

# 2023 VTrans Large-scale Bicycle and Pedestrian Grant Application

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1. Project Title:

2. Applicant Name(s):

3. Project Contact Info:

a. Name:

b. Mailing Address:

c. Town:

d. Zip Code:

e. Email Address:

f. Phone Number:

4. Fiscal Information:

a. Accounting System                      Automated              Manual              Combination

b. Unique Entity Identifier #

c. Fiscal Year End Month

5. RPC(s)

6. Primary Facility Type:              Sidewalk              Bike Lane              Shared-use Path

Shoulder

Other (Please describe)

7. Approximate project length in feet :

## 2023 VTrans Large-scale Bicycle and Pedestrian Grant Application

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8. Project Description: Please give a brief description of the project (100 words or less.) Detailed information should be submitted as part of addressing the selection criteria. Be sure to include identifying streets or landmarks that the proposed project links at either end (e.g. New concrete sidewalk with granite curbing on Main St. from Elm St. to Maple St.).

# 2023 VTrans Large-scale Bicycle and Pedestrian Grant Application

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## 9. Estimated Project Costs:

**Engineering/Administration/Project Manager:** Costs associated with survey, design, plans development, permitting, development of bid documents, bid analysis and Municipal Project Manager - typically around 25% of construction.

Engineering/  
Admin/MPM Cost

**Right of Way:** Cost of appraisals, property owner compensation and associated legal fees (Minimum of \$5000 recommended).

ROW Cost

**Construction:** Cost of paying contractors to build projects, including a reasonable contingency. Please attach as much detail/ backup information as available to support the construction estimate.

Construction Cost

**Construction Inspection :** Cost to provide oversight of contractor during construction - typically around 15% of construction.

Const. Insp.Cost

**TOTAL DESIGN/CONSTRUCTION AMOUNT APPLIED FOR :**  
(including 20% local share)

10. Have you received any other grant funding for this project? Please describe and include the source of funding:

# 2023 VTrans Large-scale Bicycle and Pedestrian Grant Application

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11. Will you accept an award less than you applied for?                      YES                      NO

**IF YES**, please indicate below whether local funds will be used to make up the shortfall or if the project scope will be reduced:

Keep Scope of project the same and make up shortfall with other funds

Reduce project scope – Describe and provide cost breakdown (attach backup with supporting materials, if necessary)

Note: If the project scope is to be reduced, document what part of the project you would accept partial funding for and break out the costs associated with that part or segment. Attach additional pages if necessary. If adequate information is not provided, partial funding will not be considered. **Use Partial Funding Template provided by VTrans.**

## **2023 VTrans Bicycle/Pedestrian Program - Design/Construction Criteria Template**

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**Applicant Name: Town of Berlin Vermont**

**Project Title--Design/Construction: Berlin NTC Gateway - Multi-Use Path and Sidewalks**

**Application Checklist – If any elements are missing, application may not be considered.**

Make sure everything is included and pages numbered.

(1) Project Application Form (separate PDF file)

All other materials noted below to be provided in the same order as below.

(2) Project Evaluation Criteria Documentation for the project (completed BELOW)

(3) Project Map(s)

1. Berlin New Town Center Concept – Map #1
2. Across Berlin Trail – Map #2
3. Project Map O’Leary-Burke Plan Sheet #15 – Map #3
4. Multi-modal Potential- Transit Stop Locations – Map #4

(4) Budget support information (e.g. detailed cost estimate)

1. VTrans Grant – Well Supported Project Budget – Page 5 Below
2. Berlin LIAC Investment Proposal 6.1.23

(5) RPC review confirmation letter

(6) Current letter of support from the municipal governing body acknowledging their willingness to provide the local match and future maintenance responsibility

(7) Documentation of contact with VTrans District office if project is on the state system

(8) Supporting Documentation (scoping study or equivalent report, maps, and drawings) Note: If the scoping study is in a publicly accessible location online, applicants may provide a link with reference to relevant pages as appropriate.

<https://www.berlinvt.gov/s/TAP-TA-21-9-May-2023-compressed-f9w4.pdf>

## DESIGN/CONSTRUCTION PROJECTS

1. **Community Need—25 Points:** How does the proposed project contribute to an existing or planned bicycle and/or pedestrian network? If the proposed project is a sidewalk along a street that already has a sidewalk, explain why the redundant facility is needed. What destinations or populations are served? What walking and/or bicycling access or safety problem are you trying to solve?

