

Selectboard Meeting Packet

June 2, 2026

- Agenda
- Minutes from 5/19/2026
- Tax mapping Maintenance Proposal
 - a. Yearly Contract
 - b. Reformat, Tax map maintenance contract
- Rt. 2 land
 - a. lister card
 - b. comparables
- Updated Zoning Fees

SELECTBOARD MEETING AGENDA
Tuesday June 2, 2026, 6:00P.M.
In person at the Willey Building or via Zoom
Meeting with ZOOM (info at the end of the page)
Telephone and Computer Audio Meeting ID 986 742 3548

1. Call Meeting to Order
2. Approve Agenda
3. Approve Minutes of May 19, 2026 Meeting
4. Public Comment
5. Highway
6. Tax mapping Data reformat contract/Yearly contract (action)
7. NEK Broadband installation along rite-of-way (5 residences to be hooked up) action
8. Recycle center update-letter to individual who is improperly disposing of materials
9. Rt 2 land Value-listers
10. Updated Zoning fees (approval)
11. MERP RFP Discussion & action
12. Water and Wastewater
 - a. Meter Update
 - b. Other business
13. Town Clerk's Office
 - a. Orders
 - b. Other Business-fence on common
14. Other Business
15. Executive session: evaluation and contract renewal discussion treasurer
16. Motion to Adjourn

Town of Cabot is inviting you to a scheduled Zoom meeting.

Topic: Selectboard Meeting, Time: Tuesday, June 2, 2026, 5:30 PM Eastern Time (US and Canada)Join Zoom Meeting:

<https://us02web.zoom.us/j/9867423548?omn=81190520529> **Meeting ID: 986 742 3548**

Dial by your location +1 646 558 8656 US (New York)

SELECTBOARD MEETING Minutes 5/19/2026-draft

1. Call Meeting to Order 5:33pm Jen Called the meeting to order
2. Approve Agenda

Fred made the motion Mike 2nd, motion carried

3. Public Comment Public comment: Maria says Vermont digger had an article on Land use. It ties in with #7. Sign missing at the bottom of Bothfeld Hill at the 4 corners
Fred says that he has seen people passing at the common.
Brittany had a complaint from a resident on 4 wheelers and their speeds on the back roads. Jen said that she would get in contact with the sheriff's office.
4. Approve Minutes of May 5, 2026 Meeting: Motion by mike to approve the minutes from May 2, 2026, 2nd by Skip, Motion Carried.
5. Flood Mitigation Updates-Gary Update on the North Bridge, Residents that will be impacted have been asked to sign a memorandum of understanding prior to the formal easement contracts being drawn up. The Request for proposals are due June 4th. Sid will be on the review committee for the proposals. The road will have to be closed and there will have to be a detour. Peggy says to make sure signage is good so that there aren't people constantly turning around at the bridge.

Vermont council on rural development has some grants for climate resilience (flood) There is support from the task force to apply, will have to be on a meeting in June, Lori will attend as well because it goes with the grant they received. The meeting for tonight was supposed to have some rough cost estimates and renderings, there are some renderings but no cost estimate as of yet.

6. Ethics policy discussion : There are municipal requirements for the new ethics statute. There are several things that the municipality should be doing and we are but there are also things that are mandated per statute that we have not accomplished as of yet. There is no ethics fund at the state any more but the statute remains. Amy say that the town should have an ordinance and a municipal official should be designated to receive complaints. Training is not required every year. Need to keep track of the adoption history (this meeting is the beginning of that since it was on the agenda and warned). One of the meetings in June will focus solely on ordinances.
7. Central Vermont Planning Commission Housing targets and Land Use maps. (Informational) Brittany talked about the new Land Use maps that are now on CVRPCs website. There are also the new housing target numbers, these are not goals and we do not have to meet the numbers. These can be found under the regional plan feel free to contact Brittany in the office or Brian or Lorraine at CVRPC their emails are on the website.
8. Health officer- Trash Complaint discussion/action: has been cleaned up
9. Recycle center update-letter to individual who is improperly disposing of materials: next meeting: Betty and John and one member of selectboard
10. Cabot Arts Tent: Discussion, Cabot arts has concerts scheduled on the Common for six weeks this summer. He wanted to know if it would be possible to keep a 20x20 tent up on the green for that 6 week period. Fred says Town Clerk is in charge of events on the Common. Discussion was had on maintenance of grass, liability, weather etc. Dana and Brittany will discuss more and decision will be made.
11. Water and Wastewater
 - a. Meter Update -Fred and Brittany went to the creamery to get the specs for the 3 meters up there. The plant

will have to close when they are switched out. This will be done on a Sunday.

b. Other business-none

12. Town Clerk's Office

a. Orders

b. Other Business- Brittany asked about selling the land (4ac on Rt 2) that approval was given by the voters a few years ago to sell. The board says the listers can come up with a value and they will find an agent and we can get this on the market.

13. Other Business June 2nd meeting trails committee will be invited in for a meeting. Regarding a property owner. The emergency management plan has been accepted by Mr. Sidney Pollock and the state now has it.

14. Motion to Adjourn, motion by Fred, Skip 2nd, and at 6:36 meeting was adjourned.

Summary

Land Management Rulemaking Discussion

Jen called the Select Board meeting to order and approved the agenda without additions or deletions. During public comment, Maria mentioned Vermont Digger and natural resources,

Traffic Safety Concerns Discussion

Skip raised concerns about missing stop signs and non-functional traffic signs, particularly near the school, and discussed issues with 4-wheelers and speeding vehicles in the area. Jen proposed contacting Mark Poole to address the traffic problems. The meeting then moved to approve the minutes from the May 5th meeting, which was unanimously approved. The discussion concluded with Gary being asked to provide updates on flood mitigation.

Community Development Grant Update

Gary provided an update on the Community Development Block Grant for North Bridge, noting that while the archaeological review is complete, there is ongoing discussion about whether the riparian plantings will trigger further site investigation. He mentioned that landowners like Peggy will need to sign an informal MOU acknowledging potential driveway impacts during final engineering design, and proposals for the final design are due June 4th. Gary also discussed a potential Vermont Council on Rural Development program focused on climate resiliency, suggesting it be added to a future select board agenda for discussion with Lori and other town members.

Municipal Ethics Requirements Discussion

Amy presented information on municipal ethics requirements that went into effect January 1, 2025, noting that while a state ethics commission liaison was designated, the commission is currently unfunded. She shared a VTLC model ordinance for consideration and recommended the board review it before the next meeting to potentially formalize adoption of an ethics ordinance. The group discussed the need to address three ordinances (ethics, grant, and dog-related) in a focused meeting, with plans to potentially review and approve them at the June select board meeting following proper procedural requirements.

