narrowing travelled way but still allowing local and emergency vehicular traffic to pass, and other traffic to reverse direction in the Maxham Road intersection
- **1.18 miles to 1.41 miles** (from immediately east of the driveway to 1178 Barber Hill Road to the intersection with Cloudland Road) at regular intervals – “No Parking, Stopping or Standing” on both sides facing both directions
- **1.41 miles** (immediately west of Cloudland Road) – Reflective barrels as needed to eliminate space for parking

ATTACHMENT 3
NOTIFICATION LIST

Cloudland Road residents in Pomfret

[on file]

Cloudland Road residents in Woodstock

Via Eric Duffy, Municipal Manager,
eduffy@townofwoodstock.org

Barber Hill Road residents

[on file]

Maxham Road residents

[on file]

Orchard Hill residents

[on file]

Pomfret Highway Department

~~Jim Potter~~ Frank Rogers, Road Foreman,
~~jim.potter~~ highway@pomfretvt.us

Pomfret-Teago Volunteer Fire Department

~~Kevin Rice~~ Jake Astbury, Chief,
~~kricevt~~ jacobastbury12@gmail.com

Pomfret FAST Squad

Frank Perron, Head of Service,
frank@frankperron.com

Woodstock Select Board

Via Eric Duffy, Municipal Manager,
eduffy@townofwoodstock.org

Woodstock Public Works

Via Eric Duffy, Municipal Manager,
eduffy@townofwoodstock.org

Woodstock Police

Via Eric Duffy, Municipal Manager,
eduffy@townofwoodstock.org

Woodstock Fire/EMS

Via Eric Duffy, Municipal Manager,
eduffy@townofwoodstock.org

Windsor County Sheriff's Department

Ryan Palmer, Sheriff,
ryan.palmer@vermont.gov

Vermont State Police

Lt. ~~Hugh O'Donnell~~ Jerry Partin, Royalton
Barracks Station Commander,
~~hugh.odonnell~~ jerry.partin@vermont.gov

Vermont Agency of Transportation

Shauna Clifford, District 4 Administrator,
shauna.clifford@vermont.gov

Chris Bump, District 4 Project Manager,
chris.bump@vermont.gov

U.S. Forest Service

Chris Mattrick, District Ranger,
christopher.mattrick@usda.gov

Appalachian Trail Conservancy

Ilana ~~Copel~~, icopel Goll,
igoll@appalachiantrail.org

Green Mountain Club

Emily Mosher,
gmc@greenmountainclub.org

TOWN OF POMFRET
APPLICATION FOR TOWN HIGHWAY ACCESS ROAD PERMIT
(Application fee of \$100 payable to Town of Pomfret)

Access Road Type (check one): ☒ Private Drive* ☐ Agricultural ☐ Forestry

Applicant Name: ERIC JAHN

Phone: [REDACTED]

Email: [REDACTED]

Applicant Mailing Address: 87 HIGHLAND ROAD, #2, SOMERVILLE State: MA Zip: 02144

(Complete only if Applicant is not the Landowner)

Landowner Name: _____

Phone: _____

Email: _____

Landowner Mailing Address: _____

State: _____

Zip: _____

The undersigned Applicant requests permission to develop, construct, or change the grade of the access road type indicated above.

Access Road Location: on the WEST/SOUTHWEST (cardinal direction) of SKYLINE DRIVE (town highway name)

at approximately 200 (feet) from the intersection of TWIN POND ROAD (nearest town highway intersection).

Please provide a brief description of the work to be done: GRAVEL ADDED TO EXISTING CUT IN ACCESS - BEFORE AND AFTER PHOTOS ATTACHED.

(PROVIDE DETAILED SKETCH OF ACCESS LOCATION AND LAYOUT ABOVE)

The following conditions, standards and restrictions shall apply to the first 20 feet of a newly developed, constructed, or grade changed access road (measured from the edge of the traveled way) unless waived herein:

General Conditions

1. **Application Fee.** A \$100 non-refundable application fee shall be submitted before an application will be considered.
2. **Site Visit.** The Selectboard and Road Commissioner shall make a site visit prior to approving a permit.
3. **Final Site Inspection.** Upon completion of work, the Applicant or its agent shall notify the Town within ten days to arrange a final site inspection.
4. **Noncompliance.** Any work deemed not in compliance with the permit shall be corrected and reinspected for approval.
5. **Final Approval.** Work shall be approved by the Selectboard or its designee before any use of the access may be started.

* Each residence is limited to one driveway access.

Design Standards¹

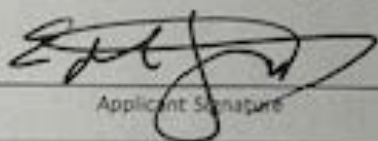
1. **Intersection Angle.** Access roads shall be constructed at a 90 degree angle to the town highway.
2. **Minimum Sight Distance.** Sight distances shall be at least as shown in the table below in both directions when viewed from a height of eye of 2.0 feet on the roadway to a height of eye of 3.5 feet on the drive at a point 15 feet back from edge of the traveled way (when entering upon paved portions of town highways) or 10 feet back from edge of the traveled way (when entering upon any other portion of a town highway). The "posted speed" shall be deemed to be 45 mph (when entering upon an unposted Class 2 highway) or 25 mph (when entering upon any other unposted highway).

Minimum Sight Distance

Posted Speed (mph)	Minimum Sight Distance (feet)
25	155
30	200
35	250
40	305
45	360

3. **Access Road Width.** Access roads shall be 16 feet wide and graded and sloped such that water from the access road does not enter the Town highway. It is recommended that the driveway or access road have a grade dropping six inches in 10 feet before extending either up or down slope.
4. **Culverts.** Culverts shall be installed if deemed necessary by the Selectboard or its designee and shall conform to standards described in Section 5.3(h) of the Pomfret Highway Ordinance.
5. **Vegetation.** Vegetation and trees shall be removed as necessary to provide for visibility and safety.

The undersigned Applicant agrees to adhere to the conditions, standards and restrictions forming a part of this permit, and understands that this permit, if issued, will be issued in accordance with 19 V.S.A. 1111 and the Pomfret Highway Ordinance and may be voided in the event of misrepresentation, substantial inaccuracy or failure to undertake development, construction, or changing the grade of the access road within one year of the date of approval. If Applicant is not the Landowner, Applicant has provided the Landowner with a copy of this completed Application and obtained the Landowner's signature below.


Applicant Signature

ERIC JAHN
Applicant Printed Name

28 July 2025
Date

(Complete only if Applicant is not the Landowner)

The undersigned Landowner acknowledges they have received a copy of this completed Application.

Landowner Signature

Landowner Printed Name

Date

[Remainder of page intentionally blank. Application form continues on next page.]

¹ Any of the standards listed herein may be waived or waived upon the Applicant's request and following consideration by the Selectboard and Road Commissioner of public and private interests, topography, adequacy of highway design, ease of snow removal, drainage, and maintenance of safe conditions in all seasons for the traveling public.

OFFICIAL USE ONLY

Application fee of \$100 received on _____, 20____ by _____

Culvert Required (min. 18-inch diameter)? ☐ Yes ☐ No

Additional conditions, standards and restrictions; waivers of design standards (if any):

PERMIT APPROVED this _____ day of _____, 20____

Road Commissioner

Selectboard Chair

FINAL APPROVAL. The work described in this permit has been constructed in accordance with the above conditions, standards and restrictions and is acceptable under State and local regulations.

Road Commissioner

Selectboard Chair

Date

Form adopted by the Pomfret Selectboard June 21, 2023. Supersedes all prior dated forms.



VERMONT

AGENCY OF TRANSPORTATION

Municipal Highway Grant Amendment Application

MUNICIPALITY: Pomfret

MUNICIPAL ADDRESS: 5218 Pomfret Road, North Pomfret, VT 05053

MUNICIPAL CONTACT (name): Frank Rogers

Phone: 802-457-2767

E-Mail: highway@pomfretvt.us

ACCOUNTING SYSTEM: Automated ☐ Manual ☐ Combination ☒

SAMS #: ELLSZHMPBA76

Grantee FY End Month (mm format): 06

Grant Contract No. EM0178

Grant EA No.

Change No.

Original Grant Amount Awarded: \$ 368,317.00

Grant Term Extension Request: YES ☐ NO ☒

Increase Maximum Amount: YES ☒ NO ☐ New project Estimate: \$ 551,160.00

Scope of Work Change: YES ☐ NO ☒

Described Reason for ALL Requested Changes:

Please see attached letter from the Town of Pomfret.

