



**Application ID:** DLL - Application - 58979  
**Application for:** Third Class Hotel License  
**Category of Business:** Third Class

#### Business/ Entity Information

**Business/ Entity Name:** My Village Inn, LLC.  
**Business ID:** 0010373  
**Business Address:** ,  
,  
**Entity Type:** Limited Liability Corporation  
**Management Type if LLC:**  
**Phone:**  
**Email:** heather.stuart.adams@gmail.com

#### People Information

- **Person:**  
Heather Adams

**Business Role:** Business Principal  
**Email:** heather.stuart.adams@gmail.com  
**Business Address:** ,  
, ,  
**US Citizen?**  
**Political Position**  
**Phone:** **Name:** Heather Adams  
**Office:**  
**Jurisdiction:**

#### Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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- **Person:**  
Jarret Adams

**Business Role:** Partner  
**Email:** jarretadams@gmail.com

**Business Address:**  
41 Pleasant St,  
Woodstock, Vermont, 05091

**Phone:**  
202-815-9234

**US Citizen?**  
Yes

**Political Position**

**Name:** Jarret Adams

**Office:**

**Jurisdiction:**

**Violations:**

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
--------------	----------------------	---------	-----------------

**Location/ Premises Detail**

**Location Name:**  
Village Inn of Woodstock

**Location Address:**  
41 Pleasant St.,  
Woodstock, Vermont 05091

**Local Jurisdiction/ Town Clerk:**  
Woodstock

**Do you lease this Premises:**

**Health License:**  
Food:  
Lodging:

**Vermont Tax Department:**

**Education Details**

**Student Name:**

**Training Completion Date:**

**Mode of Training:**

**Type of Training:**

**Foundational License (if applicable)**

**License Type:**  
Third Class

**License Number:**  
LP-022402

**Licensee Name:**  
Village Inn of Woodstock

**License Status:**  
License issued-renewed application

**Licensee Address:**  
41 Pleasant St. ,  
Woodstock, Vermont 05091

**License Start Date:**

**License End Date:**

**Documents Attached**

Name	Document Type	Assosicated With
D-05497	Health License	LN-022546
D-05498		LN-022546

D-05499	Professional Licenses	LN-022546
D-05500		LN-022546
D-06375	Lease or proof of ownership	My Village Inn, LLC.
D-06376	Federal Employee Identification #	My Village Inn, LLC.
D-05497	Health License	LN-022546
D-05498		LN-022546
D-05499	Professional Licenses	LN-022546
D-05500		LN-022546

## Payment and Acknowledgement

**Signed by:**

Heather Adams

**Date of Submission:**

2025-04-21 14:55:09

**Local Application Fee:**

0

**State of Vermont / DLL Application Fee:**

1095.00

**State of Vermont / DLL Payment Status:**

**Local Control Payment Status:**

false





**Application ID:** DLL - Application - 58978  
**Application for:** First Class Hotel License  
**Category of Business:** First Class

### Business/ Entity Information

**Business/ Entity Name:** My Village Inn, LLC.  
**Business ID:** 0010373  
**Business Address:**  
,  
,  
**Entity Type:** Limited Liability Corporation  
**Management Type if LLC:**  
**Phone:**  
**Email:** heather.stuart.adams@gmail.com

### People Information

• **Person:**

Heather Adams

**Business Role:**  
Business Principal

**Email:**  
heather.stuart.adams@gmail.com

**Business Address:**  
,  
, ,

**US Citizen?**

**Political Position**

**Phone:**

**Name:** Heather Adams

**Office:**

**Jurisdiction:**

**Violations:**

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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• **Person:**

Jarret Adams

**Business Role:**  
Partner

**Email:**  
jarretadams@gmail.com

**Business Address:**  
41 Pleasant St,  
Woodstock, Vermont, 05091

**Phone:**  
202-815-9234

**US Citizen?**  
Yes

**Political Position**

**Name:** Jarret Adams

**Office:**

**Jurisdiction:**

**Violations:**

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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#### Location/ Premises Detail