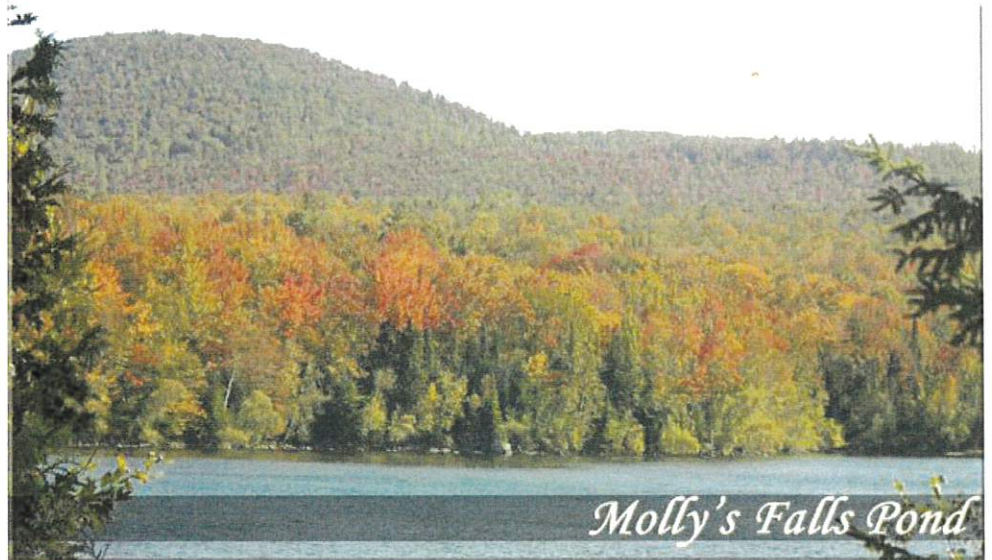
Cabot Planning and Development Updates

Brittany provided updates on housing targets and land use maps from the Central Vermont Regional Planning Commission, clarifying that the targets are statutory requirements rather than goals, with Cabot to have 568 new units by 2050. She discussed a request from Cabot Arts to install a 20x20 tent on the common for six weeks during June-August for the Summer Music Series, which would provide better facilities for performers and audiences. The board also addressed property maintenance issues, water and wastewater updates including new meters

installation, and discussed the potential sale of a 4-acre parcel near Route 2, with plans to determine its value before proceeding with sale.

Respectfully Submitted,

Brittany Butler
Town Clerk



DATA REFORMAT, TAX MAP MAINTENANCE AND GIS INTERNET SERVICES PROPOSAL FOR THE TOWN OF CABOT, VERMONT

Submitted May 20, 2026 by



11 Pleasant Street, Littleton, NH 03561

P (603) 444-6768 / (800) 322-4540

cai-tech.com

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LETTER OF TRANSMITTAL

Cartographic Associates, Inc.
dba CAI Technologies
11 Pleasant Street, Littleton, NH 03561
Tel: 800-322-4540 Fax: 603-444-1366
cai-tech.com



The undersigned proposer acknowledges and accepts that all the terms and conditions set forth in this proposal are mandatory and agrees that they will be included in their entirety in any contract resulting from this proposal.

CAI Technologies warrants and certifies that the individual signing this proposal is a bona fide employee of the firm and has authority to solicit and secure any agreement resulting from this proposal. The proposal has been arrived at independently, without collusion, consultation, or communication as to any other proposer or with any competitor. The proposal price was not disclosed by the proposer and was not knowingly discussed prior to the submission, directly or indirectly, to any other proposer or any other competitor. No attempt was made by the proposer to induce any other person, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.

No elected official or appointed official or employee of the Town of Cabot, VT shall benefit financially or materially from any contract resulting from this proposal. This proposal shall remain in full force and effect for at least ninety (90) days from the date first shown herein.

PROPOSER:

BY:

A handwritten signature in black ink, appearing to read 'James D. ...', is written over a horizontal line.

President
Contracting Officer

SCOPE OF WORK

Project Objectives

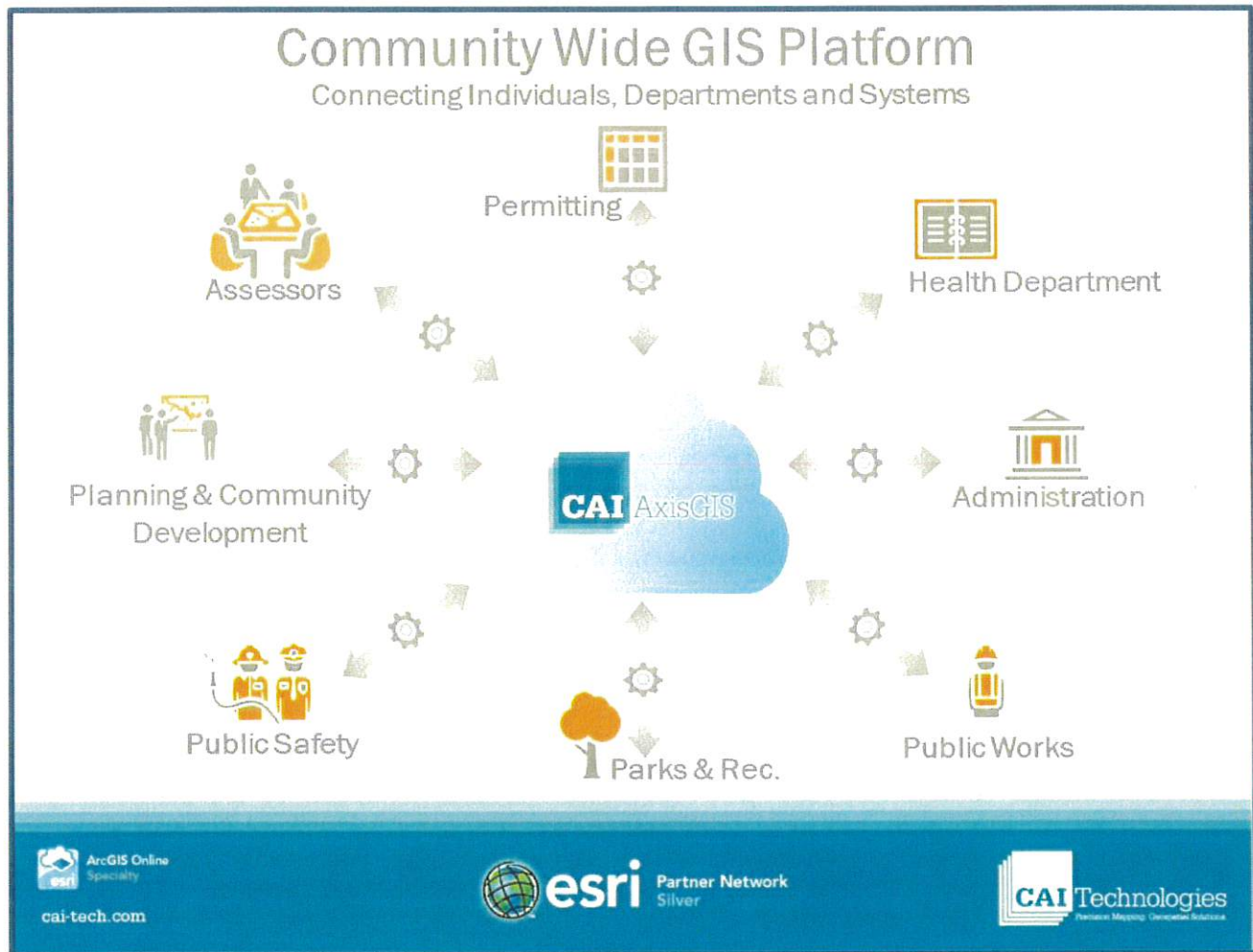
- A. CAI shall reformat the CLIENT's existing GIS data into CAI's GIS data model. The resulting data will support cost effective data maintenance and facilitate advanced functionality in CAI's AxisGIS web based service.
- B. Line features will be cleaned and topologically corrected to ensure no overlaps, slivers or dangles exist between maps and line type coding will be checked and corrected to ensure consistency.
- C. CAI shall create a seamless parcel polygon layer with the necessary attributes needed in order to link it with the CLIENT's Assessment and/or other databases.
- D. CAI shall incorporate, where appropriate, text features available from the CLIENT's older Tax Map data originally developed by Russell Graphics. All text shall be an annotation feature class. CAI shall review the text to ensure it is properly aligned and coded correctly.
- E. All text is set to conform to standard cartographic practices. Text will be added to the geodatabase using our standard templates to set the text size, font, color, and symbol for each feature.
- F. CAI shall generate new Tax Maps. Tax map layouts shall be similar to those shown on the 2008 Russell Graphics hard copy Tax Map prints.