Do you have an accounting system that will allow you to completely and accurately track the receipt and disbursements of funds related to the award? YES ☒ NO ☐

If your staff is required to track their time associated with the award, does the municipality have a system in place that will account for 100% of each employee's time? YES ☒ NO ☐

Has the municipality had one or more audit findings in your last single audit regarding program non-compliance? YES ☐ NO ☒

Has the municipality had one or more audit findings in your last single audit regarding significant internal control deficiency? YES ☐ NO ☒

MUNICIPALITY

Signature: _____ Name (print): Benjamin Brickner

Title: Selectboard chair

Date: August [] , 20 25

District Comments:

Recommended for Approval:

Authorized District Representative:

4
District

Date



TOWN OF POMFRET, VERMONT

SELECTBOARD

Draft – August 3, 2025

August [REDACTED], 2025

VIA ELECTRONIC MAIL

Vermont Agency of Transportation, District 4
223 Beswick Drive
White River Junction, Vermont 05001
Attention: Christopher Bump, Project Manager
chris.bump@vermont.gov

**Re: Town Highway Grant Amendment Application Grant Agreement #EM0178)
Pomfret Road (T.H. 1) Landslide Damage Emergency Repair Project**

Dear Mr. Bump:

The Town of Pomfret respectfully requests an amendment to increase the maximum grant amount for the emergency repair project addressing landslide damage that occurred on Pomfret Road and Caper Street on May 10, 2025. We are requesting an increase from the original estimated project amount of \$368,317.00 to \$551,460.00. This increase is necessary for two reasons:

1. Updated Cost Estimates Based on Actual Bids

The original \$368,317.00 estimate was prepared before construction bids were received and was based on preliminary cost projections. Following the competitive bidding process conducted in June 2025, actual construction costs proved higher than initially anticipated. The town received three bids ranging from \$396,284.00 to \$750,546.00, with the lowest qualified bid still exceeding our original construction cost estimate.

2. Contractor Change Due to Project Timing Requirements

The town initially awarded the contract to Northwoods Excavating, Inc., the lowest qualified bidder at \$396,284.60. However, during contract discussions, it became clear that Northwoods' scheduling availability would not align with the project's timing requirements, with work beginning in mid-September and extending into October. Several project constraints made earlier completion necessary, including:

- Caper Street, which was reduced to a single lane following the slide, is a dead-end road serving approximately two dozen dwellings beyond the slide area, making restoration of full access critical for resident safety;

- The construction area is on a school bus route, requiring reliable access once the school year begins in late August;
- Fall foliage brings increased traffic beginning in mid-September that would complicate construction activities and create safety concerns;
- State regulations become more restrictive in October for construction work in and near waterways like the adjacent Mill Brook; and
- Maintaining consistency with timeline specifications helps ensure fairness to all participants in the competitive bidding process.

Given these timing requirements, the Selectboard determined to award the contract to Avery Excavation Inc., the next lowest qualified bidder at \$520,160.00, whose schedule could better accommodate the town's needs. This change resulted in increased construction costs, bringing the total project cost to \$551,460. The revised project costs are:

\$	31,300.00	-	Engineering Services (signed agreement attached)
	520,160.00	-	Construction Work (approved bid sheet attached)

	551,460.00	-	TOTAL

We respectfully request VTrans' approval of this grant amendment to reflect the actual project costs necessary to complete this critical infrastructure repair work.

For the Pomfret Selectboard,

Benjamin Brickner, chair

Attachments (2)

Aggregate Purchase Price Comparison

	Tonnage	Pike Unit Price	Pike Total Price	Twin State Unit Price	Twin State Total Price
3/4-inch Crushed Stone Base	7,000	10.55	73,850.00	12.30	86,100.00
1.5-inch Crushed Stone Base	500	10.55	5,275.00	10.05	5,025.00
4-6-inch Erosion Stone	100	14.25	1,425.00	13.65	1,365.00
Rip Rap	100	14.25	1,425.00		
1.5-inch Stone	100	14.50	1,450.00		
3/4-inch Stone	100	14.50	1,450.00		
3/8-inch Stone	750	11.00	8,250.00	13.75	10,312.50
Trucking	8,650	7.85	67,902.50	8.95	77,417.50
			161,027.50		180,220.00



Material Quotation

Main Office

3 Eastgate Park Road , Belmont , NH 03220
Phone: 603-527-5100

Customer Number:	4055	Quote Number:	Q-188325
Customer Name:	Town of Pomfret, VT	Quote Date:	7/11/2025
Customer Address:	5218 Pomfret Road North Pomfret VT, 05053	Quote Acceptance by:	8/10/2025
Contact Name:	Frank Rogers	Price Valid Through:	12/31/2025
Contact Phone:	802-457-3861	Project Name:	2025 Aggregate Proposal
Contact Email:	highway@pomfretvt.us	Project Address:	Pomfret VT, 05067
		Customer PO #:	

Quoted By:	Jackson Mitchell	(603)-630-1455	jackson.mitchell@pikeindustries.com
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Product Code	Product Description	Location	QTY	Material Price	Extended price
6101	4 - 6" Erosion Stone	00623 W Lebanon NH	100 TON	\$14.25	\$1,425.00
6104	Rip Rap	00623 W Lebanon NH	100 TON	\$14.25	\$1,425.00
6303	3/8" Stone	00623 W Lebanon NH	750 TON	\$11.00	\$8,250.00
6310	3/4" Stone	00623 W Lebanon NH	100 TON	\$14.50	\$1,450.00
6315	1 1/2" Stone	00623 W Lebanon NH	100 TON	\$14.50	\$1,450.00
6328	3/4" Crushed Stone Base	00623 W Lebanon NH	7000 TON	\$10.55	\$73,850.00
6342	1 1/2" Crushed Stone Base	00623 W Lebanon NH	500 TON	\$10.55	\$5,275.00
TOTAL:					\$93,125.00

Additional Notes:

** Optional delivery to Town Garage is an additional \$7.85 per ton. **

Prices for products containing aggregate, cement, liquid asphalt, and/or steel are subject to equitable adjustment to account for any change in the prices of those materials, including any change in tariff rates, if the price changes are not covered by a specific index.

Pike reserves the right to adjust pricing based on total amounts awarded.
All products are subject to availability.
Verification and in place calculations are the responsibility of the purchaser.
A finance charge of 1% per month will be charged on all accounts over 30 days. Any legal fees incurred to collect overdue balances will be the sole responsibility of the customer.

Accepted By:

Print Name:_____

Signature:_____

Title:_____

Date:_____

Print Name:_____

Signature:_____

Title:_____

Date:_____

STANDARD TERMS AND CONDITIONS – MATERIAL SALES

1. **Applicability.** The accompanying quotation/confirmation of sale/invoice and these terms (collectively, the “**Order**”) comprise the entire agreement between the parties, and supersedes all prior or contemporaneous communications, understandings, agreements, negotiations, representations and warranties. These terms prevail over any of Buyer's general terms and conditions of purchase regardless whether or when Buyer has submitted its purchase order or such terms.
2. **Payment.** Payment terms are net 30 days from date of purchase or sooner as may be required by applicable law. Late payments shall accrue a finance charge of one and one-half percent (1½%) per month or the highest rate allowable by law, whichever is less. Seller shall be entitled to recover all costs and expenses, including reasonable attorneys' fees, arising out of Buyer's failure to make all payments due under this Order in a timely manner.
3. **Taxes.** Buyer is responsible for payment of all taxes and duties of any nature whatsoever, including any local, state and federal taxes. Buyer agrees to indemnify and hold Seller harmless from any and all costs and expenses associated with any levy or attempted levy of any such taxes on Seller.
4. **Suspension; Termination.** In addition to any other remedies available to Seller, Seller may suspend or terminate this Order with immediate effect upon written notice to Buyer, if Buyer: (i) fails to pay any amount when due under this Order (or any other agreement Buyer has with Seller); (ii) has not otherwise performed or complied with any of these terms (or complied with the terms of any other agreement Buyer has with Seller); (iii) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors; or (iv) exhibits other adverse credit conditions that are unsatisfactory to Seller, as determined by Seller in its sole discretion.
5. **Shipment; Delivery Conditions.** Unless otherwise agreed in writing, all materials purchased by Buyer shall be FOB Seller's plant sourcing the Order. If FOB Destination, the Buyer agrees to provide suitable roadways or approaches to points of delivery. Seller reserves the right to cease deliveries if Seller concludes, in its sole opinion, that the roadways or approaches are unsatisfactory. In the event Buyer orders delivery beyond curb line, Buyer assumes liability for damages to sidewalks, driveways or other property, loss and expense incurred as a result of such deliveries to the maximum extent allowed by law. Prices quoted herein are based on prompt unloading of trucks, and in case repeated delays in unloading, deliveries may be discontinued until conditions are corrected. Delays of more than 20 minutes are subject to an additional charge.
6. **Title and Risk of Loss.** Title and risk of loss passes to Buyer at the time the materials are loaded into Buyer's, or Buyer's agents', vehicles, barges or other modes of transport, in the case of FOB Plant sales, or in the case of Seller's delivery, upon delivery of the Materials at Buyer's location.
7. **Warranty.** Seller warrants that the goods herein will conform to the specifications provided to Seller prior to manufacture or shipment of the materials. Seller's obligation to meet the applicable specifications supersedes any and all other warranties. SELLER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THOSE OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES. Buyer shall verify that Seller's materials comply with the plans and specifications prior to installation. Changes to the plans and specifications shall be made by written change order and Seller shall be entitled to an equitable price adjustment for such changes. The express limited warranty set forth herein shall be void if Buyer fails to pay Seller in full for the materials provided by Seller pursuant to this Order.
8. **Time.** If Seller agrees to deliver the goods, Seller shall make reasonable efforts to deliver the goods by the specified delivery date and shall provide notice to Buyer of any expected delays in delivery. Seller is not responsible for failure to supply materials due to labor disputes, repairs to machinery, fire, flood, adverse weather conditions, inability to obtain transportation, fuel, electric power, or operating materials or machinery at reasonable cost; or by reason of any other cause beyond its control, including the inability to produce materials meeting any applicable specification or requirement. In the event any such contingency should occur; Seller reserves the right to determine the order of priority of delivering to its purchasers.
9. **Modification.** No amendment or modification of this Order shall be valid or enforceable unless in writing and signed by the party sought to be charged, and no prior or current course of dealing between the parties, or any usage of trade or custom of the industry shall modify or supplement the terms and conditions of this Order.
10. **No Waiver.** The failure of Seller to exercise any right granted hereunder shall not impair or waive Seller's privilege of exercising such right to any subsequent time or times.
11. **Damages.** Seller's liability for any and all damages related to this Order shall be limited to replacement of materials sold hereunder. **IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WITH REGARD TO ANY CLAIM ARISING OUT OF OR RELATING TO THIS ORDER.**
12. **Indemnity.** To the maximum extent permitted by applicable law, Buyer shall defend, indemnify and hold Seller, its officers, employees, agents, insurers, sureties, and affiliates, harmless from any and all losses, damages, expenses (including attorneys' fees), claims, suits, liabilities, fines and remedial or clean-up costs arising out of or in any way related to: (i) Buyer's breach of this Agreement; (ii) any act or omission by or on behalf of Buyer, its employees, and agents; or (iii) the negligent or alleged wrongful installation of Seller's materials.
13. **Applicable Law.** This Order, and the rights, duties, obligations and remedies of the parties shall be governed by or construed in accordance with the laws of the state of Seller's plant sourcing the Order.
14. **Miscellaneous.** (A) Buyer shall be responsible for testing the materials and confirming that the materials comply with Buyer's specifications at Seller's facility prior to directing shipment. (B) Unless otherwise stated in this Agreement or the quote provided herewith, prices quoted shall be good for a period of thirty days. (C) Prices are based upon estimated quantities. If quantities vary more than ten percent (10%) from estimated quantities, prices are subject to adjustment corresponding with any resulting increase in Seller's costs. (D) All funds paid to Buyer from a third party, for the materials or any portion of the materials sold to Buyer hereunder shall be deemed in trust for the payment of all materials, and such funds shall not become the property of Buyer nor may any portion of such funds be used by Buyer for any purpose, until full payment is made for all materials sold by Seller to Buyer hereunder. (E) For a copy of Safety Data Sheets or product label information, please contact Seller at the phone number or address set forth on the attached page for alternate delivery method or visit Seller's website. Buyer agrees to draw to the attention of any persons handling or using the materials or having