**Location Name:**  
Village Inn of Woodstock

**Location Address:**  
41 Pleasant St.,  
Woodstock, Vermont 05091

**Local Jurisdiction/ Town Clerk:**  
Woodstock

**Do you lease this Premises:**

**Health License:**  
Food:  
Lodging:

**Vermont Tax Department:**

#### Education Details

**Student Name:**

**Training Completion Date:**

**Mode of Training:**

**Type of Training:**

#### Foundational License (if applicable)

**License Type:**

**License Number:**

**Licensee Name:**

**License Status:**

**Licensee Address:**  
,  
,

**License Start Date:**

**License End Date:**

#### Documents Attached

Name	Document Type	Assosicated With
D-05497	Health License	LN-022546
D-05498		LN-022546
D-05499	Professional Licenses	LN-022546
D-05500		LN-022546

D-06375	Lease or proof of ownership	My Village Inn, LLC.
D-06376	Federal Employee Identification #	My Village Inn, LLC.
D-05497	Health License	LN-022546
D-05498		LN-022546
D-05499	Professional Licenses	LN-022546
D-05500		LN-022546

## Payment and Acknowledgement

**Signed by:**

Heather Adams

**Date of Submission:**

2025-04-21 14:53:11

**Local Application Fee:**

115

**State of Vermont / DLL Application Fee:**

115.00

**State of Vermont / DLL Payment Status:**

**Local Control Payment Status:**

false





## **LANDOWNER AGREEMENT VERMONT MOUNTAIN BIKE ASSOCIATION**

THIS AGREEMENT is entered into by and between Town of Woodstock (referred to elsewhere in this document as the "Landowner"), with a principal address of 31 The Green, PO Box 488, Woodstock, VT 05091 and Woodstock Area Mountain Bike Association, Inc., a Chapter of Vermont Mountain Bike Association, Inc. (referred to elsewhere in this document as the "Chapter" and/or "VMBA") for the specific purpose of allowing recreational use of trails on a piece of property in the town of Woodstock.

WHEREAS, the Chapter wishes to provide a satisfying recreational experience for the public by constructing and maintaining recreational trails on the Property utilizing, in part, public funding; and

WHEREAS, many public funding grant programs, including the U.S. Federal Highway Recreational Trail Program, require that trails constructed with such public funding must be open for public use for a minimum period of the useful life of the trail, which the State of Vermont has determined to be 10 years; and

WHEREAS, should VMBA be the grantee of federal, state, or private grant funds that will be used to construct the recreational trail by the Chapter, VMBA and the Chapter are responsible for complying with all grant requirements; and

WHEREAS, the Landowner is interested in planning for and assisting the Chapter with the continuity of its recreational trail system;

WHEREAS, the Chapter wishes to maintain free public access to any recreational trails it develops on the Landowner's private land for a minimum period of 10 years;

NOW THEREFORE, the Landowner and Chapter agree to the following:

### **I. DEFINITIONS**

- a. Recreational Use may include mountain biking, including e-assist mountain biking and adaptive mountain bikes, winter fat biking, cross country skiing, snowshoeing and hiking for a period of at least 10 years and shall not include any other motorized use, except that the Chapter may utilize motorized vehicles, such as a mini-excavator and snow grooming equipment, for the purposes of constructing and maintaining trails and/or emergency response where appropriate. The prohibition against other motorized use does not include the Class Four Road.
- b. The Property refers to two pieces of property located at 2914 Cox District Road, Woodstock, Vermont and identified on the tax parcel maps for the Town of Woodstock, as parcel number 03.02.22, consisting of approximately 358 acres

and parcel number 03.02.31 consisting of approximately 23 acres. See map attached as Exhibit A.

## II. OBLIGATIONS OF THE LANDOWNER

- a. The Landowner shall allow the Chapter to construct, maintain and repair existing Recreational Trails on the Property as depicted on the map attached as Exhibit A and to keep the Recreational Trails open and available for public use for a period of at least 10 years, and as approved in any federal, state, or private grant awarded to VMBA for the construction of the Recreational Trails.
- b. The Landowner shall allow the public to utilize trails, built and maintained by the Chapter for Recreational Use without charge for a period of at least 10 years from the signing of this agreement.
- c. The Landowner shall notify the Chapter of any upcoming forest management or other land management activities which are planned in the vicinity of the Recreational Trails and may impact the use of the Recreational Trails. The Landowner can temporarily close off the trails or parts of the trails for the purposes of public safety and for the minimum duration necessary. The duration of closure shall be disclosed to the VMBA Chapter.
- d. The Landowner shall notify the Chapter of any changes in the Landowner's contact information listed at the bottom of this agreement.
- e. The Landowner shall notify the Chapter of any problems or issues arising from Recreational Use.
- f. The Landowner shall allow the Chapter to create a digital map ("shapefile") of the constructed trails and submit said file to the Vermont Trails & Greenways Council (VTGC) for incorporation into the Vermont Trails System (VTS) database. Furthermore, the Landowner agrees to allow the Chapter to make said mapping information publicly available through digital mapping websites such as, but not limited to, Trailforks, Trailhub, and Trailfinder, which shall be managed by the Chapter in coordination with the Landowner.