Project Objectives

- A. CAI shall perform Tax Map Maintenance services. Said services shall include processing surveys, subdivisions, boundary line adjustments and other plans recorded from April 1, 2019 through March 31, 2026. (7 year update)
- B. CAI shall incorporate all Tax Map changes submitted by the CLIENT into the CLIENT's GIS database consistent with the newly restructured database format.
- C. A preliminary version on the Tax Maps shall be delivered to the CLIENT in PDF format for review and comment.
- D. Upon receipt and incorporation of changes/feedback by the CLIENT, CAI shall produce:
 - One complete set full size black and white Tax Map prints
 - One complete set reduced black and white Tax Maps prints
 - One complete set Tax Maps in PDF format
 - GIS database
- E. Data developed as part of this project shall be owned by the CLIENT.

AXISGIS SERVICES

AxisGIS Product Overview:



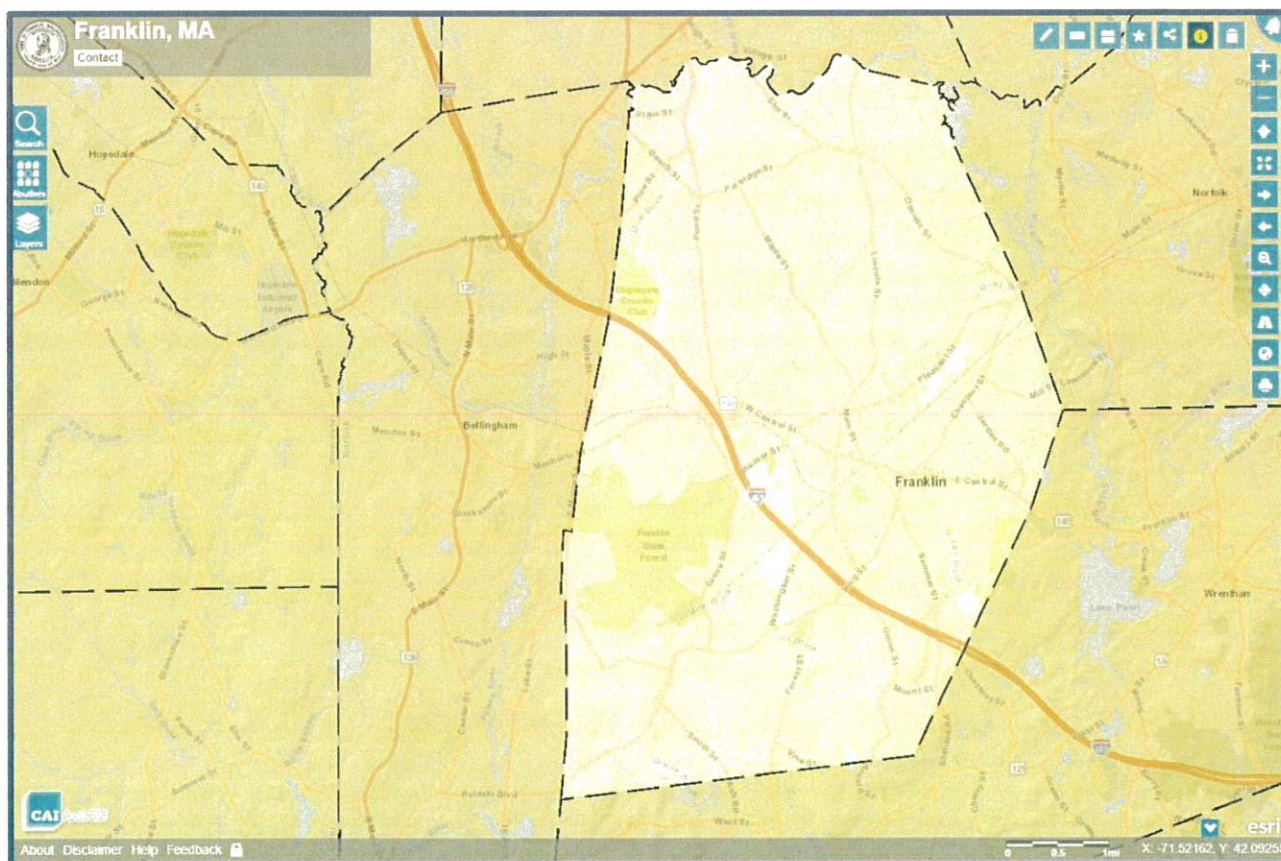
AxisGIS is an Internet-based service for communities and businesses that want to publish their GIS online. AxisGIS is a cost-effective option to distribute GIS data and utility to multiple staff in multiple physical locations as well as to the general public. AxisGIS is developed on JavaScript / HTML5 technology, which results in a responsive user interface that is cross browser compatible and functional in a mobile environment.

AxisGIS clients pay no software fees, no annual software maintenance fees, and very low setup costs. AxisGIS even provides the web server. By relieving most of the expense, AxisGIS enables the people behind the data to focus on why their GIS is on the Internet in the first place.

AxisGIS is helping communities publish their parcel data online, enabling homeowners and real estate professionals to print maps from their own computers, supporting economic development projects, providing a platform for police and school collaboration, and creating a connection between local government, businesses, and communities.

Functionality Overview:

The image displays the typical interface that Internet users would initially see in their web browser. This interface provides easy access to all available tools and functions.



The CLIENT's AxisGIS website will include the following tools:



Zoom-In Tool allows the user to focus on a specific, smaller area on the map.



Zoom-Out Tool allows the user to focus on a larger area on the map. Click the Zoom-Out tool and then click on the map near the center of the larger area you are interested in seeing.



Zoom to My Location Tool zooms the map to the current location of the user.



Zoom to Full Extents Tool allows the user to quickly reset the map view to the original map extent.



Zoom Next Tool allows the user to quickly zoom to next map extent when using previous map extent tool.



Zoom Previous Tool allows the user to quickly zoom to the previous map extent.



Zoom Marquee Tool allows the user to click and drag a rectangle surrounding the area you want to zoom in to.



Pan Tool allows the user to move the map in any direction.



Street View Tool allows the user to click on the map to see Street View for that location.



Bird's Eye Tool allows the user to click on the map to see Bird's Eye view for that location.



Print Map Tool allows the user to generate a printable PDF map and allows the user the option to include a map legend.



Drawing Tool allows the user to draw points, lines, shapes and text on the map. Once included on the map, the user can edit the graphics too.



Measure Tool allows the user to click on the map to measure distance, area and coordinate locations.



Base Map Selector Tool allows the user to browse and select from a variety of local, esri and google base maps to include in the map.



Areas of Interest Tool allows the user to quickly zoom to a predefined area of the map.



Share Map Tool allows the user to copy a link to share their map.

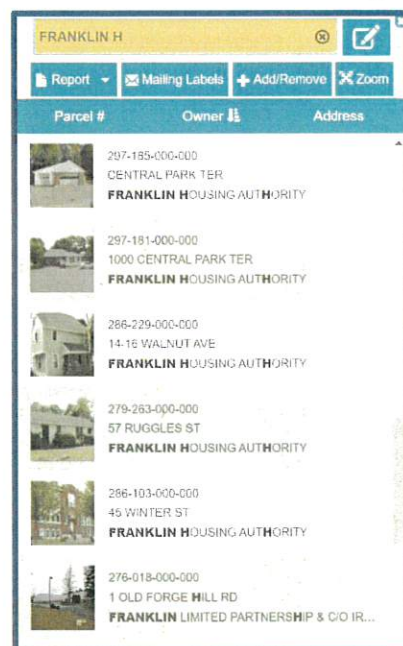


Identify Tool allows the user to click on a parcel and receive information about that parcel. This tool is useful in receiving ownership information.