For municipalities that lack a historic downtown, Vermont statute provides the option of designating a New Town Center. Designation requirements focus on planning, capital expenditures, and regulatory tools that promote a pedestrian-oriented development pattern like Vermont's historic downtowns. In June of 2022, the Town of Berlin received from the State of Vermont Department of Housing and Community Development, a New Town Center (NTC) designation. This designation was the third in the 25-year history of the program, the first outside of Chittenden County. *See Attached: "Berlin New Town Center Satisfaction of Conditions and Effective Date."*

To advance Berlin's NTC designation, Berlin is seeking \$550K in VTrans funding to:

1. Construct pedestrian access infrastructure in the form of sidewalks and multi-use paths.
2. Add streetscaping and lighting.

These tasks must comply with Berlin Land Use and Development Regulations as they pertain to "B" Streets.

Berlin has requested \$2M in funding from Local Investment Advisory Committee to develop the stormwater and road portions of the Route 62 Gateway:

1. Construct stormwater treatment infrastructure.
2. Realign and reconstruct the current Berlin Mall Road.
3. Extend water and wastewater infrastructure to four (4) undeveloped lots.

Berlin's NTC has at its core the vision of 350-500 units of workforce housing with in-fill of commercial opportunities *See Attached - Map #1*. A key component to this housing is the establishment of pedestrian access and recreation amenities. To that end, Berlin has completed two VTrans funded scoping studies:

**Berlin TAP TA21(9)** – Award of a grant for a scoping study for a multi-use path connecting Chestnut Place and Fox Run to Berlin Mall, Berlin Elementary School, day care facilities, and other planned civic, residential, commercial and medical facilities. Study has received Final Review from VTrans.

<https://www.berlinvt.gov/s/TAP-TA-21-9-May-2023-compressed-f9w4.pdf>

Page 29 for Budget Information.

**Berlin STP BP21(15)** – Award of a grant for a scoping study for Road Diet on Fisher Road. As a gateway into Berlin’s NTC, Fisher Road is a well-traveled transportation connector and home to several major employers. While its present configuration serves existing development reasonably well, it lacks the design and infrastructure needed to play the role of welcoming visitors to Berlin’s NTC. A component of this study is the continuation of **Berlin TAP TA21(9)** multi-use path along Fisher Road to the intersection with Paine Turnpike North. Study has received Final Review from VTrans.

[https://www.berlinvt.gov/s/Fisher-Road-Scoping-Study\\_FINAL\\_May-2023pdf-with-Attach-compressed.pdf](https://www.berlinvt.gov/s/Fisher-Road-Scoping-Study_FINAL_May-2023pdf-with-Attach-compressed.pdf)

**Across Berlin Trail (ABT)** – An initiative by the Berlin Planning and Recreation Commissions to develop a town-wide master plan for active transportation to connect designated village centers, the new town center, other destinations, and neighboring municipalities. This is an important step toward supporting an active population and promoting public health. Berlin has applied to the Northern Borders Regional Commission to construct 2 miles of the ABT on Scott Hill Road. **See Attached - Map #2**

**16-25 Points** – Project is an important part of a pedestrian or bicycling network and serves obvious bike/ped generators and/or the project includes measures identified in the [FHWA STEP](#) initiative.

**6-15 Points** – Project is in an area of low land use density or not clearly contributing to a local network.

**0-5 Points** – Unclear how proposed facility contributes to a network or solves a safety problem

- 2. Economic Development—10 Points:** How does the project contribute to broad local community and economic development goals? How does the project contribute to ongoing local placemaking or economic development initiatives?

Vermont is in the midst of a crisis. Our population is getting older. The Baby Boomers are beginning to retire, and the oldest will be 84 in 2030. This shift in demographics along with a general population increase and COVID escalation of home prices, is putting added pressure on the state’s already tight housing market. There are regular media reports from around the state of job applicants turning down employment offers because they cannot find a place to live. Central Vermont Medical Center states that nearly 50 jobs at their Berlin based campus are going unfilled right now. The reason? Affordable housing is just not available in Central Vermont.

Berlin envisions 350 to 500 workforce housing units being built in the NTC within walking distance of major employers including the Berlin Elementary School, Central Vermont Medical Center, Vermont State Psychiatric Hospital, Blue Cross and Blue Shield, Shaw's Grocery, and the Berlin Mall. This housing construction cannot occur until the pedestrian transportation infrastructure within NTC is completed, one that supports the growth and transformation of an auto-oriented

commercial area into a walkable town center. Award of VTrans infrastructure dollars will make Berlin's 30 years of planning and investment to add housing and recreation opportunities within an easy commute to work, school, play and transit a reality.