## III. OBLIGATIONS OF THE CHAPTER

- a. The Chapter shall construct and maintain the Recreational Trails at its sole expense, in a safe manner utilizing best practices that allows for Recreational Use by the general public for a period of at least 10 years.
- b. Before constructing any new Recreational Trails or rerouting on the Property, the Chapter shall examine the route of the proposed Recreational Trails with the

Landowner, in order to receive approval that the route is acceptable to the Landowner.

- c. Prior to commencing construction of any new Recreational Trails on the Property, the Chapter shall be solely responsible for obtaining any required local, state or federal land use permits.
- d. The Chapter shall notify the Landowner of any changes in the Chapter's contact information listed at the bottom of this agreement, including the name of the primary contact person for the Chapter.
- e. The Chapter shall communicate with all users of the Recreational Trails about any temporary trail closure and will communicate this with trails users through available channels.
- f. The Chapter shall, at least annually, communicate with the Landowner and seek approval of its construction/maintenance plans for the Recreational Trails.
- g. The Chapter shall encourage all users of the Recreational Trails to report any illicit uses or activities on the Property which are not consistent with the Landowner's management plan or wishes to the Landowner.
- h. The Chapter shall respond promptly to any Landowner concerns arising from Recreational Use on the Property.

#### IV. TRAIL MANAGEMENT

- a. The Recreational Trail shall be maintained, repaired, and built to accommodate Recreational Use and as approved by any awarded federal, state, or private Grant, including but not limited to the Recreational Trails Program.
- b. The tread of the trail shall not exceed four feet zero inches in width unless dictated by special circumstances. In which case, the Landowner and Chapter shall discuss specifics and determine a mutually agreeable solution.
- c. The Chapter shall be permitted to build bridges, install culverts, grade the tread, install stone or take other steps to improve drainage of the Recreational Trails.
- d. The Landowner shall not obstruct or close the Recreational Trails unless, due to public safety, it becomes necessary to do so, but such closure will not occur without first giving reasonable notice to the Chapter about the purpose of closure.
- e. The Landowner shall maintain the parking lot located at the trail head near Cox District Road.

- f. The Chapter shall have the discretion to temporarily close or otherwise limit access to all or part of the Recreational Trails for public safety or maintenance and repair. Any substantial closure will be communicated to the landowner.

## V. LENGTH OF AGREEMENT

This agreement shall become effective when signed by the Chapter and the Landowner. If Chapter utilizes public funding for construction or maintenance, this agreement shall remain in effect for a period of no less than 10 years and may be modified or renewed upon written agreement by both the Landowner and the Chapter. After the 10-year period, either party may choose to terminate the agreement in writing, providing a period of no less than three (3) months before the agreement shall cease to be in effect.

## VI. GENERAL PROVISIONS

- a. Landowner acknowledges that the Recreational Trail shall become part of the Vermont Trail System, pursuant to 10 V.S.A. Chapter 20. This designation helps to limit any possible Act 250 jurisdiction over the Recreational Trails to only the Recreational Trail corridor and not the remainder of the Property (except in cases where the property is already subject to an existing Act 250 permit).
- b. Neither this Agreement nor any use of the Recreational Trails established pursuant to this agreement shall, under any circumstances, entitle the Vermont Mountain Bike Association, the Chapter, or any other Chapter, or any member of any one or more such organizations, to claim any dedication, any right of adverse possession, any prescriptive easement, or any similar right with respect to any portion of the Landowner's property.
- c. Landowner acknowledges that the Recreational Trails may be subject to Act 250 and/or local zoning jurisdiction. Pursuant to Section II, above, the Chapter shall be responsible for acquiring and managing any required permits. The Landowner agrees to cooperate with the Chapter by signing any permit applications or taking any other actions that will facilitate the Chapter's acquisition of a permit.
- d. Neither this agreement nor any right or duty of either party may be transferred, assigned, conveyed or contracted without the prior written permission of the other party.
- e. Landowner may conserve property with the Vermont Land Trust. This agreement may need to be modified if it is in conflict with the conservation agreement.