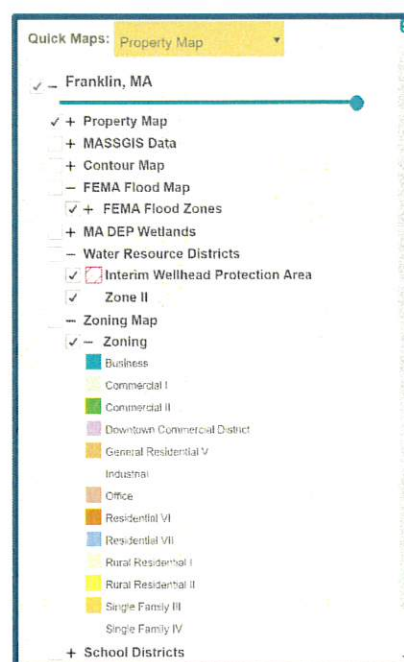
Clear Selection Tool allows the user to clear the selected map features(s).

The **Search Function** enables the user to find properties by owner name, address or by parcel identifier, depending on the data available. As the user types the information in the Search dialog box the matching results begin to show in the list and corresponding points display on the map. The results list allows the users to view the property Building Image, Parcel #, Address and Owner. The user can then create a Results Report, Mailing Labels, Add/Remove records from the results, or select and zoom to a particular property.



Find Abutters Function enables the user to select properties that are located within a specific distance to a particular property. To perform the Abutters search, the user selects the subject property then enters the search distance and clicks the select button. The map will show the selected properties and the user can generate an Abutter Report, Mailing Labels formatted to Avery 5160 labels and export the results to a PDF report or an Excel file by clicking the appropriate button.

The map **Layers** tab allows the user to turn on and off certain layers as needed. The user selects the checkbox next to individual layers to turn them on/off. The Layers tab also includes access to **"Quick Maps"**. This function provides quick and easy access to a set of predefined map layers that are already set up with display properties. The ability to utilize this function depends on the municipality's available data. There is also a Transparency slider that allows the user to set the transparency for map layers to "see through" onto rich base map content.



There are several other notable features to AxisGIS. These include:

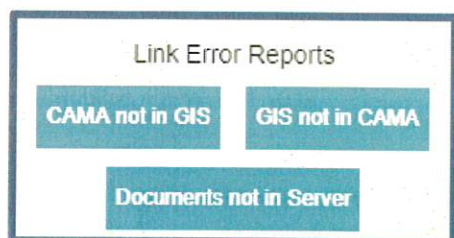
- Map Printing Utility:** This utility allows the user to design and layout custom maps prior to generating a PDF to print, save or send via email. The user can enter a custom map title and define the printed map scale. The user has the ability to select the map template to generate the map size of 8 1/2" X 11" or 11" x 17" with either portrait or landscape orientation. This powerful utility also includes the option to include a map legend showing the symbology for the various map layers on the custom map.
- 
- Help System:** The help system is designed to provide assistance to users while accessing the AxisGIS website. The system includes an interactive PDF document that can be viewed in a web browser or downloaded and printed for future reference. The user also has the option to access the AxisGIS Product Feature Tour. The Feature Tour interactively guides the user through the various application functionality directly in the user interface.
 - Building Photos & Associated Documents:** This function allows users the ability to access building photos and/or documents related to particular properties and or features on the map. This functionality depends on the available data for the CLIENT, how it is stored and the data format. CAI can work with the CLIENT to determine if and how this functionality can be used within the AxisGIS application.
 - Staff Login Access:** This function allows for password-protected access to a specific set of geographic data layer(s) and/or attribute data within the community. The annual hosting fees associated with serving one (1) secure ArcGIS Server Map Service configured for access through encrypted username & password authentication are included with the base annual hosting fees for AxisGIS. Initial setup and configuration fees for this functionality may apply.
 - Google Street View:** AxisGIS includes access to Google Street View which allows a user to click on the map to access the Street View data for a particular area. This function is subject to Street View data being available within the community.
 - Microsoft Bird's Eye:** AxisGIS includes access to Microsoft Bird's Eye which allows a user to click on the map to access the Bird's Eye data for a particular area. This function is subject to Bird's Eye data being available within the community.
 - Zoom to My Location:** This function zooms the map to the current location of the user. This is particularly useful in the field and leverages the GPS technology in the user's mobile device.
 - Zoom to Coordinates:** This function allows the user to enter geographic coordinates zoom to that location and place a pin on the map.



AXISGIS STAFF SITE

- CAI shall incorporate "Staff Site" login functionality into the CLIENT's online GIS platform currently being hosted by CAI.
- CAI shall provide the CLIENT with one secure ArcGIS Server Map Service configured for access through encrypted username & password authentication. The secure Map Service will provide:

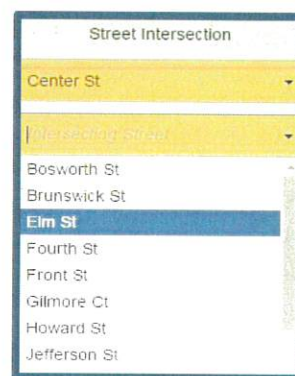
- a. Password-protected access to a specific set of geographic data layer(s), documents and/or attribute data within the community. GIS data development is not included in this service.
- b. Access to a suite of additional functions and tools outlined below:



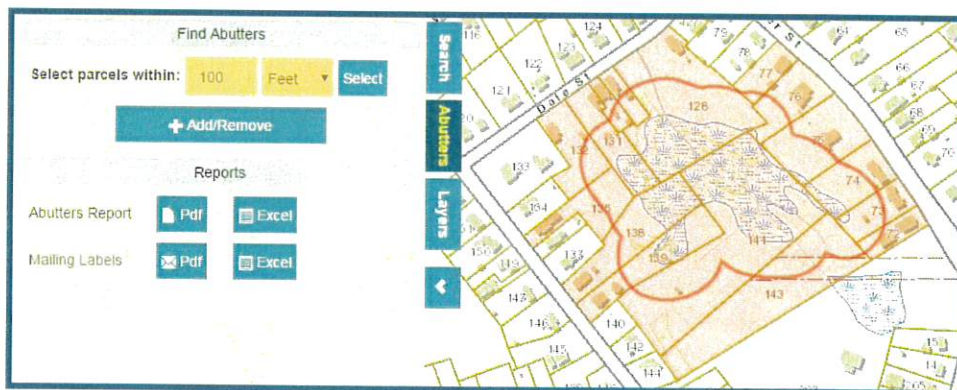
The **Link Error Reports** tool allows the user to create reports on demand that identify parcel/CAMA mismatches as well as missing documents. The reports are available in PDF format as well as downloadable in .CSV format. Running the "CAMA not IN GIS" and "GIS not in CAMA" tools will compare the parcel layer being hosted to the most recent CAMA assessment file uploaded to the AxisGIS site. Two separate reports will be available to the user, one listing parcels that do not have a matching CAMA record, and the second identifying CAMA records that do not link to a parcel. Users can also choose to display on the map those parcels that do not have a matching CAMA record. Running the "Documents not in Server" tool will produce a report that identifies existing documents (photos, sketches, etc.) that have not been uploaded to the AxisGIS

server.

The **Street Intersections** tool allows the user to quickly zoom to a specific street intersection. The user first selects a street name from the drop down list, then AxisGIS will provide a list of intersecting streets and allow the user to zoom directly to the desired intersection.