The Route 62 Gateway project supports and advances the goals of NTC by providing the infrastructure necessary for the following:

- Fox Run – 30 units of affordable and workforce housing.
- Outlot F – Proposed 60 units of workforce housing.
- Berlin School Lot – Proposed 7,000 SQFT of municipal office and 30 units of workforce housing.

Assuming 30% of the 120 anticipated housing units can eliminate one vehicle from their household as now individuals can walk to work, 270 tons per year of CO2 can be eliminated from the environment. Additionally, eliminating these 36 vehicles will save those households an average of \$10,728 per year in vehicle expenses, increase their buying power and create wealth.

NTC supports and advances the following goals of the Vermont Economic Development Plan:

*Growing the Economy* - Berlin grows Vermont's economy by expanding existing businesses, recruiting new employees, and expanding the labor force.

*Making Vermont Affordable* – By creating an affordable place for families and businesses to call home, providing a walkable Center with access to home, work, play and transit.

*Protecting the Vulnerable* - By providing housing with close proximity to health services which will lift more Vermonters out of poverty, ensuring a greater degree of independence, protecting children, and improving health and wellness.

Vermont Economic Development Plan can be found here:

<http://accd.vermont.gov/economic-development/major-initiatives/ceds>

Town of Berlin Town Plan (Pages 12 and 27) can be found here:

<https://www.berlinvt.gov/s/Berlin-Town-Plan-Revised-6622.pdf>

Town of Berlin Economic Development Plan (Pages 2-4) can be found here:

<https://www.berlinvt.gov/s/Final-Economic-Development-Plan-2008.pdf>

**6-10 Points** – Specific references to community planning or economic development documents that support the project.

**0-5 Points** – Vague or non-existent references to community planning or economic development documents that support the project



**3. Well-supported budget —20 points:** How were the project costs developed? Are all required project elements (admin, engineering, construction, inspection) adequately budgeted for? Be sure to include backup documentation for project costs. Include reasonable contingency for inflation over the life of the project.

							Quantity	Unit	Unit Cost	Unit Total		
	Multi-Use Path						1090	ft	\$ 188.20	\$ 205,138	(See TAP TA 21(9))	
	Sidewalk						550	sqyd	\$ 125	\$ 68,750		
	Streetlights						40	ea	\$ 3,500	\$ 140,000		
	Trees						52	ea	\$ 43	\$ 2,236		
	Engineering						1	ls	\$ 85,000	\$ 85,000		
	QA/QC						1	ls	\$ 48,876	\$ 48,876		
	<b>TOTAL</b>									<b>\$ 550,000</b>		

See TAP TA 21(9) Page 29\*

<https://www.berlinvt.gov/s/TAP-TA-21-9-May-2023-compressed-f9w4.pdf>

**11-20 Points** – Cost is well documented/detailed and consistent with bid history on similar projects.

**0-10 Points** – Cost is significantly less than similar projects, no detail provided or missing costs.

**4. Complexity—10 points:** What complexities does your proposed project have and how do you plan to address them? Response must address need for right of way, anticipated permitting, natural resource constraints or identified cultural resource (historic or archaeological) impacts anticipated for the project. If a scoping or planning report is attached, please highlight or reference the applicable sections.

Berlin is proposing two phases of construction to advance the desired NTC pedestrian-oriented development pattern. **See Attached – Map #3.** As noted above, the “Road” phase will be financed through funds applied for from the Local Investment Advisory Committee. **See Attached – Berlin LIAC Investment Proposal 6.1.23.** This LIAC phase will be responsible for three anticipated permitting processes, those being:

- 9020 Stormwater Construction General Permit
- 9050 Stormwater Permit
- Wetlands and Wetlands Buffer Impact Permit

Berlin is confident that receipt of these permits will not be problematic as they were discussed at length with the various regulatory agencies as Berlin sought its New Town Center designation. The designs for the stormwater structures have been completed by O’Leary&Burke.

Impacts to wetlands and buffer has been significantly reduced as shown in the realignment on Berlin TAP TA21(9) Page 20.