## VII. LIABILITY

- a. The Chapter, through VMBA, shall indemnify and hold the Landowner harmless against all loss and liability to public users of the Recreational Trails except to the extent such loss and liability is caused by the Landowner's intentional, willful or wanton misconduct. Through this agreement, VMBA hereby names the Landowner as an additional insured under VMBA's insurance policy. Notwithstanding the foregoing, this paragraph shall not apply, and VMBA shall have no duty to indemnify Landowner, in the event Landowner charges a fee to public users to use any portion of the Property. The Chapter shall provide proof of insurance on an annual basis.
- b. In the event the (a) landowner liability protection afforded by 10 V.S.A. Chapter 20 or 12 V.S.A. Chapter 203 is repealed or altered in a manner which materially increases, in Landowner's reasonable opinion, Landowner's potential liability to public users of the Recreational Trails, and (b) no other statute or law affords Landowner, in Landowner's reasonable opinion, liability protection which is substantially similar to that now afforded by 10 V.S.A. Chapter 20 or 12 V.S.A. Chapter 203; and (c) the Chapter, through VMBA, elects not to provide reasonable insurance coverage or otherwise agree to hold Landowner harmless against potential liability to public users of the Recreational Trails, then this agreement shall terminate and be rendered null and void.

## VIII. GENERAL TERMS

- a. In the event of any dispute arising from or relating to this Agreement, the parties hereto shall attempt to settle the dispute. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties. If they do not reach such a solution within 60 days, then, upon notice by either party to the other, such disputes may be submitted to mediation with the mediator being mutually agreeable to both parties. If there is no resolution after 60 days from the start of mediation, then such disputes may be submitted to arbitration with the landowner choosing the arbitrator. If this is unsuccessful, disputes may be submitted to the courts of the County of Windsor in the State of Vermont as described in Section VII(d) below.
- b. This Agreement shall be deemed to have been made and executed in the State of Vermont and any dispute arising hereunder shall be resolved in accordance with the laws of the State of Vermont, without reference to its conflict of laws principles.
- c. In the event of any dispute related to this Agreement, the substantially prevailing party shall be entitled to recover all its expenses related to such dispute, including reasonable and documented attorneys' fees and court costs.

- d. The parties agree to submit any dispute relating to this Agreement to the jurisdiction of the federal or state courts within the County of Windsor in the State of Vermont, and the parties hereby submit to the exclusive jurisdiction of such courts. The parties shall not raise in connection therewith, and hereby waive, any defenses based upon the venue, the inconvenience of the forum, the lack of personal jurisdiction, the sufficiency of service of process or the like in any such action or suit.
- e. In the event any provision, term, condition, or covenant contained in this Agreement (or any portion thereof) is held to be invalid or otherwise unenforceable by a court of competent jurisdiction, such provision (or portion thereof) shall be enforced to the extent possible consistent with the stated intention of the parties, or, if incapable of such enforcement, shall be deemed to be deleted from this Agreement, while the remaining provisions of this Agreement will remain in full force and effect.
- f. This Agreement constitutes the complete agreement between the parties and supersedes all prior communications and agreements between them with respect to the subject matter hereof and may not be modified or otherwise amended except by a further writing executed by both parties hereto, which writing specifies that it is an amendment hereto.
- g. The parties acknowledge and agree that each party has reviewed and negotiated the terms and provisions of this Agreement and has had the opportunity to contribute to its revision. Accordingly, the rule of construction to the effect that ambiguities are resolved against the drafting party shall not be employed in the interpretation of this Agreement. Rather, the terms of this Agreement shall be construed fairly as to both parties and not in favor or against either party.
- h. This Agreement may be executed in two or more identical counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute the Agreement when each party has signed a counterpart. Execution and delivery of an electronic or PDF copy of this Agreement (whether via original or electronic signature) shall have the same force and effect as execution and delivery of original signatures.
- i. In the event of gross negligence by either party, the injured or damaged party may cancel this agreement with 90 days notice to the other party.