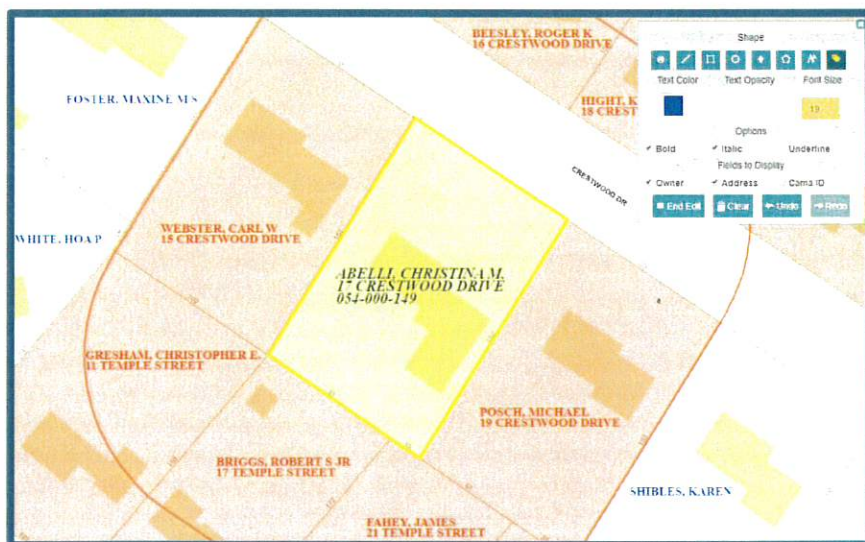
Feature Abutter Tool operates similar to the Find Abutters Function, however it allows for selecting properties within a specific distance of a GIS feature other than a parcel. To perform the Feature Abutter search, the user selects an existing GIS feature (i.e. fire hydrant, building or wetland) and then enters the search distance and clicks the select button. The map will show the selected properties and the user can generate a PDF Abutter Report, Mailing Labels formatted to Avery 5160 labels and export the results to an Excel file by clicking the appropriate button.



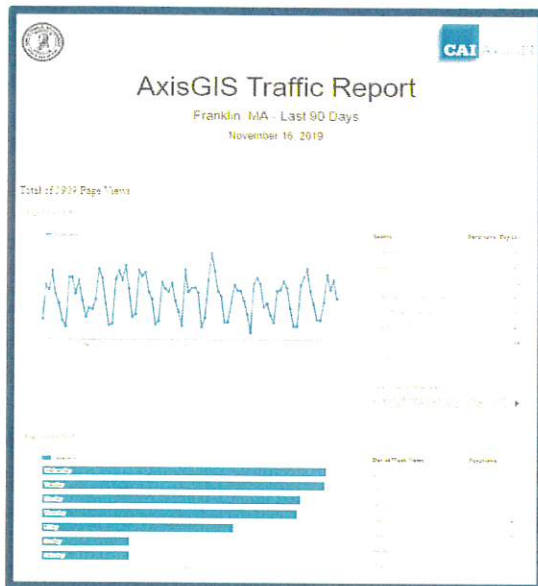


The **Download Shapefile** function allows the user to download the GIS layers being hosted by CAI within the AxisGIS application. Once logged in as a Staff User, each data layer in the Table of Contents will show a download button at the end of the layer name. Simply click on the button and a shapefile of the data layer will be exported to shapefile format and made available for download.

Large Format Printing is made available to staff site users within the AxisGIS platform. When logged in, the user will have access to additional print options allowing for custom PDF's map plotting in Architectural D (24' x 36") and E (36" x 48") sizes in either Portrait or Landscape orientation.



In addition to the standard drawing tools available with AxisGIS, Staff users can label parcels with Owner Name, Address and/or Parcel ID using the **Label Parcel Tool**. When using this tool, the staff user has the ability to set the Color and Font size as well as create Bold, Italic or Underlined text.



AxisGIS staff Users have the ability to generate a **Traffic Report** showing site traffic during the last 30, 60, 90 days or the last 12 months. The report shows the number of page views on AxisGIS as well as the origin of the traffic (e.g. Municipal Website, Google, etc.). The Report also includes further site analytics, such as a days of the week, device types (desktop, tablet or mobile) as well as which web browser was used. The Report also identifies which staff users have accessed the Staff site and how often they have logged in during the specific time period.

The **Import Data** tool tightly integrates AxisGIS with the Municipality's ArcGIS Online (AGOL) account. Staff users have the ability to login to their AGOL account, search for, and import AGOL feature content, including Web Maps and Feature Layers into their AxisGIS map session. Once imported, the data will be displayed in the AxisGIS Table of Contents for map visualization, analysis and a variety of AxisGIS user functionality.



Publish the CLIENT's GIS to the Internet

CAI shall publish the CLIENT's GIS data to the Internet.

CAI shall notify the CLIENT of the Internet Address (URL) for AxisGIS. This address can be added to the CLIENT's web page.

After the CLIENT has been notified that the AxisGIS application is on-line, the CLIENT has thirty (30) days from the date of notification to examine the site and to request changes.

AxisGIS shall be accessible using the current versions of Microsoft's Edge, Chrome, Firefox or Safari web browsers over cable, DSL, or T1 (or greater) internet connections.

GIS Data Update:

CAI shall refresh the GIS data on the AxisGIS website annually. Should the CLIENT be using CAI's annual parcel map maintenance services, this refresh of the GIS data shall be performed upon delivery of the annual map update data. Additional GIS data refresh may be provided for \$250 per event.

Attribute Data Update

CAI shall design and create a Data Processing Utility for the CLIENT to use for periodic upload using an export file(s) from the CAMA system to an online database accessed by the AxisGIS website.

It is the CLIENT's responsibility to maintain the Tabular attribute data, including a database table for any records to be excluded, for use by the AxisGIS website.

General Conditions

CAI shall provide the AxisGIS service to the CLIENT with commercially reasonable access to an Internet-based mapping application service provider (ASP) environment through which the CLIENT can access the CLIENT data.

In order to provide the CLIENT with commercially reasonable access to the ASP environment, CAI shall periodically schedule the complete or partial shutdown of the ASP Environment for maintenance, bug fixes, updates or other reasons. CAI will make commercially reasonable efforts to perform Scheduled Maintenance during off-peak hours.

CLIENT Support

CAI shall provide telephone, fax, and email support services concerning AxisGIS to the CLIENT. These services can be used to answer usage and technical questions.

CAI shall respond to any CLIENT alerts concerning poor performance or lack of performance of the site, and provide verbal advisories as to how and when the site shall be corrected (if it is determined that the website and/or publication service is not performing properly).

CLIENT RESPONSIBILITIES

- A. The CLIENT shall appoint a contact person to serve as project liaison between the CLIENT and CAI.
- B. The CLIENT shall provide CAI all source documents required for CAI to perform the Data Reformat and Tax Map updates.
- C. The CLIENT shall provide existing GIS data.
- D. The CLIENT shall review and provide CAI changes/feedback on the preliminary PDF maps within 30 days of delivery by CAI.

- A. The CLIENT shall designate a project liaison who will be CAI's main contact during the course of the project, and who will be responsible for all CLIENT related obligations in this project.
- B. The CLIENT shall provide CAI with an ASCII text or DBF formatted export file from the CLIENT's CAMA system containing the attribute information for inclusion into the site.
- C. The CLIENT shall provide and authorize CAI to acquire all necessary data for the successful completion of the project. In order to ensure the project timetable, authorization shall be provided within fifteen (15) days of CAI's request.
- D. The CLIENT shall provide CAI with any custom GIS data layers for inclusion into the site.
- E. After the CLIENT has been notified that the site is on-line, it must advise CAI of any changes, modification, and enhancements to the data available within thirty (30) days.
- F. The CLIENT shall maintain the tabular attribute data for the AxisGIS website.

SCHEDULE

- A. CAI shall complete the Data Reformat within ninety (90) days of receipt of a fully executed contract.
- A. CAI shall deliver the preliminary PDF maps for CLIENT review within forty five (45) days of receipt of the final data to be incorporated as part of the Tax Map maintenance or within 15 days of completion of the Data Reformat, whichever is later.
- B. CAI shall deliver the final data within fifteen (15 days) of receipt of CLIENT's changes/feedback.

- A. CAI shall commence on the project upon receipt of a fully executed contract.
- B. All setup work and initial publishing of data to the Internet, except the on-going support and Internet availability of the CLIENT's GIS data, shall be completed within sixty (60) days of completion of Data Reformat.
- C. Internet access to the CLIENT's AxisGIS will begin within sixty (60) days of completion of the Data Reformat and shall conclude on the last day of the twelfth month following.

