

Plainfield NH 028-3(41) – Property Owner Discussions
195311122

Date/Time: August 20, 2019 & August 23, 2019
Place: Plainfield, VT
Next Meeting: N/A

Item:

August 20, 8:30 AM, Jim and Sue Jamele, 1 High Street

Access to driveway is a concern. Driveway isn't currently used by owners due to being dangerous. Clients of law firm currently park in the Town lot. Possible that a few spaces in the Town lot could be reserved for the law firm in lieu of the driveway access. This should be explored with the Town as the design progresses.

There was discussion about who would maintain grass island in front of building. Town and property owner to work out arrangement. Possibly explore using this area as a flower bed?

A mailbox in front of the property should be kept even if it needs to be relocated.

Property line graphically shown between 1 High Street (Jamele) and 16 Main Street (Stauckas) appears to be incorrect. Jim and Sue believe that the property line is closer to their building and that their property does not include the parking lot between the buildings. This will be reviewed by VTrans ROW staff as the project develops.

August 20, 10:00 AM, Leon Cookson, 15 School Street

Leon would like to sell the property. There are currently 3 tenants in the building. Up to 6 spaces would be needed for parking. Parking area in front of the building will be significantly impacted during construction and informal access to US Route 2 will no longer be possible. Access will need to be from Harvey Hill Road. Owner is open to reconfiguring the parking area for the building. Access to garage at back of building may not be necessary if it helps with parking mitigation.

Snow removal from parking area conflicts with Town's snow removal efforts.

Eastern driveway is used for tenant parking and access to basement. This access is important and should be maintained.

Roadway cut will require that the porch foundation be evaluated for structural integrity during and after construction. Porch may need to be temporarily removed during construction for traffic management.

Owner is interested in improved water service. He believes the current service is $\frac{3}{4}$ " and would like it to be upgraded based on number of tenants and for future sprinkler service. The Town will be replacing the water main as part of this project and will discuss service upgrade possibilities with the owner during design of the water main replacement.

August 20, 1:00 PM, Rich Christiansen, 20 School Street

Building currently has two tenants, a tattoo parlor and hydroponics shop, and one apartment. Owner is adamant that parking remains in front of building for direct access into and out of the building. The Town approved parking in front of the building. According to the Town, 8 or 9 spaces have been allocated to the

August 20, 2019

Plainfield NH 028-3(41) – Property Owner Discussions

Page 2 of 4

Item:

building. Bram will provide town records of this information to Erin and Greg. Deliveries by tractor trailers are also made to the building.

Building is in historic district, but Rich believes that the building is not historic. Erin will confirm with the VTrans historic preservation officer.

Building is currently for sale. Rich believes the asking price is \$129,000.

August 20, 2:00 PM, Greg Light, Plainfield Fire Chief

Closure of Main Street bridge during construction will present challenges for emergency response including firefighting from the Lower Village and ambulance service from East Montpelier. Naismith Road to John Fowler Road will be a very long way around. Temporary staging of equipment on other side of bridge is not practical given the variety of equipment that may be required for emergency response. Fire department receives approximately 250 calls per year, and approximately 2/3 of the calls require access to US Route 2 from Main Street. In addition, some of the responders live on the US 2 side of the project and would not be able to reach the fire station via Main Street if the bridge was closed. Some possible mitigations discussed were:

- Minimize the duration of the bridge closure and contract out emergency services during construction.
- Grade out an old railroad bed and farm field from the Lower Village to John Fowler Road for temporary emergency access during construction. Possible convert the railbed to a rail trail after project is completed.
- Accommodate emergency personnel by foot across the bridge during construction.

All acknowledged this will be an issued that will require further discussion as the project develops further. The Town will continue to think of other possible mitigations and Erin will discuss the possibility of creating a temporary emergency access with other VTrans staff.

August 22, 1:00 PM, Tom Stauckas, 16 High Street

Tom Stauckas connected with Greg about the project over the phone. The attached graphic of the proposed improvements was emailed to him to facilitate the discussion. The following are key highlights of the conversation.

Overall, Tom is in agreement with the project. The intersection redesign will be better for his tenants. They have a difficult time exiting the parking lot driveway because cars come fast around the corner from US Route 2.

Construction timeframe was discussed. The Town's sidewalk and pedestrian bridge project would likely be constructed prior to the intersection project. Noise will be an issue for his tenants, in particular the law office and yoga studio. Tom would prefer that the sidewalk and pedestrian bridge be constructed at the same time as the intersection project if possible to minimize the impact.

Tom asked if the project would eliminate any parking in the lot next to the building. The current design does not propose to eliminate any parking in this lot.

August 20, 2019

Plainfield NH 028-3(41) – Property Owner Discussions

Page 3 of 4

Item:

Tom lives in California, and will likely be back in Vermont next summer. He would like to get together with us then if it works out.

August 23, 12:00 PM, Tamera Ferro and Sean Lee, 34 High Street

Speed of US Route 2 westbound traffic and limited sight distance makes it difficult to leave the driveway. Could a “Blind Driveway” sign be installed as part of the project?

August 23, 1:00 PM, Greg, Plainfield WWTF Operator

The Town water and sewer mains were built in the late 60's and early 70's and should be replaced while the road is being constructed. The sewer main is mostly cast iron and has infiltration issues. The Town will need to fund the design and construction of the new water and sewer infrastructure since FHWA or VTrans will not participate in funding. Stantec to send Greg the plan and profile of the roadway so that the Town can initiate design.

There is likely granite ledge under Route 2 near Harvey Hill Road. Borings should be completed to estimate location and extent of this ledge. There were borings completed for the sidewalk & bridge project. Bram to reach out to the engineering firm to get boring data.