access to the materials while in Buyer's possession or to whom Buyer sells the materials or any part thereof any warning, information of suggestions which are contained or referred to in the Safety Data Sheets or label information, or any other literature or packaging relating to the materials.

15. MANDATORY BINDING ARBITRATION: ALL CLAIMS AND CONTROVERSIES ARISING OUT OF OR RELATED TO THIS ORDER, INCLUDING CLAIMS INVOLVING ANY SURETIES, SHALL BE SUBMITTED TO AND RESOLVED BY BINDING ARBITRATION BY A SINGLE ARBITRATOR IN THE COUNTY AND STATE OF SELLER'S SOURCE PLANT FOR THE ORDER. THE AMERICAN ARBITRATION ASSOCIATION ("AAA") SHALL CONDUCT THE ARBITRATION AND THE COSTS OF THE ARBITRATION SHALL BE BORNE EQUALLY BY THE PARTIES. NOTWITHSTANDING ANY LANGUAGE TO THE CONTRARY IN THIS ORDER, THE PARTIES HEREBY AGREE: THAT THE UNDERLYING AWARD MAY BE APPEALED PURSUANT TO THE AAA'S OPTIONAL APPELLATE ARBITRATION RULES ("APPELLATE RULES"); THAT THE UNDERLYING AWARD RENDERED BY THE ARBITRATOR(S) SHALL, AT A MINIMUM, BE A REASONED AWARD; AND THAT THE UNDERLYING AWARD SHALL NOT BE CONSIDERED FINAL UNTIL AFTER THE TIME FOR FILING THE NOTICE OF APPEAL PURSUANT TO THE APPELLATE RULES HAS EXPIRED. APPEALS MUST BE INITIATED WITHIN THIRTY (30) DAYS OF RECEIPT OF AN UNDERLYING AWARD, AS DEFINED BY RULE A-3 OF THE APPELLATE RULES, BY FILING A NOTICE OF APPEAL WITH ANY AAA OFFICE. FOLLOWING THE APPEAL PROCESS THE DECISION RENDERED BY THE APPEAL TRIBUNAL MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

73 Elm Street West
P.O. Box 5243
West Lebanon, NH 03784



Ph: 603-298-8705
Fax: 603-298-6120
www.twinstatesandandgravel.com

Proposal

Submitted to: Town of Pomfret Attn: Frank Rogers Date: 7/24/2025
Phone: _____ Fax: _____ e-mail: highway@pomfretvt.us Exp. Date: 7/31/2026

Customer #: 151600 Job # / PO #: 5891 Start Date: _____ Job Loc.: _____
Job Name: Aggregate Bid 2025-20026 Foreman / Phone #: Frank Rogers 802-369-0225 *Tax Exempt? Yes

Quantity	Prod. #	Item #	Spec. #	Product Description	**Loc.	Unit	Price	Delivery	Total
5000	20090			3/4" Twin Pack	HQ	Ton	\$12.30	\$8.95	\$21.25
1000	20070			1 1/2" Twin Pack	HQ	Ton	\$10.05	\$8.95	\$19.00
	20030			7" Erosion Stone	HQ	Ton	\$13.65	\$8.95	\$22.60
1000	20121			Supergrit	HQ	Ton	\$13.75	\$8.95	\$22.70

Notes:

*Tax Exemption: Materials loaded at or delivered from the Hartland Quarry are subject to 6% Vermont Sales Tax unless a tax exempt certificate is provided before start date of job.

**Loc. (Product Location):

WL: West Lebanon Sales Yard - 73 Elm Street West, West Lebanon, NH (via Seminary Hill Rd)

HQ: Hartland Quarry & Gravel Pit - Quarry Road, Hartford, VT (via Route 5).

All material is sold by the ton. Material is subject to availability.

Testing: Twin State Sand & Gravel can provide sieve analysis of materials. Any further testing such as proctors, LA wear, etc. shall be at the expense of others.

We hereby propose to furnish aggregate materials as per the pricing and specifications detailed above.

Signature: Sherri Sonia

Printed Name: Sherri Sonia 603-858-4997

Thank you for the opportunity to quote your business!

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined in the terms below. This proposal becomes invalid and maybe withdrawn if not accepted within 30 days.

Signature: _____

Printed Name: _____

Terms: Approved credit application required for new accounts. Full payment due within 30 days of date of invoice. Overdue balances subject to finance charges.

Proposal



825 Granite Street, Braintree, MA 02184

phone 781.428.3400

fax 781.428.3430

indusinc.com

Town of Pomfret, VT
5218 Pomfret Road
North Pomfret, VT 05053

Phone: 802 457-3861

7/18/2025

FAX: 802 457-8180

Pomfret, VT - PCRM Crack Seal (proposal) 2025

Pomfret, VT

BID DATE: July 16, 2025 10:00 am

QUOTED BY: Joel Faria 7814283785

ATTN: Frank Rogers

PCRM Crack Sealing

Furnish all labor, material and equipment to perform the following item(s) of work.

<u>ITEM NO</u>	<u>DESCRIPTION</u>	<u>PRICE</u>
	PCRM Cracksealing With Fibers (W/Flaggers)	\$19.20/GAL
	PCRM Cracksealing With Fibers (No Flaggers)	\$16.64/GAL
	1 Flagger Per Hour	\$90.00/HR

Quote Notes:

1. Traffic control pricing as noted above.
2. No work is to be performed on weekends or holidays unless stated otherwise in the items above.
3. This quote is valid through 12/01/25.
4. Prices are subject to asphalt price adjustments to be determined at time of work; the base asphalt price used for this quote is \$646.00/ton (07/2025 posted price).
5. Final quantities to be determined by actual field measure.

NOTE: Please sign and return. Submit Tax Exempt Certificate if applicable.

All material is guaranteed to be as specified. All work to be in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature:

Joel Faria

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment terms are net upon completion, unless stated otherwise.

Date of Acceptance: _____

Signature: _____



P.O. Box 47 • Northfield, VT 05663 • Toll Free: 866-769-3797 • (802)485-6567 • Fax: (802)485-6690

Email: info@brookfieldservice.com • www.brookfieldservice.com

Town of Pomfret
5218 Pomfret Rd
North Pomfret, VT 5053

Customer Agreement #
C-0009392

2025 PREVENTATIVE MAINTENANCE AGREEMENT

Please see the next page for Program Details. Unit and pricing information can be found on the last page. The Pre-pay discount (PPD) is valid through November 29, 2024. Please indicate your acceptance of this agreement and terms by either making a payment online, emailing travis@brookfieldservice.com, or returning a signed copy of this agreement.

Authorized Signature

October 23, 2024

Travis Maney

Travis Maney,
Vermont Power Technologies, LLC Dba Brook Field Service

Please note, we are no longer able to take payment over the phone.