COST AND PAYMENT TERMS

Total cost of this project as proposed is \$21,375.00 broken down as follows:

Data Reformat \$7,200.00

Processing data recorded from April 1, 2019 through March 31, 2026. (7 Year Update) \$9,200.00

AxisGIS SERVICES

SERVICES	ONE TIME SETUP FEE	ANNUAL FEE
AxisGIS Setup & Implementation (Discounted from \$3000.00 if contracted in conjunction with data reformat.)	\$ 1,500.00	
AxisGIS Annual Hosting/Support.		\$ 3,000.00
AxisGIS Staff Site Setup & Implementation (Discounted from \$950.00)	\$ 475.00	N/A
TOTALS	\$ 1,975.00	\$ 3,000.00

Payment shall be made within 30 days of invoicing. Said invoicing shall be done as follows:

- A. \$3,000.00 (portion of Data Reformat) upon receipt of a duly executed contract.
- B. \$6,175.00 (balance of Data Reformat + AxisGIS Set Up Fees) upon notification of completion of Data Reformat.
- C. \$9,200.00 (Tax Map Maintenance) upon delivery of Preliminary PDFs for CLIENT review
- D. \$3,000.00 (AxisGIS annual hosting fees) upon notification of publishing of the CLIENT's AxisGIS site.

Note: The Annual Hosting/Support will automatically renew at the above shown fees twelve (12) months after the service is made available. Said renewal can be canceled at any time with 30 days notification.

**GIS INTERNET SERVICES ANNUAL SUPPORT CONTRACT
FOR THE
TOWN OF CABOT, VERMONT**

May 26, 2026

This is a contract made this 26th day of May, 2026 between Cartographic Associates, Inc., doing business as CAI Technologies, a New Hampshire corporation with its office located at 11 Pleasant Street, Littleton, NH 03561, hereinafter called CAI, and the Town of Cabot, a municipal corporation located at 3084 Main Street, Cabot, VT 05647, hereinafter called the CLIENT, to provide professional GIS services according to the specifications, terms, and conditions below written.

Witnesseth, the above parties agree as follows:

1. All work shall be done according to the Data Reformat, Tax Map Maintenance and GIS Internet Services Proposal dated May 20, 2026, hereto annexed. It is the intent of the parties that the above referenced proposal be considered a part of this contract, the same as if fully incorporated into this contract with the following clarification:
 - a. Only the AxisGIS Annual Fee (\$3000.00) shall be included as part of this contract.
2. The total consideration of this contract is \$3000.00 per the specifications in the above referenced proposal.
3. CAI agrees that this contract shall not be assigned, transferred, conveyed, or otherwise disposed of without the previous express written consent of the CLIENT and neither shall said CAI's right, title, interest, or power to execute such contract be assigned, transferred, conveyed, or otherwise disposed of without written consent of the CLIENT.
4. The Parties executing this contract agree that the above recitals constitute the entire agreement between the parties for the requested services.

This contract shall be construed under the laws of the State of Vermont.

In Witness whereof, the parties hereto have executed this agreement as of the date first above written, by their duly authorized officers.

TOWN OF CABOT, VERMONT





Franco Rossi
President

**DATA REFORMAT, TAX MAP MAINTENANCE AND GIS INTERNET SERVICES CONTRACT
FOR THE
TOWN OF CABOT, VERMONT**

May 20, 2026

This is a contract made this 20th day of May, 2026 between Cartographic Associates, Inc., doing business as CAI Technologies, a New Hampshire corporation with its office located at 11 Pleasant Street, Littleton, NH 03561, hereinafter called CAI, and the Town of Cabot, a municipal corporation located at 3084 Main Street, Cabot, VT 05647, hereinafter called the CLIENT, to provide professional GIS services according to the specifications, terms, and conditions below written.

Witnesseth, the above parties agree as follows:

1. All work shall be done according to the Data Reformat, Tax Map Maintenance and GIS Internet Services Proposal dated May 20, 2026, hereto annexed. It is the intent of the parties that the above referenced proposal be considered a part of this contract, the same as if fully incorporated into this contract with the following clarification:
 - a. AxisGIS Annual Fee (\$3000.00) shall not be included as part of this contract.
2. The total consideration of this contract is \$18,375.00 per the specifications in the above referenced proposal.
3. CAI agrees that this contract shall not be assigned, transferred, conveyed, or otherwise disposed of without the previous express written consent of the CLIENT and neither shall said CAI's right, title, interest, or power to execute such contract be assigned, transferred, conveyed, or otherwise disposed of without written consent of the CLIENT.
4. The Parties executing this contract agree that the above recitals constitute the entire agreement between the parties for the requested services.

This contract shall be construed under the laws of the State of Vermont.

In Witness whereof, the parties hereto have executed this agreement as of the date first above written, by their duly authorized officers.

TOWN OF CABOT, VERMONT





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Northeast Kingdom Broadband: NEKCV
Cabot Underground Fiber Conduit Installation

NEKCV proposes to install underground fiber optic conduit along town road rights-of-way using the following methods depending on terrain, geology, and obstacles:

1. Open-trench mainline installation, which uses an excavator to cut a roughly 12-inch-wide trench about 3 feet deep and is typical for short runs or non-sensitive areas.
2. Plow installation, used when installing longer underground miles, which disturbs a similar area but with a narrower surface impact and is faster for continuous runs.
3. Directional core-bore (6-inch bore) where environmental, landscaping, or structural constraints exist—this requires small entry/exit pits (typically about 10'x10' at the bore ends) and keeps most disturbance within the road prism. All disturbed areas will be restored to pre-construction condition or better following installation.

Location(s): See attached maps

1. **737 Houston Hill Rd.:** NEKCV Permit ID: ZIIP-737
 - a. Bury approximately 2,568' of conduit within the right-of-way along Houston Hill Rd. from Pole P24627 north along Houston Hill Rd. terminating at the residence at 737 Houston Hill Rd. Installation will include laying two 2" conduits, stacked vertically, with 2'x3' handholes placed approximately every 500'. Seeking guidance on the best way to get past the retired landfill and onto Houston Hill Rd.
2. **919 Coits Pond Rd:** NEKCV Permit ID: ZIIP-919
 - a. Bury approximately 58' of conduit across the Coits Pond Road right-of-way from Pole P24618 to the residence directly across the road at 919 Coits Pond Rd.
3. **1045 Walbridge Rd:** NEKCV Permit ID ZIIP-1045
 - a. Bury approximately 62' of conduit across the Walbridge Road right-of-way from Pole P24280 to the residence directly across the road at 1045 Walbridge Rd.
4. **Near 1903 Coits Pond Rd.:** NEKCV Permit ID: MA01-GP-07 (map shared with MA01-GP-09)
 - a. Bury approximately 3,131' of conduit within the right-of-way along Coits Pond Rd. from Pole P34308 south and then along Houston Hill Rd. to the residence at 1080 Houston Hill Rd.
5. **Near 1080 Houston Hill Rd.:** NEKCV Permit ID: MA01-GP-09 (map shared with MA01-GP-07)
 - a. Bury approximately 958' of conduit within the right-of-way along Coits Pond Rd. from Pole P26160 north, terminating at the residence at 2158 Coits Pond Rd.

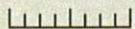
Timing:

NEKCV plans the installation for late summer or fall as town schedules permit and considering the end of the allowable construction season.