## IX. SIGNATURES

The signatories below agree to the terms and conditions of this agreement.

### **LANDOWNER:**

\_\_\_\_\_  
Name: Eric Duffy  
Title: Municipal Manager

\_\_\_\_\_  
Date

Town of Woodstock  
31 The Green  
PO Box 488  
Woodstock, VT 05091

Email: [eduffy@townofwoodstock.org](mailto:eduffy@townofwoodstock.org)  
Phone: 802-457-3456

### **CHAPTER:**

\_\_\_\_\_  
Name: Matthew Stout  
Title: President

\_\_\_\_\_  
Date

Woodstock Area Mountain Bike  
Association, Inc.  
PO Box 291  
Woodstock, VT 05091

Email: [mgstout@gmail.com](mailto:mgstout@gmail.com)  
Phone: 802-282-2127

### **VERMONT MOUNTAIN BIKE ASSOCIATION:**

\_\_\_\_\_  
VMBA Signature

\_\_\_\_\_  
Date

Vermont Mountain Bike Association  
PO Box 681  
Waterbury, VT 05676.

Email: [nick@vmba.org](mailto:nick@vmba.org)  
Phone: 902-540-2447





I'm confirming that we have fulfilled each of the outlined guidelines for the Retail Storefront Initiative grant. Specifically:

- Our storefront is located within the designated parking meter zone.
- The space had remained vacant for more than six months prior to our lease.
- The retail space is on the ground floor with clear street visibility.
- Our business relocated from outside the parking meter zone and did not transfer from another downtown location.
- We signed a lease agreement with a term of longer than one year.

We deeply appreciate the town and love contributing to the vibrancy of downtown Woodstock. Please let me know if you need any additional documentation or clarification.

With gratitude,

Will Hurd

Echo Market



## Town of Woodstock

### Selectboard Protocols

1. **Purpose:** The purpose of this document is to add to and supplement other documents adopted by the Selectboard in its governance, including but not limited to an existing Conflict of Interest Policy and a Meeting Protocol. The Selectboard adopts this document to help in compliance with the Vermont Open Meeting Law, 1 V.S.A. Sections 310-314.
2. **Organization:**
  - A. The Board shall annually elect a chair and a vice-chair. The chair of the board, or in the chair's absence, the vice-chair, shall preside over all meetings. If both the chair and the vice-chair are absent, a member of the board selected by the board shall act as chair for that meeting.
  - B. The chair shall preserve order in the meeting and shall regulate its proceedings and make determination about all questions of order or procedure. Members shall respect the right of the Chair to control and tone and pace of each discussion and to call for a motion to be made.
  - C. A majority of members of the board shall have constitutive a quorum. If a quorum of the members of the board is not present at a meeting, no meeting shall take place.
3. **Selectboard Conduct:**
  - A. No single member(s) of the board shall have authority to represent or act on behalf of the board unless, by majority vote, the body has delegated such authority for a specific matter at a duly noticed meeting and such delegation is recorded in the meeting minutes. The member(s) shall make clear that their delegation does not include any decision making authority. An exception to this is that the chair and vice-chair may meet with the Municipal Manager to set the Agenda.

- B. Should a member or member of the Board(s) be delegated to represent the Board on a specific matter as stated above, they shall promptly report to the entire Board with the substance of the meeting, unless the meeting falls under the exception to the Open Meeting Law 1 V.S.A.
- C. Members of the Board may contact the Municipal Manager for any information that is necessary to perform their duties, recognizing that employees report to the Municipal Manager, not the Selectboard. Selectboard members shall recognize the Municipal Manager's authority to manage Town employees and members shall not separately engage in the direct management or supervision of Town employees, nor make requests of Town employees without prior consent of the Municipal Manager.
- D. A Selectboard member may serve as a liaison to a Town Board or Commission, or the School Board. Liaisons are encouraged to attend the meetings of these boards and commissions, if regular attendance is not possible, the liaison should be in regular contact with the Chair of the board or commission. Generally speaking, the role of the Selectboard liaison is to be a conduit for information, helping coordinate the activities of the various boards and commissions with the Selectboard, not an active or voting participant in the work of those boards or commissions. The liaison should keep the Selectboard updated on the actions, discussions, and decisions of the board or commission. This can be done via email or during a publicly warned meeting.
- E. Each Selectboard member has the right to speak on their own behalf, as a Selectboard member, outside of meetings as long as they clearly identify that they are speaking for themselves and not the town and Selectboard, including but not limited to: responding to press inquiries, engaging in dialog with citizens, posting on the town listerv or social media sites, publishing opinion pieces, or blogging.
- F. Email communications among a quorum of Board members may be used only for scheduling, and other routine administrative matters, to distribute

documents that will be discussed at an upcoming meeting or report from a meeting authorized in 3A. Email communications among a quorum of Board members may not be used to discuss, deliberate or made decisions on town business.