To make payment please scan the below QR Code or visit: <https://paymnt.io/ZWVW7L>



In the Additional Information Box, include "2025 PM" and "Plan 1" or "Plan 2",
You can also send a check to: Brook Field Service PO Box 47, Northfield VT 05663

If you need to update your contact information or have any further questions, please email travis@brookfieldservice.com or call [802-485-1478](tel:802-485-1478).



P.O. Box 47 • Northfield, VT 05663 • Toll Free: 866-769-3797 • (802)485-6567 • Fax: (802)485-6690

Email: info@brookfieldservice.com • www.brookfieldservice.com

Preventative Maintenance Agreement Program Details

Program #1 – Once a year maintenance program (Major Service)

- A technical inspection and testing of your generator (multi-point test and review)
- Upload software upgrades, download performance history
- Oil change and oil filters replaced
- Air and fuel filters replaced (if applicable)
- Tune up of engine
- Coolant levels topped off. If coolant change is required, an additional charge would occur.
- Automatic transfer switch testing and maintenance
 - If the ATS is located inside – arrangements must be made for someone to be there or to give an alternate authorization for our tech to reach it.
- A generator building load test
 - At your request - this will require an interruption of power.

Program #2 – Twice a year maintenance program (Major & Minor Service)

- 1 Major Service as listed above with a second visit that includes;
- Technical inspection of your generator (multi-point review)
- Upload controller latest software upgrades
- Oil levels checked
- Coolant levels topped off. If coolant change is required, an additional charge would occur.
- A generator building load test
 - At your request - this will require an interruption of power
- Vermont State Inspection (if required)
 - * Please Note: If you opt for Plan 1, the cost of the state inspection is NOT included. The additional cost is \$130.00 per unit.

Where to send your agreement form:

Fax: 802-485-6690

Email: travis@brookfieldservice.com

Mail: Brook Field Service, PO Box 47, Northfield VT 05663



P.O. Box 47 • Northfield, VT 05663 • Toll Free: 866-769-3797 • (802)485-6567 • Fax: (802)485-6690

Email: info@brookfieldservice.com • www.brookfieldservice.com

Generator	Town of Pomfret C-0009392	25PLAN1	PLAN1 PPD	25PLAN2	PLAN2 PPD
Kohler 14RCA SN: 336TGHLN0286	7373 Pomfret Road (Pomfret Station)	\$422	\$401	\$734	\$698
Kohler 15RES #12087183	2026 Pomfret Road (Teago Station)	\$422	\$401	\$734	\$698
Kohler 20k RCA S#339MGHLJ0547	100 La Bounty Road (Town Highway)	\$422	\$401	\$734	\$698
Kohler 14RESA #SGM32355B	5218 Pomfret Road (Town Office)	\$422	\$401	\$734	\$698
Total:		\$1,689	\$1,605	\$2,937	\$2,790

Steiger Supply

Food Service Equipment & Supplies Since 1985

08/04/2025

Quote

Project: Pomfret Town Hall - Reachin
Refrigerator

From: Steiger Supply
Daniel Merkel
25 Curtis Ave
Rutland, VT 05701
802-683-8313 (Cell)
dan@steigersupply.com

Item	Qty	Description	Sell	Sell Total
1	1 ea	REACH-IN REFRIGERATOR  Turbo Air M3R47-2-N M3 Refrigerator, reach-in, two-section, 42.3 cu. ft. capacity, 51-3/4"W x 30-3/4"D x 77-7/8"H, top mount compressor, self-cleaning condenser, digital temperature control & monitor system, hot gas condensate system, automatic fan motor delays, LED interior lighting, (2) solid doors with locks, (6) PE coated wire shelves, stainless steel front & sides (galvanized steel top, bottom & back), aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1-ph, 2.8 amps, NEMA 5-15P, ETL-Sanitation, cETLus, ENERGY STAR® (Standard hinged only) 1 ea 5 year parts & labor warranty, standard 1 ea 7 year compressor warranty (self-contained only) 1 ea Self-cleaning condenser device equipped, standard	\$4,250.00	\$4,250.00
1		ENERGY STAR This model currently qualifies for an UPFRONT INSTANT \$350 energy star rebate. The rebate is REFLECTED in the quote above. The price of the unit after rebate is \$4,250.00 (\$4600 minus \$350).		
2	1 ea	REACH-IN REFRIGERATOR  Refrigeration X XR47-2-N6 Refrigeration X Refrigerator, reach-in, two section, 42.27 cu.ft. capacity, 51-3/4"W x 30-3/4"D x 78"H, top mount self-contained refrigeration, (2) stainless steel solids door with locks, (6) adjustable PE coated wire shelves, digital temperature control & monitor system, LED interior lighting, stainless steel exterior door, aluminum exterior sides (galvanized steel top, bottom, and back), stainless steel & aluminum interior, R-600a Hydrocarbon refrigerant, 1/5 HP, 115v/60/1-ph, 2.1 amps, NEMA 5-15P, cETLus, ETL-Sanitation, ENERGY STAR® 1 ea 2 year parts & labor warranty, standard 1 ea Additional 3 year compressor warranty (5 year total), standard 1 st Caster Set, swivel, locking front wheels, standard	\$2,280.00	\$2,280.00
2		ENERGY STAR		

Item	Qty	Description	Sell	Sell Total
This model currently qualifies for an UPFRONT INSTANT \$350 energy star rebate. The rebate is REFLECTED in the quote above. The price of the unit after rebate is \$2,280.00 (\$2630 minus \$350).				
3	1 ea	REACH-IN REFRIGERATOR	\$5,650.00	\$5,650.00
		 Hoshizaki R2A-FS Steelheart Series Refrigerator, reach-in, two-section, 50.37 cu. ft., top mounted self-contained refrigeration, (6) epoxy coated wire shelves, (2) full height solid hinged doors, digital temperature display/controls, LED interior lighting, stainless steel exterior front & sides, stainless steel interior, (4) 4" heavy duty casters (2 with brakes), R290 Hydrocarbon refrigerant, 1/2 HP, NEMA 5-15P, cETLus, ETL-Sanitation		
	1 ea	Warranty: 7-Year labor on entire machine		
	1 ea	Warranty: 7-Year parts on entire machine		
	1 ea	Warranty: 7-Year parts on compressor		
	1 ea	115v/60/1-ph, 8 amps, standard		
	1 st	Casters, 4" (set of 4), standard		
4		NOTES		
		All three options are currently in-stock.		
		Inside set-in-place delivery \$100 and removal/disposal of old refrigerator \$75.		

Acceptance: _____ Date: _____

Printed Name: _____

REFRIGERATOR MANUFACTURER  Turbo air more durable, efficient, beautiful	4184 E. Conant St. Long Beach, CA 90808 Tel. 310-900-1000 Fax. 310-900-1077 www.turboairinc.com	
	Project:	
	Model #:	
	Item #:	
	Available W/H:	Qty:
	Approval:	
	AIA #:	SIS #:
CSI Section 11400		

Solid Door Refrigerator

Reach-In Top Mount
M3 Series

FEATURES & BENEFITS

Model : M3R47-2-N

Self-Cleaning Condenser

The accumulation of dust in the condenser can cause the failure or breakdown of refrigerators. Refrigerators run normally until they reach a certain level of accumulation. At some point, when they are over the limit, their performance drops quickly resulting in damage to, or disposal of the stored products inside. The Self-Cleaning Condenser device keeps the condenser clean and prevents system failure by automatically brushing daily.

Digital temperature control & monitor system

- Keeps food products safe by maintaining constant temperatures
- Alarms that sound when doors are not sealed shut; protect against food spoilage that originates from cold air leaks
- Early warning alarm program detects issues before malfunction occurs
- Digital display allows for easy monitoring.
- Programs interpret the condition of refrigeration systems by self-diagnosis
- Rapid cool-down function (Turbo cooling)
- Automatic evaporator fan motor delays

Hydrocarbon refrigerants (R-290)

With innovative and eco-friendly technology, Turbo Air brings you hydrocarbon refrigerators designed to meet DOE's Energy Conservation Standards in 2017 and to use EPA's SNAP Program approved HC refrigerants. Hydrocarbon refrigerants do not deplete the ozone layer and have very low contribution to global warming (ODP-0, GWP-3).

Hot gas condensate system

Through Turbo Air's creative innovation, the condensate system surfaces have been specially treated to resist corrosion. This not only increases efficiency without the risk of refrigerant leakage from corrosion, but also thoroughly prevents the overflow of condensate water.

Stainless steel exterior

The Turbo Air M3 refrigerator model boasts a stainless steel exterior (galvanized steel top, bottom and back) and AL interior with stainless steel floor. It guarantees the utmost in cleanliness and long product life. Sharp corners and edges have been rounded to reduce the risk of injury. The M3 adds a touch of style to the most refined setting.

Door pressure release device

Pressure relief doors are designed to eliminate vacuum pressure and allow easy door opening.

LED interior lighting

Adjustable, heavy duty, PE (polyethylene) coated wire shelves

High-density polyurethane insulation

The entire cabinet structure and solid doors are foamed-in-place using high density, CFC free polyurethane insulation.

Top mount compressor



Patented Self-Cleaning Condenser



This product is equipped with a fine mesh filter to the front of the condenser to catch dust, and a rotating brush that moves up and down daily to remove excess buildup outward and away.