Underground Location

CABOT

0 100 200 Feet



Underground 2568 feet

Permit ID: ZIIP-737



CHURCHILL
MORGAN 1608
CHURCHILL ROAD

MARCOTTE BROOK
ELIZABETH 737
HOUSTON HILL ROAD

CHURCHILL
MORGAN 1608
CHURCHILL ROAD

HIGHLANDS PRESERVATION
TRUST 625 HOUSTON
HILL ROAD

DOUGLAS RICHARD
478 HOUSTON
HILL ROAD

VITALE BENJAMIN
S 857 SOUTH
WALDEN ROAD

DUNHAM DAMIEN
M 178 HOUSTON
HILL ROAD

SEARLES MICHAEL &
DELGAUDIO WILLIAM 1491
SOUTH WALDEN ROAD

CABOT TOWN
OF HOUSTON
HILL ROAD

CABOT TOWN
OF HOUSTON
HILL ROAD

SCHMITT KARLYN K
TRUST 1111 SOUTH
WALDEN ROAD

HALADA RICHARD
S 170 HOUSTON
HILL ROAD

VSWI

- Wetland
- RT&E
- Historic
- Animal
- Natural Community
- Plant



Winooski River

Cabot

P23961-CVFB

P23960-CVFB

P23959-CVFB

P23958-CVFB

P24627-CVFB

P24628-CVFB

P23957-CVFB

Underground Location

CABOT

0 100 200 Feet



Underground 58 feet

Permit ID: ZIIP-919

N
1:2,344

R BRYAN
3 COITS
D ROAD

1538 ft

P24621-CVFB

P24620-CVFB

5-3-102S1-CVFB

P23795-CVFB

MUELLER-HARDER
ERIK D 993
COITS POND ROAD

5-3-103S1-CVFB

CHURCHILL
MORGAN 1608
CHURCHILL ROAD

P23796-CVFB

P24618-CVFB

Cabot

PLOTZ JUDITH
A TRUST 919
COITS POND ROAD

5-3-105S1-CVFB

P23797-CVFB

P34309-CVFB

PLOTZ JUDITH
A TRUST 919
COITS POND ROAD

P34310-CVFB

BUTLER MATTHEW
J 763 COITS
POND ROAD

P34311-CVFB

DAILEY WALTER L 764

P23798-CVFB COITS POND ROAD

24771-CVFB

VSWI

- Wetland
- RT&E
- Historic
- Animal
- Natural Community
- Plant

NEKCV

Underground Location

CABOT

0 100 200 Feet

N

1:2,344



Underground 62 feet

Permit ID: ZIIP-1045

BLACKWELL LEE
T TRUST 1243
WALBRIDGE ROAD

P24623-CVFB

P24277-CVFB

P24622-CVFB

P24278-CVFB

OTTO MATTHEW 1045
WALBRIDGE ROAD

P24279-CVFB

P24280-CVFB

Cabot

P24281-CVFB

KALTENBORN
MARK 851
WALBRIDGE ROAD

P24282-CVFB

DEALMEIDA FAMILY
REVOCABLE TRUST AGREEMENT
900 WALBRIDGE ROAD

P24283-CVFB

P24285-CVFB

BROWN
RUSSELL 866

BAKER STEPHEN S
WALBRIDGE ROAD
868 WALBRIDGE ROAD

VSWI

- Wetland
- RT&E
- Historic
- Animal
- Natural Community
- Plant



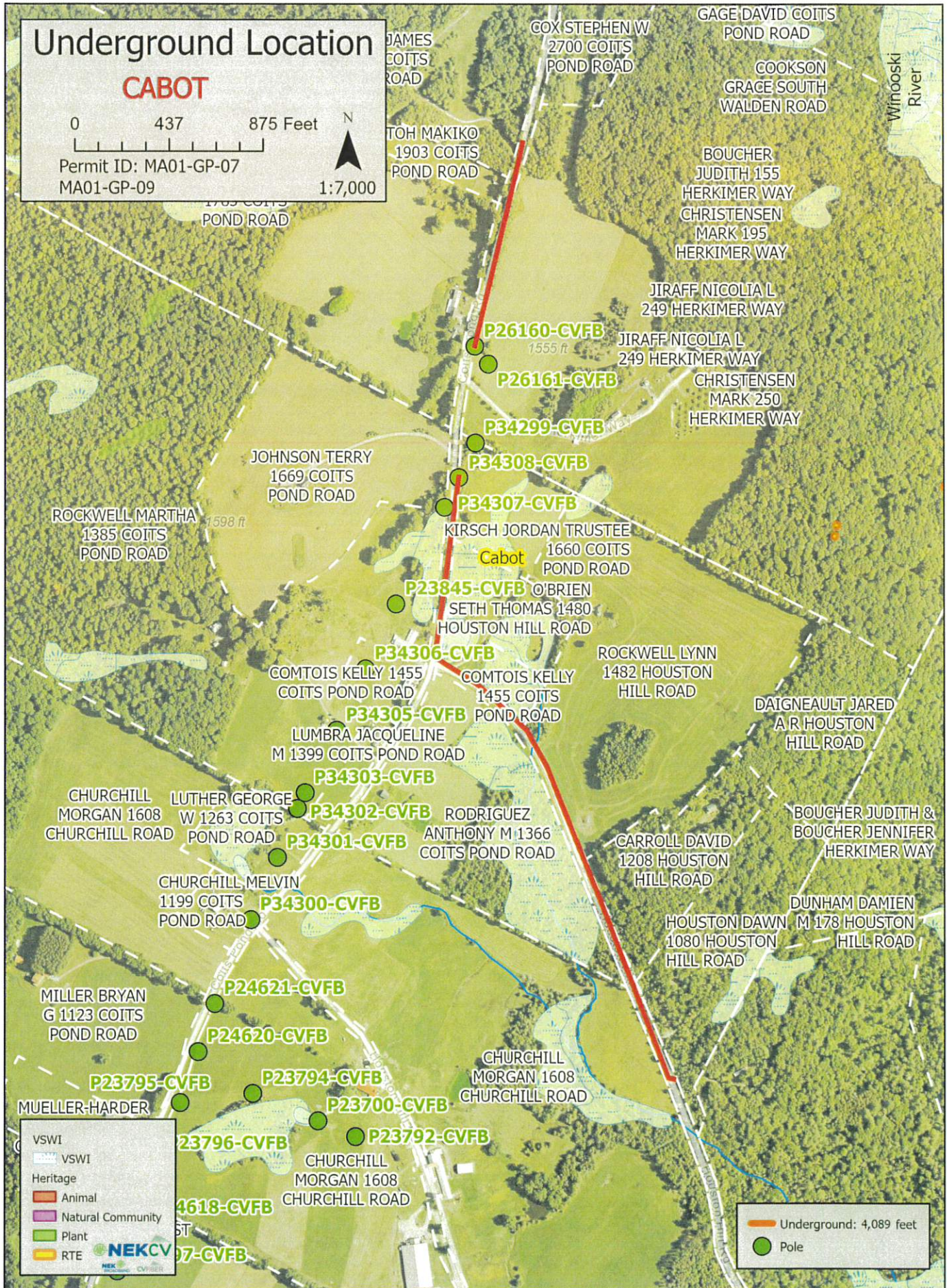
Underground Location

CABOT

0 437 875 Feet

Permit ID: MA01-GP-07
MA01-GP-09

1:7,000



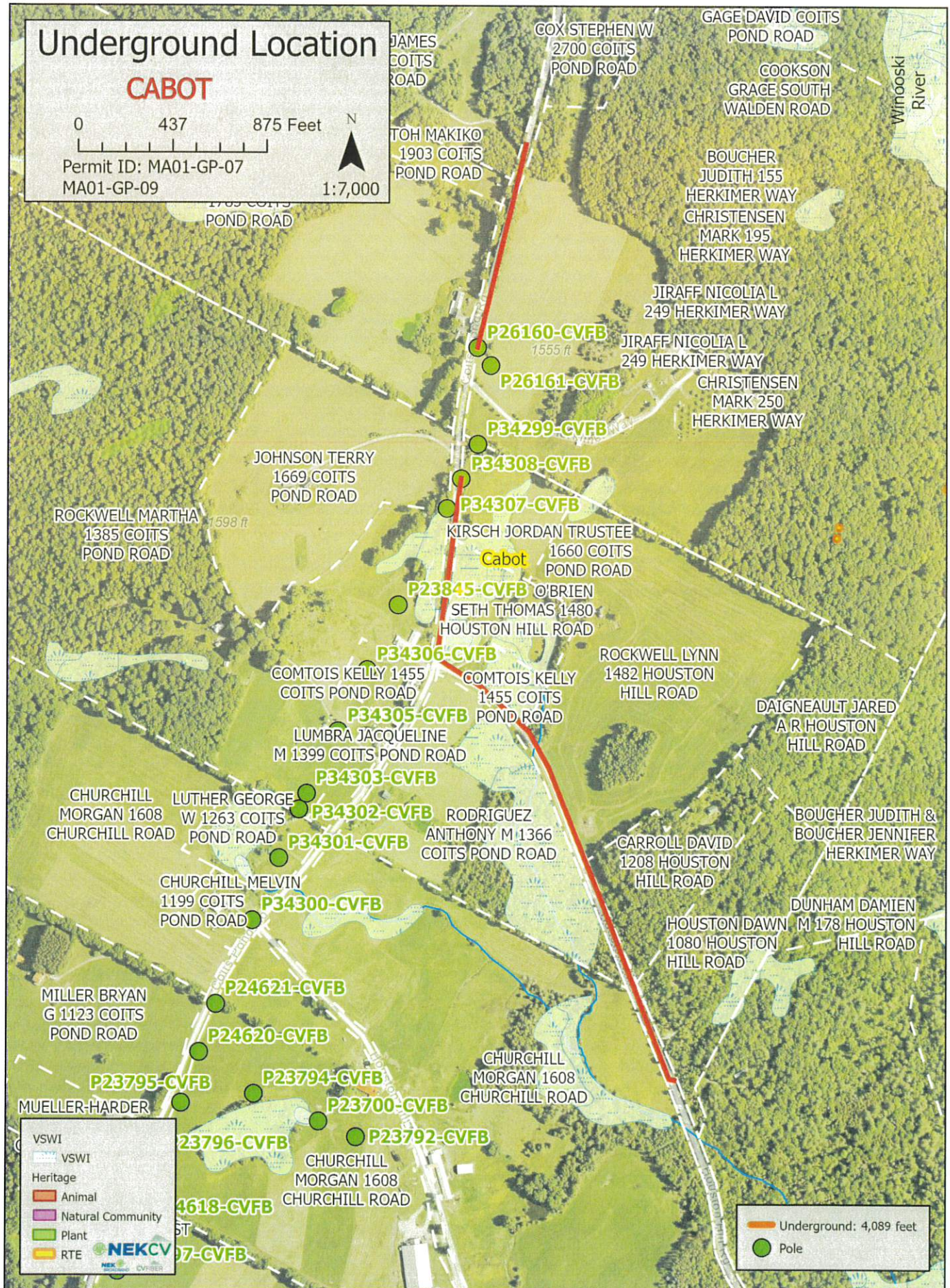
Underground Location

CABOT

0 437 875 Feet

Permit ID: MA01-GP-07
MA01-GP-09

1:7,000



2024 Itemized Property Value						
From Table: MAIN Section 1		Town of Cabot			Record # 724	
Property ID: 12-024000		Span #: 117-036-10140		Last Inspected: 04/01/2006		Cost Update: 06/02/2026
Owner(s): CABOT TOWN OF		Sale Price: 0		Book:		Validity: No Data
Address: PO BOX 36		Sale Date: / /		Page:		
City/St/Zip: CABOT VT 05647		Bldg Type: No Data		Quality: 0.00		
Location: 0 US ROUTE 2		Style: No Data		Frame: No Data		
Description: AC		Area: 0		Yr Built: 0		Eff Age: 0
Tax Map #: 12-024.000		# Rms: 0		# Bedrm: 0		# Ktchns: 0
		# 1/2 Bath: 0		# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
ADJUSTED BASE COST						
Subtotal						
REPLACEMENT COST NEW						
REPLACEMENT COST NEW LESS DEPRECIATION						
