


**2019  
ANNUAL MEETING  
AND CONFERENCE**

**May 15, 2019**



**MIDDLEBURY INN  
14 Court Square  
Middlebury, Vermont**

**Please bring a non-perishable food item  
for donating to the local food shelf.**

**\*\*\*NFPA CLE APPROVAL PENDING\*\*\***

## REGISTRATION

**Name(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone/e-mail:** \_\_\_\_\_  
**Company:** \_\_\_\_\_

### I would like to register for:

- Attendance
- \$85 Member (full day, with lunch)
- \$100 Non-Member (full day, with lunch)
- \$25 Student Member (full/half day, with lunch)
- \$50 Member (half day, with lunch)
- \$55 Non-Member (half day, with lunch)
- I will NOT attend the luncheon

### I am interested in attending the following Seminars\*:

9:00-10:30

- Workshop A: Employment Law: The Impact of Social Media on Today's Workplace
- Workshop B: Advanced Title Insurance Policy Preparation and More

10:45-12:15

- Workshop A: Family Law: Custody, Child Support, Motions to Enforce, and More.
- Workshop B: Conservation Easements, Current Use Program, Conveyances to/from estates and trusts, and Real Estate Updates.

2:30-4:00

- Workshop A: Best Practices for Investigation, Discovery, and Beyond.
- Workshop B: Renewable Energy Investments: Deal Structures, Fundamental Contracts, and Transaction Diligence.

**\*You can sign up to attend any seminar in any track.**

Send registration with check made payable to Vermont Paralegal Organization to:

Vermont Paralegal Organization, Attn: CLE  
P.O. Box 5755, Burlington, VT 05402  
*Sorry, no refunds after May 7, 2019.*

**Questions? Contact: Carie Tarte 489-5258 [carie@malevandmaley.com](mailto:carie@malevandmaley.com)  
Louise Reese 859-7063 [lreese@dinse.com](mailto:lreese@dinse.com)**

## FACULTY

**James Swift, Esq.** Jim is a Partner at Langrock Sperry & Wool, LLP in Middlebury, Vermont. He obtained his J.D. from Northeastern University School of Law in 1982. He is a member of the Vermont and American Bar Associations, and of the Vermont and American Associations for Justice. Jim's trial practice includes representing plaintiffs in personal injury and wrongful death cases, as well as automobile accidents, ski area liability, premises liability, fire and farming accidents, and professional negligence. He represents owners and contractors in construction disputes in the trial and appellate courts. Jim has successfully tried many cases enforcing wills and trusts against claims of undue influence and incapacity.

**Erin Gilmore, Esq.** Erin is a Member of Ryan Smith & Carbine, Ltd. in Rutland, Vermont. She obtained her J.D. from the University of North Carolina at Chapel Hill School of Law in 2000. She is a member of the Vermont Bar Association and the Rutland County Bar Association. A considerable portion of Erin's practice consists of representing institutions, employers, and insurance carriers in defense of workers' compensation matters before the Vermont Department of Labor.

**Stephanie Foley, Esq.** Stephanie obtained her B.A. from Rutgers University and her J.D. from Vermont Law School. She is currently a partner at the law firm of Lynch & Foley, P.C. in Middlebury and has been practicing for more than 20 years, more than 15 years of which have been with a concentration in the field of family law, handling many divorce, post-divorce, parentage, and Relief from Abuse matters. She has served as an Acting Judge in the Family Division presiding over Relief from Abuse matters. Stephanie is also active in her community in the area of family law, serving as a Guardian Ad Litem and a participant in the Vermont Educational Surrogate Parent Program. In connection with her family law practice, Vermont Supreme Court Chief Justice Reiber and Judge Davenport recognized Stephanie for her dedication and service to the Vermont Family Court. She has presented a number of times for other continuing education programs. Outside of the practice of law and volunteering, Stephanie enjoys a wide variety of sports, including tennis, tele-mark skiing, waterskiing, platform tennis, and a renewed interest in golf, and is the captain of Lynch & Foley, P.C.'s softball team, "the Firm!"

**Benj Deppman, Esq.** Benj is a Member of Deppman Law in Middlebury, Vermont. He obtained his J.D. from Baltimore Law School in 1994. He is a member of the Vermont Bar Association and the Addison County Bar Association. Benj represents a wide variety of clients providing services to individuals and business entities in the fields of business entity selection and

organization, commercial litigation, construction law, foreclosure, commercial and residential real estate transactions, trust and estate planning and administration, probate matters, and personal injury litigation. Benj is currently co-chair of the Real Estate Law Section for the Vermont Bar Association.

**Kevin Brennan, Esq.** Kevin is a partner at Brennan Punderson & Donahue, PLLC with offices in Monkton, Hinesburg and Middlebury. Kevin graduated from the New England School of Law in Boston, Massachusetts in 1996 where he received a J.D., and from Dowling College in Oakdale, New York where he received a B.B.A in Accounting. He has been practicing law in the State of Vermont since 2003 – providing legal services focusing on Residential and Commercial Real Estate Transactions; Land Use and Planning; Zoning; Estate Planning Ranging from Simple Wills and Trusts to Sophisticated Estate Tax Planning and Wealth Transfer Planning; Probate; and Business Law Including Formation of New Businesses, Sales of Businesses, and Business Succession Planning.