Refrigerator holds 33°F ~ 38°F for the best in food preservation



Model	Swing Doors	CU./FT.	#of Shelves	HP	AMPS	Crated Weight (lbs.)	L x D x H [†] (inches)
M3R47-2-N	2	42.3	6	1/3	2.8	401	51 ³ / ₄ x 30 ³ / ₄ x 77 ⁷ / ₈

Solid Door Refrigerator

Reach-In Top Mount
M3 Series

Model : M3R47-2-N

ELECTRICAL DATA	
Voltage	115/60/1
Plug Type	 NEMA 5-15P
Full Load Amperes	2.8
Compressor HP	1/3
Cord Length (ft.)	9
Refrigerant	R-290
DIMENSIONAL DATA	
# of Doors	2
# of Racks Accepted	2
Net Capacity (cu. ft.)	42.3
Ext. Length Overall (in.)	51 3/4 (1314mm)
Ext. Depth Overall (in.)*	30 3/4 (780mm)
Ext. Height Overall (in.)†	77 7/8 (1979mm)
Int. Length Overall (in.)	47 3/4 (1214mm)
Int. Depth Overall (in.)	24 3/4 (630mm)
Int. Height Overall (in.)	54 1/8 (1374mm)
# of Shelves	6
Shelf Size (L x D) (in.)	23 x 23 1/2
Net Weight (lbs.)	357
Gross Weight (lbs.)	401

Design and specifications subject to change without notice.

Actual shipping weight may differ due to extra packing materials for product protection.

* Depth does not include 2-1/4" for rear condensate enclosure.

† Height does not include 4-3/4" for caster height.

■ WARRANTY : 5 Year Parts and Labor Warranty 7 Year Compressor Warranty

■ STANDARD FEATURES

- Anti-corrosion coated evaporator
- Self-contained system
- Standard 4" dia. swivel casters with locks on the front set
- Door locks standard
- Magnetic door gaskets
- Solid and sturdy grille design

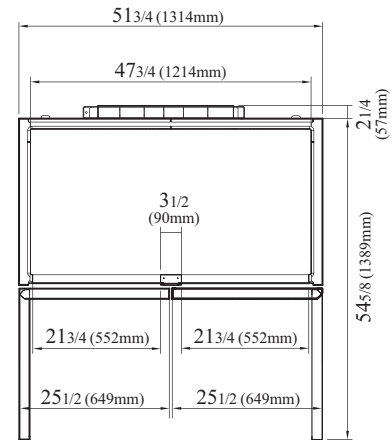
■ OPTIONAL ACCESSORIES

- 5" caster, 1/2" diameter & 13 TPI: M726500100 (non-brake), M726500200 (w/ brake)
- 6" stainless steel leg: 30221M0600
- Additional PE coated wire shelf: G8F1800101
- Half door bun tray rack: TSP-2224 (each holds up to six 18"L x 26"D sheet pans)
- Full door bun tray rack: TSP-2250-T (each holds up to fifteen 18"L x 26"D sheet pans)

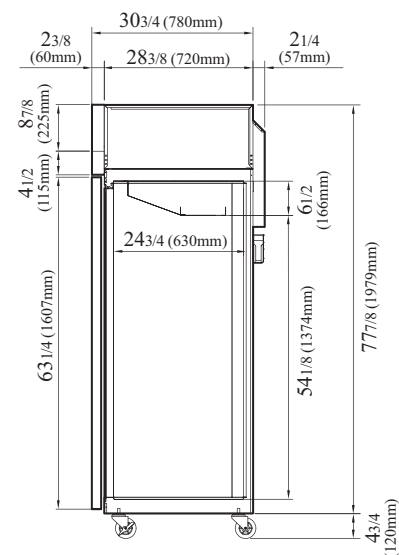
Ver.20250217

PLAN VIEW

(unit : inch)



TOP VIEW



SIDE VIEW



- Turbo Air: 800-627-0032
- Radiance: 800-500-3519
- Warranty: 800-381-7770
- AC: 888-900-1002



Continued product development may necessitate specification changes without notice.

Refrigeration

We Build Trust, Sell Satisfaction

4184 E. Conant St., Long Beach, CA 90808

www.RefrigerationX.com



Project:

Model #:

Item #:

Available W/H:

Qty:

Approval:

AIA #:

SIS #:

CSI Section 11400

Solid Door Refrigerator

Reach-In Top Mount
X-line

FEATURES & BENEFITS

Model : XR47-2-N6

■ Digital temperature control & monitor system

- Keeps food products safe by maintaining constant temperatures
- Alarms that sound when doors are not sealed shut; protect against food spoilage that originates from cold air leaks
- Early warning alarm program detects issues before malfunction occurs
- Digital display allows for easy monitoring
- Programs interpret the condition of refrigeration systems by self-diagnosis
- Rapid cool-down function (Turbo Cooling)
- Automatic evaporator fan motor delays

■ Hydrocarbon refrigerants (R-600a)

With innovative and eco-friendly technology, RefrigerationX brings you hydrocarbon refrigerators designed to meet DOE's Energy Conservation Standards in 2017 and to use EPA's SNAP Program approved HC refrigerants. Hydrocarbon refrigerants do not deplete the ozone layer and have very low contribution to global warming (ODP-0, GWP-3).

■ Hot gas condensate system

Through RefrigerationX's creative innovation, the condensate system surfaces have been specially treated to resist corrosion. This not only increases efficiency without the risk of refrigerant leakage from corrosion, but also prevents the overflow of condensate water.

■ Cabinet construction

X-line series model boasts a stainless steel exterior (door) with AL exterior sides (galvanized steel top, bottom, and back). Interior has a stainless steel bottom with AL interior (walls, door liners, and top duct).

■ High-density polyurethane insulation

The entire cabinet structure and solid doors are foamed-in-place using high density, CFC free polyurethane insulation.

■ LED interior lighting

■ Adjustable, heavy duty, PE (polyethylene) coated wire shelves

■ Self-contained system

■ 4" dia. swivel casters with locks on the front set

■ Door locks

■ Solid and sturdy grille design

■ Top mount compressor

■ Anti-corrosion coated evaporator standard feature

■ Refrigerator holds 33°F ~ 38°F for the best in food preservation



NATURAL
Refrigerant



ENERGY STAR®
Qualified

Model	Swing Door	CU./FT.	#of Shelves	HP	AMPS	Crated Weight (lbs.)	L x D x H [†] (inches)
XR47-2-N6	2	42.27	6	1/5	2.1	364	51 3/4 x 30 3/4 x 78

Solid Door Refrigerator

Reach-In Top Mount
X-line

Model : XR47-2-N6

ELECTRICAL DATA	
Voltage	115/60/1
Plug Type	 NEMA 5-15P
Full Load Amperes	2.1
Compressor HP	1/5
Cord Length (ft.)	9
Refrigerant	R-600a
DIMENSIONAL DATA	
# of Doors	2
Net Capacity (cu. ft.)	42.27
Ext. Length Overall (in.)	51 3/4 (1314mm)
Ext. Depth Overall (in.)	30 3/4 (781mm)
Ext. Height Overall (in.)*	78 (1981mm)
Int. Length Overall (in.)†	47 3/4 (1214mm)
Int. Depth Overall (in.)	24 3/4 (630mm)
Int. Height Overall (in.)	54 1/8 (1373mm)
# of Shelves	6
Shelf Size (L x D) (in.)	23 x 23 1/2
Net Weight (lbs.)	337
Gross Weight (lbs.)	364

Design and specifications subject to change without notice.

Actual shipping weight may differ due to extra packing materials for product protection.

* Depth does not include 2-3/8" for rear condensate enclosure.

† Height does not include 4-3/4" for caster height.

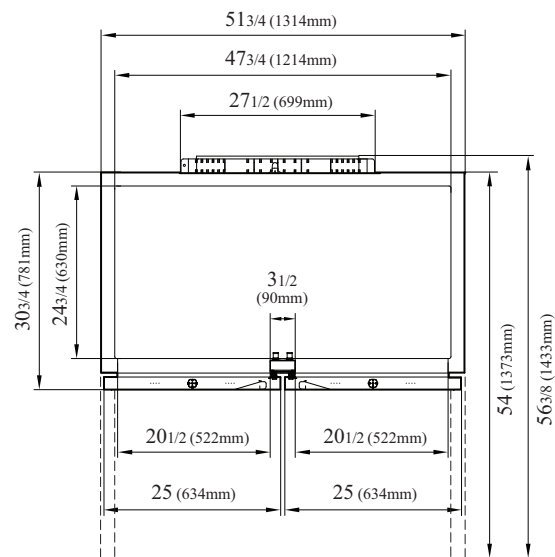
■ WARRANTY : 2 Year Parts and Labor Warranty Additional 3 Year Warranty on Compressor