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate		
Sl Bldg Lot	2.00	1.00	0.80		40,000	
AC Other	1.30	1.00	0.50		1,500	
Total	3.30				41,500	
TOTAL PROPERTY VALUE					41,500	

NOTES

6/2/2026 Upon discussion among listers, increased building site grade to .8; lower than 1.0 (average) to reflect undeveloped status with no water or sewer, but higher than .5 (undeveloped) to reflect benefit of curb cut and power access at the road. Benefit of more than 4,000 annual daily traffic count on US Route 2 to commercial interest is difficult to assess. jj

05/26 Corrected acres per notes below. Reduce bldg lot to a .6 land grade because of proximity to electric and curb cut from rt 2. Remaining acreage at .5. jml

4/12/2023: It appears the original 4 acres (in 1969 records) is now 3.3 due to VTrans permanent easement of 2014 listed below. This measurement bears confirmation/survey to assure correctness. Town maps still seem to reflect 4 acres. QGIS says 3.9 acres. jj

4/12/2023: Land records indicate parcel transferred from Robert K. Carpenter via probate in 1967 and Quitclaim in 1996 to Town of Cabot. See book 36 page 62A, book 50 page 191-192.

6/7/2014 Cabot granted to Vermont Agency of Transportation, via corrective warranty deed, permanent easements for the purpose of installing, constructing and maintaining ditches and culverts relating to reconstruction of US Route 2 project. Book 83, pages 659-660. jj

GL Comparables to 4-Acre Route 2 Town-Owned Lot

Parcel	Owner	Acres	Road	Land Value	NB	LG Site	LG Bulk	Extra	Added value	/CLA :
01-021	Gochey	5.13	215N	\$60,200	1.00	1.00	0.90	Ponds	\$18,000	0.8878
01-023	Maple Glen	4.20	215N	\$40,400	1.00	0.70	0.70			
01-039	Irish	2.00	215N	\$45,000	1.00	0.90	0.00			
01-041.001	Greaves	3.00	215N	\$47,100	1.00	0.90	1.00	shed/cont	\$9,300	
04-031.002	Therrien	3.00	Danville Hill	\$31,500	1.00	0.60	0.70			
04-031.003	Scribner	4.10	Danville Hill	\$35,900	1.00	0.60	0.80			
04-049	Sirianni	5.00	Urban Farm	\$58,600	1.00	1.00	0.80	SI	\$17,000	
04-067	Tremblay	10.20	Urban Farm	\$44,500	0.90	0.50	0.80			
06-019.001	Winther	6.91	Elm	\$49,100	0.90	0.80	0.80			criteria:
10-101.010	Monaco	5.25	Danville Hill	\$42,000	1.00	0.70	0.60			2-10A
11-039.020	Bullard	3.08	Lovely	\$32,100	1.00	0.60	0.90			cat M or C
11-052	Mears	10.00	VT 232	\$31,500	1.00	0.90	0.90			Active
12-001	GMP	5.00	US 2	\$27,600	1.00	0.40	0.70	C		
12-024	Cabot	3.30	US 2	\$41,500	1.00	0.60	0.50	C		
Outlier										

\$67,808

\$45,506

\$50,687

\$53,052

\$35,481

\$40,437

\$66,006

\$50,124

\$55,305

\$47,308

\$36,157

\$35,481

\$31,088

\$46,745

Permitting Fees as of July 1, 2026

Building Permits:

- New single family home \$120.00+recording fees
- Accessory building (garage, shed, deck, etc) \$60.00+recording fees
- Development Review Application \$125+ recording fee
- Driveway Permit \$60+ Recording fee
- After the fact Permitting Fee- Double the cost of the permit

*Recording is \$15.00 per page