## Eric Duffy

---

**From:** Robert Densmore  
**Sent:** Thursday, May 29, 2025 9:35 AM  
**To:** Eric Duffy  
**Cc:** Kitty Mears Koar; Patrick McKee  
**Subject:** McKee Sewer information  
**Attachments:** 20250529091554933.pdf

Good Morning Eric,

I have been in communication with Patrick McKee about his sewer bill for FY25 because he had an increase from FY24 from the minimum of 642 to \$4,597.25. While researching this I found that there was an error in the information that we received from the Aqueduct in their billing. It showed the minimum charge for a few quarters and then a quarter with over 25K Cu/ft. Now that we have the Books with the actual reads in them, I found that Don was reading the meter correctly and this was a billing issue and Patrick's usage for FY25 should have been 13,999 Cu/Ft instead of 29,698 cu/ft that he was billed for. This results in a reduction of the bill from \$4,597.25 to \$2,167.05 based on his reading in the book. I have attached a copy of the books for backup as well. Can we please add Patrick to tonight's meeting to get this resolved,

Thank you,

Robert Densmore

Finance Director  
Town of Woodstock  
31 The Green  
Woodstock Vt 05091  
Office (802) 457- 3456 Ext 6  
Cell (802) 431-7217





# Woodstock Terrace

## Water Usage (see attachments 1 and 2)

In year	Q1-4	\$ Cost
2018 255K gallons	238K Q1 71,550; Q2 54,280; Q3 60,330; Q4 52,030	9.6K
2019 205K gallons	199K Q1 35,830; Q2 43,110; Q3 74,210; Q4 46,240	6.5K
2020 189K gallons	182K Q1 35,830; Q2 40,850; Q3 66,940; Q4 39,210	5.9K
2021 193K gallons	189K Q1 37,460; Q2 40,080; Q3 2021 77,220; Q4 39,210	6.3K
2022 197K gallons	215K Q1 40,890; Q2 42,840; Q3 2022 73,860; Q4 2022 58,080	<u>6.9K</u>
<b>AVG 205K</b>	<b>205K Q1 44,312; Q2 44,232; Q3 70,512; Q4 46,850</b>	<b>7.0K</b>
2023 350K	431K Q1 57,690; Q2 69,450; Q3 165,190; Q4 139,390	15.2K
2024 532K	531K Q1 106,120; Q2 124,490; Q3 162,450; Q4 137,620	16.3K
2025 239K	102K Q1 102,270	

## Sewer Usage (see attachment 3)

	Cost
7/01/18 - 6/30/19 293,080	27K
7/01/19 - 6/30/20 191,300	18K
7/01/20 - 6/30/21 191,300	23K
7/01/21 - 6/30/22 183,170	24K
7/01/22 - 6/30/23 200160	23K + 1.8K PENALTY
<b>AVG</b>	<b>23K</b>
7/01/23 - 6/30/24 259,080	33K
7/01/24 - 6/30/25 535,190	82K

How are sewer use numbers derived?

Bill on March 2024 pre-bills presumed sewer use thru 6/30/25.

**Conclusions:**

With an increase in water use from 205K gallons on average to 531K gallons/year, something is not right.

That is a 326K/year gallon increase = 160% increase.

Needless to say this new combined water sewer bill of \$98K/year (16K+82K) is not affordable, up from average of \$30K (7K+23K) per year.

That is a \$68K/year increase = 225% rate increase.

As suggested by Robert at the town of Woodstock, we need to set up a site visit by AJ as soon as possible please and assess:

- whether water/sewer line work in approx. summer (July) 2023 has any bearing on this
- whether other infrastructure changes or repairs occurred at Woodstock Terrace that contribute
- if there is a leak
- if there is a problem with the water meter
- getting cost abatement please

Thank you for your cooperation and assistance.