■ OPTIONAL ACCESSORIES

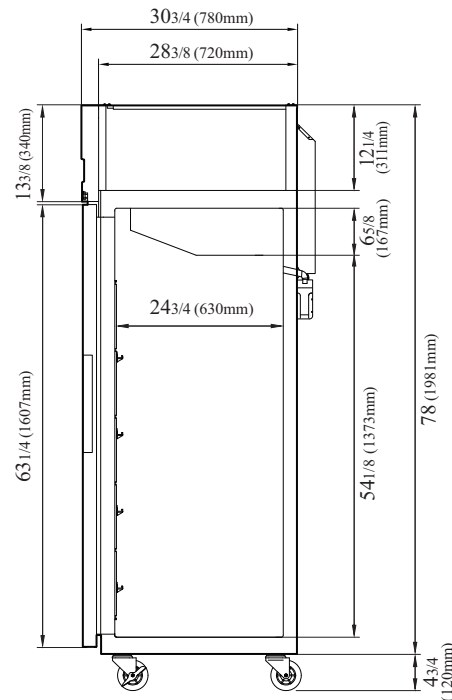
- 5" caster, 1/2" diameter & 13 TPI: M726500100 (non-brake), M726500200 (w/ brake)
- 6" stainless steel leg: 30221M0600
- Additional PE coated wire shelf: G8F1800105
- Half door bun tray rack: RX-TSP-2224-T (each holds up to six 18"L x 26"D sheet pans)
- Full door bun tray rack: RX-TSP-2250-T (each holds up to fifteen 18"L x 26"D sheet pans)

PLAN VIEW

(unit : inch)

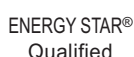


TOP VIEW



SIDE VIEW

Ver.20240327



Warranty: 800-381-7770

Warranty@RefrigerationX.com



Hoshizaki

R2A-FS

Item#: 3

R2A-FS

Two Section Full Stainless Door Refrigerator

NCA-73
05/12/25
Item # 13513**W x D x H**55" x 33.5" x 79.5"*
*with 4" casters**Dimensions / Capacity****Interior Storage Capacity** (CF) (AHAM)**Overall Width x Depth****Height** (including 4" casters)**Door Opening Width x Height****Depth with Door Open at 90°****Adjustable Shelves****Shelf Dimensions (W x D)****Adjustable Center Shelves****Center Shelf Dimensions (WxD)****Crated Shipping Weight****Crated Length x Width x Height****Two Section R2A-FS**50.37 ft³

55" x 33.5"

79.5"

21.75" x 59.25"

59.25"

6

21.25" x 26"

3

6" x 17.8"

562 lbs

58" x 37.5" x 81"

Electrical / Refrigeration**Voltage****HACR Breaker****Electrical Connection (NEMA)****Voltage Range****Ambient Temp. Range****Control Setpoint Range****Amperage****Energy Consumption (kWh/day) @ASHRAE****Heat Rejection (BTU/Hr.) @NSF****Approx. Nominal Compres. BTU/HR (HP)****Refrigerant / Charge Amount (oz)****Two Section R2A-FS**

115/60/1

15.0 Amps

5-15P

104-126

45° to 100°F

31° to 52°F

8

3.47

513

1545(1/2HP)

R290 / (4.9 oz)

Options

- ☐ Additional epoxy shelves
- ☐ Stainless steel shelves
- ☐ Additional center shelves
- ☐ Tray/Pan slides
- ☐ Foot pedal door opener
- ☐ 6" Adjustable legs
- ☐ Condensate pan (HS-5462)

Seven year warranty
on labor, parts, and
compressor. Valid in
United States, Canada,
Puerto Rico and U.S.
Territories.For more information, please visit
hoshizakiamerica.com/support/warranty/

Item #: _____

Project: _____

Qty: _____

AIA#: _____

Features

- ▶ **Maximum interior storage capacity with smallest external footprint**
- ▶ **Stainless steel interior with stainless steel exterior front, sides and top**
- ▶ **Unique ducted air distribution system**
 - Energy efficient interior LED light
 - Environmentally friendly R290 hydrocarbon refrigerant
 - Solid state digital controller with temperature alarms and LED display (Fahrenheit or Celsius)
 - Cabinet and doors are insulated with 2-3/8" of CFC free, foamed in place polyurethane
 - Stainless steel exterior and interior door come standard with locks
 - Exclusive stepped door design to protect recessed door gasket
 - Spring assisted self-closing doors with stay open feature
 - Sturdy 8 gauge stainless steel hinge plate with welded hinge pin
 - Extruded aluminum flush mount door handle
 - Field reversible doors
 - Evaporator coils are epoxy electrocoated (E-Coat) to help fight corrosion
 - Energy efficient automatic hot gas condensate evaporator
 - Top mount refrigeration comes standard with a condenser filter
 - Refrigerant flow is controlled with thermostatic expansion valve
 - Stainless steel shelf supports
 - (3) epoxy coated wire shelves are standard per section
 - Center shelves for added storage capacity
 - Standard with 4" casters (two with brakes)
 - Stackable (two units high) to conserve warehouse floor space
- 10 ft. cord and plug

If GFCI is required, a GFCI breaker MUST be used in lieu of GFCI receptacle

Hoshizaki reserves the right to change specifications without notice.



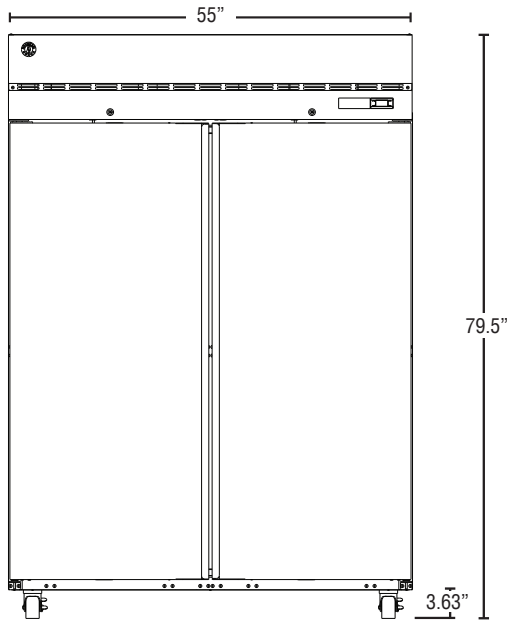
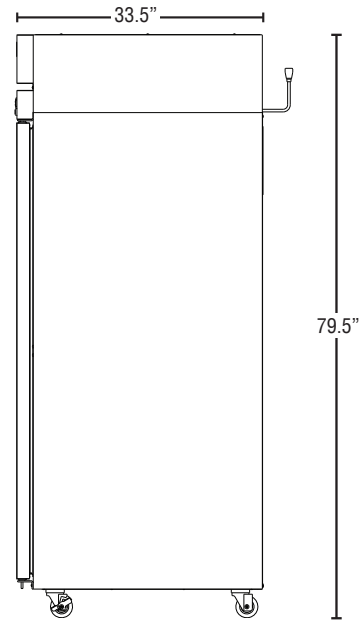
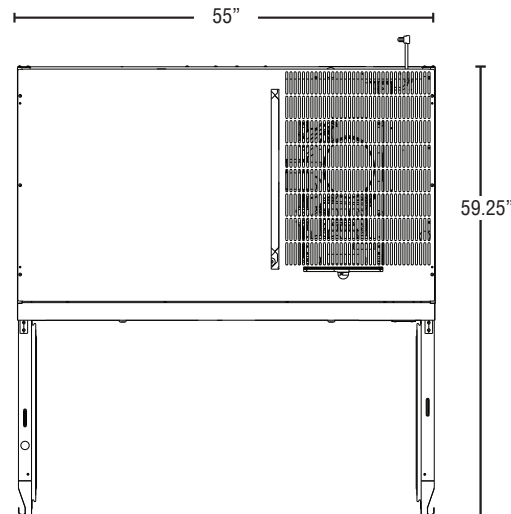
Hoshizaki

R2A-FS

Item#: 3

R2A-FS

Two Section Full Stainless Door Refrigerator

R2A-FS
05/12/25
Item # 13513**FRONT VIEW****SIDE VIEW****PLAN VIEW**

Cabinet Construction

The exterior cabinet front, sides, and top are constructed of high quality stainless steel. The exterior back, and bottom are constructed of coated steel. The cabinet interior is constructed of stainless steel with a unique ducted air flow system. Three (3) heavy duty epoxy coated shelves per section are standard. Mounted on stainless steel pilasters shelves are adjustable in 1" increments. Cabinet walls and doors are insulated with 2-3/8" of environmentally friendly, CFC free, foamed in place polyurethane. An interior LED light is automatically activated when doors are opened. 4" polyolefin, casters (two with brakes) are standard.

Door Construction

Doors are constructed of a high grade stainless steel exterior and interior and are standard with locks. Hoshizaki's exclusive "stepped" design protects the recessed gasket while product is being removed from the cabinet. Doors are provided with a one piece, full length extruded aluminum flush mount handle and are mounted on eight (8) gauge stainless steel hinge plates with a welded hinge pin. Spring assisted self-closing doors are equipped with a stay open feature past 90 degrees. Snap-in magnetic door gaskets are easily removed for cleaning. Door hinging is field reversible.

Refrigeration System

The high efficiency refrigeration system is self-contained with an epoxy electrocoated (E-Coat) evaporator for extended life. Top mounted refrigeration system is easily accessible for service and includes a condenser filter with easy access from the top of the unit. The refrigeration system components are assembled on a high density expanded polypropylene platform that is removable from the main unit. A unique ducted air flow system achieves uniform air distribution within the cabinet to eliminate hot spots. Condensate removal is accomplished with a top mounted energy efficient non-electric evaporation system. A thermostatic expansion valve (TXV) controls the flow of environmentally friendly R290 refrigerant through the evaporator. Refrigeration system utilizes a time initiated off cycle defrost to eliminate any ice on the evaporator coil. Solid state digital controls monitor the operation and performance of the refrigeration system. The controls also provide visual high and low temperature and high and low voltage alarms. A LED display shows the cabinet temperature and is adjustable to Fahrenheit or Celsius. 115 volt units are equipped with a ten foot cord and plug (20.0 amps or less).