**Jill Spinelli, Esq.** Jill is Vermont State Counsel and Vice President for Stewart Title Guaranty Company. She obtained her undergraduate degree from the University of Rhode Island, and her law degree from Vermont Law School, where she graduated with her J.D. in 2002. Jill apprenticed in the residential real estate firm of Wick & Maddocks, and later worked for the municipal law firm of Page & Fletcher, before joining Stewart Title Guaranty Company in 2006.

Jill is a contributing member of the Vermont Title Standards Committee, the Real Estate Section of the Vermont Bar, the New England Land Title Association, and is a Development Review Board member for the local municipality in which she resides. Jill provides commercial and residential underwriting support to Stewart's local agency base and offers regular seminars and workshops on relevant real estate topics for both attorneys and real estate agents.

**Joshua Leckey, Esq.** Josh Leckey is an attorney in Downs Rachlin Martin's Energy, Environmental and Telecommunications Group. Josh obtained his J.D. from Vermont Law School, *Summa Cum Laude*, in 2013. His practice is focused on energy law, covering a broad range of matters that include permitting, real estate, regulatory compliance, and energy transactions. In recent years, Josh obtained siting approval for Vermont's first utility-scale battery storage systems as well as the state's largest solar facility—a 20 MW project in Ludlow. He has also secured permits for numerous commercial-scale facilities under Vermont's net-metering program, and Josh represents investors and project developers seeking to purchase or sell renewable energy facilities, and helps negotiate the fundamental agreements to owning and operating these

assets. As Vermont policy continues to favor siting renewables on developed and disturbed sites, Josh also assists clients in navigating the complex intersection between Act 250 and Section 248 as well as protections available for owners and operators of Brownfield sites.

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Emily Flores, Paralegal  
Cheng Cohen LLP

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## AGENDA

**8:30 – 9:00**

Registration (continental breakfast, including coffee, tea, and juice)

**9:00-10:30**

Track 1	Track 2
<b>Employment Law: The Impact of Social Media on Today's Workplace</b> – <i>Erin J. Gilmore, Esq., Ryan Smith &amp; Carbine, Ltd.</i>	<b>Advanced Title Insurance Policy Preparation and More</b> – <i>Jill Spinelli, Esq., Stewart Title Guaranty Company</i>

**10:30 – 10:45** Morning Break

**10:45-12:15**

Track 1	Track 2
<b>Family Law: Custody, Child Support, Motions to Enforce, and More</b> – <i>Stephanie B. Foley Esq., Lynch &amp; Foley, P.C.</i>	<b>Conservation Easements, Current Use Program, Conveyances to/from estates and trusts, and Real Estate Updates</b> – <i>Benj Deppman, Esq., Deppman Law, PLC and Kevin Brennan, Esq., Brennan Punderson &amp; Donahue PLLC</i>

**12:15 – 2:15**

Lunch, Voting and Guest Speaker – Josie Estes, NFPA Region V Director

**2:30-4:00**

Track 1	Track 2
<b>Best Practices for Investigation, Discovery and Beyond</b> – <i>James W. Swift, Esq., Langrock Sperry &amp; Wool, LLP</i>	<b>Renewable Energy Investments: Deal Structures, Fundamental Contracts, and Transaction Diligence</b> – <i>Joshua D. Leckey, Esq., Downs Rachlin Martin PLLC</i>

**It is not necessary to sign up for one track. You can choose to attend any seminar in any track.**

**Employment Law: The Impact of Social Media on Today's Workplace.**

The advent of social media and its permeation of society and the workplace presents unique challenges for employers. We will cover common issues surrounding social media use and misuse in the workplace, as well as strategies for addressing potential issues before they arise in your workplace. The presentation will cover best practices with respect to social media and the workplace, including reference to pertinent case law and legislation.

**Family Law: Custody, Child Support, Motions to Enforce, and More.**

This presentation will cover a range of topics, including custody issues, child support, property division, spousal maintenance, motions to enforce, relief from abuse, and more. It will also cover how to help your clients see the larger picture, including dealing with the emotional vs. practical.

**Best Practices for Investigation, Discovery, and Beyond.**

This presentation will cover tips for interviewing witnesses, including the use of video or other aids, preparing clients and witnesses for deposition, and answering discovery requests. There will also be a discussion on how paralegals can help with the process of jury selection.

**Advanced Title Insurance Policy Preparation and More.** This presentation will be an in-depth discussion on drafting a Title Insurance Policy and will cover hot topics in real estate such as Remote On-line Notarizations and closing scams.

**Conservation Easements, Current Use Program, Conveyances to/from estates and trusts, and Real Estate Updates.**

This presentation will cover Conservation Easements and the various aspects included in easement documents (various types of conservation restrictions, options to purchase, rights of first refusal, etc.), Vermont's Current Use Program (including prior programs that have been repealed); Conveyances to/from probate estates, life estates and trusts (what to look for, what is required, the good, bad and the ugly of these types of transactions and remedies for issues that arise); Legislative updates; and a discussion of current topics and issues in real estate in Vermont.

**Renewable Energy Investments: Deal Structures, Fundamental Contracts, and Transaction Diligence.**

This presentation will summarize current trends in renewable energy development in Vermont and outline the fundamental contracts that must be in place through all stages of development—from site diligence and permitting, to construction, and finally operations and maintenance. The discussion will cover local/state/federal regulatory considerations; impacts on land leases, easements, and other property interests; and the typical challenges that surface when renewable energy projects are sold or financed, particularly to institutional investors. Among other topics, the presentation will highlight the transactional complications associated with projects developed on closed landfills, rooftops, gravel pits, and other disturbed sites.

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