The parking lot for 16 High Street (Stauckas) used to be a gas station.

September 13, 8:30 AM, Melissa Whittaker, Carlo Rovetto, Gabe (?) with Erin Parizo

1. Project Concept Overview
 - a. Reconstruction of the intersection to create a more traditional T intersection and add a new traffic signal to control vehicles
 - b. Construction currently anticipated 2023 and would require closure of Main Street for substantial part of a summer
2. Positive Pie Comments/Concerns
 - a. Detour around the project would be substantial and impact business
 - b. Concept of additional signage on Route 2 and encouraging pedestrian traffic to walk down to lower village would be better than nothing
 - c. Melissa and Carlo are working with Gabe as he is considering buying this location and would want to be involved in the conversation going forward
3. Generally supportive of the improvements, but concerned for their business as the summer is the busiest time of year. Anything VTrans can do to expedite construction would be best.

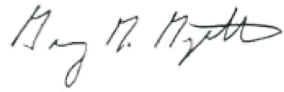
August 20, 2019

Plainfield NH 028-3(41) – Property Owner Discussions

Page 4 of 4

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Consulting Services Inc.



Gregory G. Goyette, P.E.

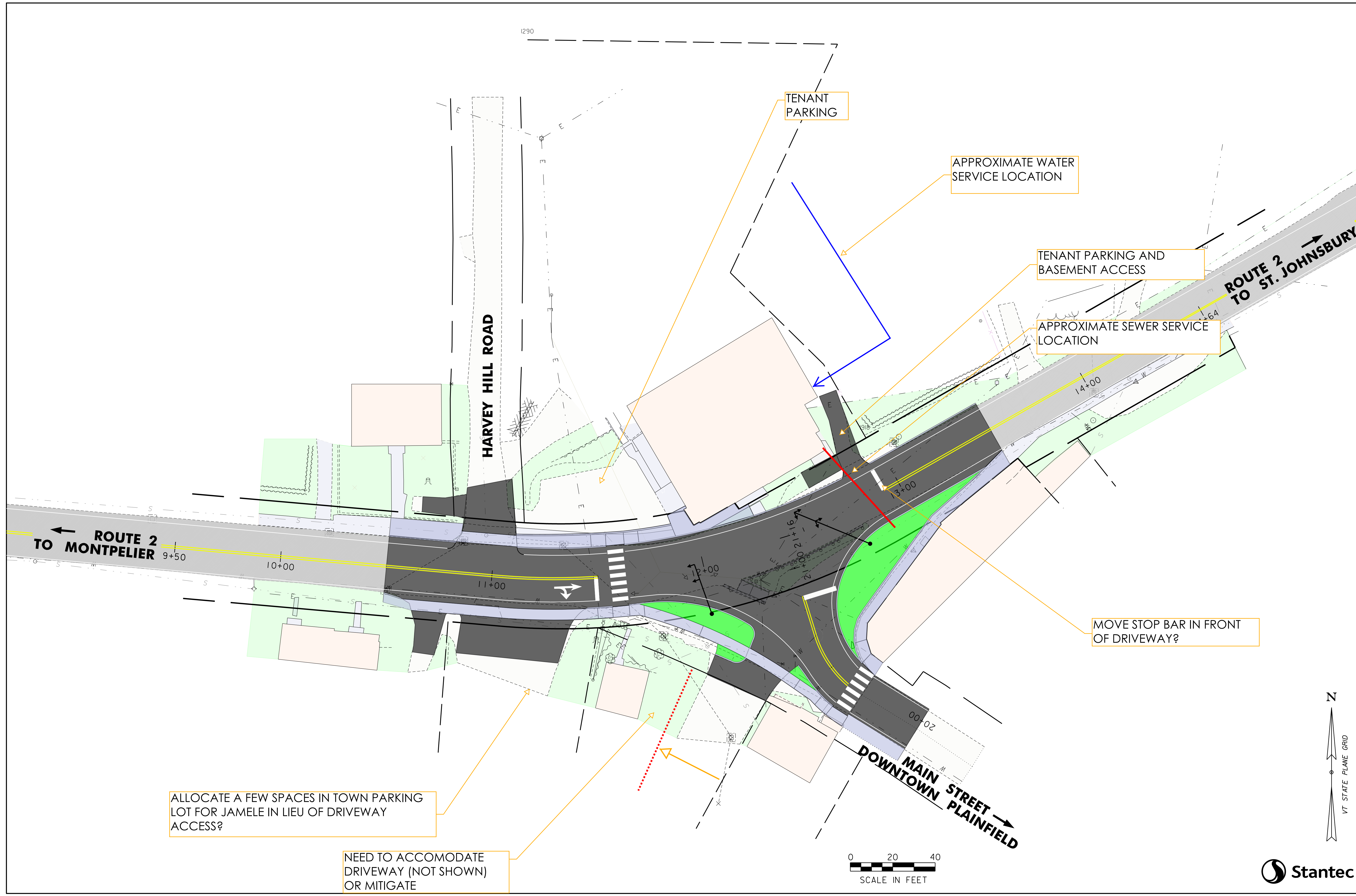
Senior Associate

Phone: 802 497 6403

Fax: 802-864-0165

greg.goyette@stantec.com

Attachment: Concept Plan



TENANT PARKING

APPROXIMATE WATER SERVICE LOCATION

TENANT PARKING AND BASEMENT ACCESS

APPROXIMATE SEWER SERVICE LOCATION

MOVE STOP BAR IN FRONT OF DRIVEWAY?

ALLOCATE A FEW SPACES IN TOWN PARKING LOT FOR JAMELE IN LIEU OF DRIVEWAY ACCESS?

NEED TO ACCOMODATE DRIVEWAY (NOT SHOWN) OR MITIGATE