653 Washington St. PO BOX 1438
Claremont, NH 03743
Phone: (603) 287-8689 Service: (855) 862-6697

QUOTE

Date	Page
07/10/2025	1
P. O.	Quote Number
	Q00021325



Bill To:
TOWN HALL, POMFRET 5218 POMFRET ROAD NORTH POMFRET, VT 05053
(802) 359-3589

Ship To:
8023593589 TOWN HALL, POMFRET 5218 POMFRET ROAD NORTH POMFRET, VT 05053
(802) 359-3589

Customer #	Payment Type	Invoice Type	Salesperson	Salesperson2	Job Status
8023593589	BALANCE DUE BEFO	SALES QUOTE	CL-Rob M.		QUOTE OPEN
SPECIAL REQUEST:					Delivery Date

QTY	MODEL #	DESCRIPTION	LOC	PRICE	EXT PRICE
1	SCRR492	49 CU.FT. REACH-IN REFRIGERATOR SUMMIT, UPRIGHT FREEZERS	CLA	5,099.00	5,099.00
1		DELIVERY TO CLAREMONT ZONE		350.00	350.00
1		IF YOU HAVE CONFIRMED YOUR TIME FRAME BUT ARE NOT AVAILABLE WHEN DELIVERY ARRIVES, A \$40 CHARGE MAY BE ASSESSED, AND YOUR RESCHEDULED DELIVERY WILL BE ACCOMMODATED AS THE SCHEDULE ALLOWS. REMOVE & RECYCLE OLD UNIT		-	-

- * Please make sure your items will fit into the home and the space where they will ultimately be going. Any goods returned are subject to a 20% restocking fee. We do not offer merchandise on a trial basis.
- * All special order items and clearance items cannot be cancelled.
- * All orders being held in our warehouse until ready for delivery may not exceed 90 days in storage. After 90 Days, a storage fee may be assessed.
- * If we are holding your merchandise until you are ready for delivery, regardless of any delays, we cannot provide you with serial numbers for rebate purposes.
- * Your salesperson has no control over the time frame assigned for your delivery.
- * You will receive a call and/or text message the day before your delivery with a 4-hour time frame, as well as a call the day of your delivery to let you know that we are on the way. If you provided an email address, you will be emailed a link to track the truck. (may not work in areas with no cell coverage)
- * We cannot guarantee stock or write an order unless it is paid in full, or you are designated a store account.
- * Any applicable rebates are the sole responsibility of the customer. Please be aware of all deadlines and communications from rebate companies.
- * My salesperson has provided me with a delivery brochure and offered me an extended warranty (if applicable).

SUB TOTAL	5,449.00
TAX	0.00
INVOICE TOTAL	5,449.00
DEPOSITS	0.00
BALANCE	5,449.00

Customer Signature: _____ Date: _____



**Mascoma
Bank**

PO Box 4399
White River Junction, VT 05001



ADDRESS SERVICE REQUESTED



135466-14A**000242



Town of Pomfret
5218 Pomfret Rd
North Pomfret VT 05053-5033

Dear Town of Pomfret

Your certificate of deposit Acct Ending [REDACTED] will automatically renew on 8/06/25.

Current Term: 3M
Current Interest Rate: 4.0180%
Current Balance: \$183,544.41
New Maturity Date: 11/06/25 .

The new interest rate and annual percentage yield (APY) have not yet been determined. This will be determined on 8/06/25 and will be available on our website at mascoma.bank, you can also call 888-627-2662 to obtain the interest rate and APY on or after 8/06/25, or to inquire about special rates (if available).

You have a grace period of 7 calendar days from the date of your maturity date to withdraw funds without being charged a penalty, to make a deposit, or to change the term. Accounts closed within the grace period will not receive interest for this period.

If you have any questions or know of any changes you'd like to make, please feel free to contact us at any time prior to the end of your grace period.

Please see the next page for additional terms and disclosures. Thank you for choosing Mascoma Bank. We appreciate your business and look forward to serving all your banking needs.

MASCOMA BANK
PO Box 4399
White River Junction VT 05001
1-888-MASCOMA (627-2662)

Member FDIC and Equal Housing Lender

00000483

Annual Percentage Yield (APY) is accurate as of 7/18/2025

IRAS AND CDS

APY	Minimum Balance for APY	Minimum Balance to Open	Interest Rate
		5-Month CD Special	
4.00%	\$0.01	\$500	3.92%
		9-Month CD Special	
3.90%	\$0.01	\$500	3.83%
		12-Month CD/IRA Special	
3.75%	\$0.01	\$500	3.68%
		18-Month CD/IRA Special	
3.65%	\$0.01	\$500	3.59%
		CD – 3 Months	
3.00%	\$0.01	\$500	2.96%
		CD – 6 Months	
3.00%	\$0.01	\$500	2.96%
		CD – 9 Months	
2.75%	\$0.01	\$500	2.71%
		CD – 1 Year RGC	
2.55%	\$0.01	\$500	2.52%
		CD/IRA – 7 Days	
0.05%	\$0.01	\$5,000	0.05%
		CD/IRA – 1 Year	
2.50%	\$0.01	\$500	2.47%
		CD/IRA – 1.5 Years	
0.25%	\$0.01	\$500	0.25%
		IRA – 1 Year	
2.50%	\$0.01	\$500	2.47%
		CD/IRA – 2 Years	
0.35%	\$0.01	\$500	0.35%
		CD/IRA – 3 Years	
0.40%	\$0.01	\$500	0.40%

APY	Minimum Balance for APY	Minimum Balance to Open	Interest Rate
CD/IRA – 4 Years			
0.45%	\$0.01	\$500	0.45%
CD/IRA – 5 Years			
0.55%	\$0.01	\$500	0.55%
IRA 1.5 Years Variable Rate			
0.25%	\$0.01	\$25	0.25%

Rates subject to change without notice and penalty may apply for early withdrawal.

APY = Annual Percentage Yield

Fees may reduce earnings on an account.

Equal Opportunity Employer. Member FDIC. Equal Housing Lender.



603-448-3650
888-MASCOMA(627-2662)

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Town of Pomfret Selectboard

DRAFT Meeting Minutes

July 16, 2025

Present: Benjamin Brickner, John Peters, Steve Chamberlin, Meg Emmons, Emily Grube

Public: Frank Rogers, Cynthia Hewitt, Alan Graham, Bob Crean, Jon Harrington, Dave Balter

1. Ben called the meeting to order at 7:00 pm.
2. Agenda Review – None.
3. Public Comment – Alan Graham, Pomfret’s representative to the ECFiber governing board, addressed the recent open letter from GWI, ECFiber’s operating company, regarding an upcoming transition to a new operating company later this year. Alan explained that the decision to change operators was discussed at length at several ECFiber governing board meetings and was unanimously approved by all towns in the telecommunications district.
4. Road Foreman Report – Frank reports the grant-in-aid work on Sugarbush Road is nearly complete; all that remains is hydroseeding. The grant-in-aid work on Allen Hill Road is expected to begin next week. The new equipment trailer has been delivered and is working great. Grading continues. Blaktop is awaiting a membrane before scheduling work on the Wayside Road bridge. The town office parking lot paving is anticipated to start in early August; the crew will do the prep work. Both paving projects remaining on track for this season. Frank has spoken with Hartford’s road crew and learned they do not anticipate making major repairs to Hartford’s segment of River Road; Pomfret’s road crew will continue maintaining Pomfret’s segment of River Road to Class 3 Highway standards. The highway garage generator is not working. John will contact Brookfield for immediate servicing and to request a new service contract for review and approval at the August 6 meeting. Frank received new pricing for materials from Pike Industries. He will also obtain a quote from Twin State for review at the August 6 meeting. It was noted that the online signup form for ditching material is not working, with submissions going nowhere. The issue was identified as an empty recipient field for the email. The issue has been resolved, and submissions now go directly to Frank. Frank will assess the need for part-time road crew help after the current grading work is complete in the coming weeks.
5. Items for Discussion or Vote
 - a. Town Highway Crack Sealing – Frank reported no response from multiple vendors. Joel from indus is expected to provide a proposal for crack sealing, with pricing to be per gallon. Nikon has not responded. The Selectboard suggested that if indus’ price is reasonable and no other options emerge, the Selectboard may proceed with them as a single-source provider. Frank will circulate the estimate upon receipt.
 - b. Town Garage Roof Painting – It was agreed that quotes should also include painting the south side of the town office building and the rear and “Kitchen L” of the Town Hall building. Bob Crean suggested Greg Olmstead and Peak Painting as potential painters. Bob Crean volunteered to contact Peak Painting, and Steve volunteered to contact Greg Olmstead to obtain comparable quotes for review at the August 6 meeting.
 - c. FY 2026 Paving Scope – The Pomfret Road Class 2 Roadway Program grant was not funded by the state this year, resulting in significantly less funding for paving. The Wayside Road Bridge and Town Office Parking Lot projects will still proceed. Steve

consulted with Caleb at Pike Industries and is awaiting a summary of their discussion. Frank will also consult with Blaktop for their professional opinion on cost-effective use of available funds. Joel from indus was also considered for a comprehensive preventive maintenance plan. The Selectboard discussed communicating with the public that delaying paving can be more cost-effective and potentially slow down traffic. It is unlikely that any Class 2 roads will be repaved this fiscal year. Discussion to continue at the August 6 meeting.

- d. Pomfret Road Slide Construction Contract and Schedule – The Selectboard discussed an email from Northwoods indicating a mid-September start date or completion date for the Pomfret Road slide project. This is problematic as the RFP specified completion before September 1. Ben will follow up with Northwoods to clarify the ambiguity. Frank will contact Chris Bump at VTrans regarding scheduling, fairness to other bidders, and options to switch contractors. Jon Harrington suggested that the work could be phased, with the most critical portions completed this year, and the remainder completed in 2026.
- e. Pomfret Town Line Road Signs – Bob Crean provided an update on the condition of the town’s welcome signs and general estimates he obtained for repainting and replacement work. Bob will prepare an estimate for replacement by Advanced Innovations for the August 6 meeting. Jon Harrington obtained a general estimate from Woodworks for urethane replacements.
- f. Request to Cater Permit Application – Applicant Dave Balter presented his application for a request-to-cater permit for an event at 1162 Galaxy Hill Road on August 2. The event is scheduled from 3:00 pm to 10:30 pm, with a live band starting around 7:00 or 7:30 pm. Approximately 180 RSVPs have been received, with a goal of 200, and many neighbors are attending. TRAIL BREAK is providing a taco truck and will serve alcohol from the truck, with alcohol service ending by 9:00 pm. John moved and Meg seconded approval of the application. Unanimous. Ben will notify Becky.
- g. Schedule Road Crew Member Application Interviews – Screening interviews for Applicant A and Applicant B will be scheduled with Frank, Steve and John.^[1] Frank was contacted by a potential third applicant, but that application has yet to be received.
- h. Law Enforcement Services Contract – A draft contract from the Sheriff’s Department was presented. The hourly fee for patrol services will remain at \$60 per hour until at least the end of December 2025, after which it will increase to \$75 per hour. This temporary rate freeze is due to the town being short on hours last year. John moved and Meg seconded approval of Law Enforcement Services Contract as presented. Unanimous. Ben will sign the contract on behalf of the Selectboard and return to the Sheriff’s Department.
- i. Warrants – John moved and Meg seconded approval for payment of the following warrants:

26004	\$	20,863.53	A/P
26005		15.00	A/P
26006		19,982.50	A/P

^[1] **Editor’s Note:** On advice from the VLCT, to protect Applicant A and Applicant B’s current employment, the names of “Applicant A” and “Applicant B” are being withheld unless and until an offer of employment has been made and accepted by one or the other.

- Unanimous.
- j. Approval of July 2 and July 10, 2025 Minutes – John moved and Steve seconded approval of the July 2 and July 10, 2025 meeting minutes as presented. Unanimous.
6. Meeting Wrap Up
- a. Correspondence – Cynthia volunteered to attend the Vermont Evaluation of Rural Technical Assistance (VERTA) introductory meeting tomorrow, July 17. Hunter Ulf is scheduled to present two new design proposals/concepts for the Town Hall at the next meeting on August 6, requiring approximately half an hour. The Town Hall Revitalization Committee members will also be present.
 - b. Review of Assignments – Ben to follow up with Northwoods to schedule Pomfret Road slide work, return the signed WCSD contract, and inform Becky about the approved request-to-cater application. John to contact Brookfield about generator servicing and a new service contract. Frank, Steve and John to schedule screening interviews for Candidate A and Candidate B. Frank to arrange paving consultations, obtain materials quote from Twin State.
 - c. Agenda for Next Meeting – Town Welcome Signs, Pomfret Road Slide Construction Contract, Road Crew Applicants Update, FY 2026 Paving Scope, Town Garage Roof Painting, Town Highway Crack Sealing, Green Stormwater Infrastructure, Generator Service Agreement.
7. Executive Session
- a. Ben moved and Meg seconded that the Selectboard enter executive session pursuant to 1 V.S.A. 313(a)(1)(A) to discuss contracts, the premature general public knowledge of which would clearly place the Selectboard at a substantial disadvantage, and pursuant to 1 V.S.A. 313(a)(3) to discuss the employment of public employees. The Selectboard entered executive session at 8:39 pm.
 - b. John moved and Emily seconded exiting executive session. The Selectboard exited executive session at 9:16 pm, with no decisions having been made therein.
8. Adjournment – Steve moved and John seconded that the meeting be adjourned. Unanimous. The meeting was adjourned at 9:17 pm.

Town of Pomfret Selectboard
DRAFT Special Meeting Minutes
July 26, 2025

Present: Benjamin Brickner, John Peters, Steve Chamberlin, Meg Emmons, Emily Grube

Public: Frank Rogers, Cynthia Hewitt, Robert Baskett

1. Ben called the meeting to order at 5:03 pm.
2. Agenda Review – None.
3. Public Comment – None.
4. Items for Discussion or Vote
 - a. Pomfret Road Slide Construction Contract – The work had initially been awarded to Northwoods Excavating based on the Request for Proposals (RFP). The RFP specified a completion date of August 29, primarily due to the emergency nature of the work, the fact that school begins that week and Pomfret Road is on the bus route, and concerns about foliage traffic in September/October, as well as the need to be out of the brook by October.

Northwoods subsequently informed the town that the earliest they could begin work was September 15, with completion expected three to four weeks after starting, placing completion in the first half of October.

Discussions with Northwoods, mainly by Frank, indicated they could move their schedule and start as early as September 2 (the day after Labor Day), potentially completing work by the end of September. However, this was still significantly outside the RFP timeframe.

The second-highest bidder, Avery Excavation, is able to begin work within a week (early August) and complete the project by September 15. Avery's bid was higher, with the difference to the town being approximately \$12,400 (as the state would cover 90% of the project cost).

Concerns were raised about Northwoods not adhering to the RFP criteria, the risk of rain impacting project completion or further damaging one-way Caper Street, the critical need to be out of the brook by October, the emergency situation given there is no alternate route for Caper Street residents, and potential issues with foliage traffic.

Chris Bump at VTrans indicated that the decision was ultimately the town's, and VTrans would consider an amendment to the grant agreement. The contract with Northwoods had not been signed.

Meg moved and Steve seconded that the Selectboard award the Pomfret Road slide construction contract to Avery Excavating with an outside completion date of September 15th. Motion carried (Brickner, Chamberlin, Emmons and Grube in favor; Peters opposed).

Emily moved and Steve seconded that the Selectboard authorize Ben to sign the construction contract on the Selectboard's behalf once Avery signs. Unanimous.

Frank will notify Northwoods of the change after Avery signs the contract, with a formal explanatory letter to follow as professional courtesy.

- b. Pomfret Road Slide Emergency Grant Amendment – The Selectboard also discussed the need to amend the grant agreement with VTrans due to the change in contractor and cost. Emily moved and Meg seconded that the Selectboard approve the submission of an amendment to the grant agreement, attaching a letter explaining the reasons for the change. Motion carried (Brickner, Chamberlin, Emmons and Grube in favor; Peters opposed).
 - c. Request to Cater Permit Application (Trapp Fam. Lodge at S6) – Meg moved and John seconded approval of a request to cater permit application by the Trapp Family Lodge, for a sampling event at Saskadena Six on August 17 from 12 PM to 3 PM., with 100 persons expected to attend. Unanimous.
 - d. Right-of-Way Crossing Permit Application (538 Skyline Drive) – Robert Baskett explained he would like to trench under Skyline Drive to bring electrical power to his workshop. Work is expected to begin around August 1. The work will be done to GMP specifications, with single lane closures and a traffic coordinator on site. Steve moved and John seconded approval of the application with the following conditions: (1) two business days' notice to Pomfret Road Foreman before commencing work; and (2) top of conduit to be a minimum of 48 inches below surface of the traveled way. Unanimous.
 - e. Warrants – John moved and Emily seconded approval for payment of the following warrants:

26007	\$ 9,291.04	Payroll
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Unanimous.
5. Meeting Wrap Up
- a. Correspondence – None.
 - b. Review of Assignments – Ben to distribute Construction Contract, prepare letter to Northwoods, prepare VTrans grant agreement amendment, notify Becky and Baskett about approved permit applications.
 - c. Agenda for Next Meeting – See Section 6C of the July 16, 2025 Selectboard meeting minutes.
6. Executive Session
- a. Ben moved and John seconded that the Selectboard enter executive session pursuant to 1 V.S.A. 313(a)(1)(A) to discuss contracts, the premature general public knowledge of which would clearly place the Selectboard at a substantial disadvantage, and pursuant to 1 V.S.A. 313(a)(3) to discuss the employment of public employees. The Selectboard entered executive session at 5:46 pm.
 - b. Steve moved and John seconded exiting executive session. The Selectboard exited executive session at 6:20 pm, with no decisions having been made therein.
7. Adjournment – Steve moved and Meg seconded that the meeting be adjourned. Unanimous. The meeting was adjourned at 6:20 pm.