<https://www.berlinvt.gov/s/TAP-TA-21-9-May-2023-compressed-f9w4.pdf>

Berlin TAP TA21(9) required historic and archaeological studies as part of its work plan. From Page 8 of the Final Report, the following statement is found: “The archeological and historic reviews performed by Crown Consulting Archaeology, LLC identified two sites in the study area as archeologically sensitive. One has been cleared; the other will require a Phase I Site Identification Survey if it cannot be avoided.” <https://www.berlinvt.gov/s/TAP-TA-21-9-May-2023-compressed-f9w4.pdf>

Berlin has realigned the Multi-Use Path to avoid the sensitive area in question. **See attached - Map #3**

Current Rights of Way are collectively held by the Berlin Mall, LLC, and Town of Berlin. Prior to construction an Easement Deed will be drafted giving all necessary rights of way to the Town, postconstruction. The Town will henceforth agree to own and maintain the assets.

**6-10 Points** – Fewer complexities, or thorough identification of multiple complexities and specific efforts taken to address them.

**0-5 Points** – Complexities include ROW acquisition, significant permitting challenges, design constraints, significant structural components such as bridges or retaining walls, etc.

- 5. Project coordination – 5 points:** To your knowledge, are there other state or local projects in the same area that might impact the project timeline and schedule for completion? Is the project on a state-maintained route? Is the funding being used for elements of a larger project funded through other sources?

Berlin staff has no knowledge of other state or local projects in the same area that might impact the project timeline and schedule for completion.

The project is not on a state-maintained route. **See District 6 memo attached.**

As noted in the **Community Need** section, the VTrans funding is being used for the pedestrian access infrastructure in the form of sidewalks and multi-use paths and associated streetscaping and lighting. Berlin has applied for \$2M in funding from the Local Investment Advisory

Committee to develop the stormwater and road portions of the Route 62 Gateway. LIAC anticipates notice of award announcements in July 2023.

**3-5 Points** – No conflicting projects.

**0-2 Points** – Several conflicts or coordination needs.

6. **Equity—10 Points:** How does your project directly address the needs of more vulnerable populations, specifically the needs of children, older persons, people with mobility challenges and low- or moderate-income households? What outreach was performed to include disadvantaged communities, especially low income, BIPOC, people with disabilities and others, in the planning of this project.

As discussed in the **Economic Development** section, Berlin’s NTC is predicated upon supporting Vermont’s vulnerable communities. Chestnut Place, a 98-unit progressive stage of living complex was opened in July of 2022. Fox Run, a 30-unit workforce housing project has received approval from the Berlin Development Review Board. The proposed multi-use path and sidewalks, which would be funded by this VTrans request, provide a direct connection to the existing Berlin Elementary School trail network, connecting the school to NTC and the Central Vermont Medical Center with established transit stops. *See attached - Map #3 and #4*

The process of imagining, planning, financing, and constructing a New Town Center is not an overnight process. Berlin is nearly 3 decades into establishing Berlin Town Center. Thousands of hours of countless volunteers, Town staff, State regulators, engineers, lawyers, and construction crews have gotten Berlin to the point where the addition of paths and sidewalks are now warranted.

Public meetings, hearings, and votes on several generations of Land Use and Development Regulations, a new Town Plan and various updates, financing of Water and Wastewater projects, acquisition of land, and two transportation scoping studies have all had the need for outreach to the Berlin and Central Vermont community. Additionally, Radio North Group provided an ingenious method to reach the community, sending project information to Facebook and Tic Tok subscribers in specific zip codes. This method tripled response as compared to traditional forms of “get the word out”.

**6-10 Points** – Project that provides direct access to a vulnerable population e.g., a sidewalk from an underserved community, a senior center, or community center to a downtown or clear documentation of outreach to disadvantaged populations.

**1-5 Points** – Equity is only addressed in broad terms.

**0 Points** – Equity not addressed.

7. **Multi-modal potential —5 points:** How does your proposed project coordinate with other modes of transportation? Will it improve walking or bicycling access to transit, rail service or park and ride facilities?

Transportation emits more climate-warming greenhouse gases than any other sector in the United States, so cutting carbon from transport is also essential to achieving the ambitious goal of reducing emissions 50%-52% by 2030. Recent modeling from America Is All In, a coalition of state and local climate leaders, shows that emissions reductions in the transportation sector can contribute more than one-third of what's needed to reach the 2030 U.S. climate goal. The key is to go multi-modal.

As discussed in the **Economic Development** section, Berlin's vision of 350 to 500 workforce housing units are being built within easy walking, biking and transit distance of major employers, healthcare providers, schools, retail shops and I89 Exit #7 Park and Ride. Berlin's NTC is a Vermont scale contribution to controlling climate-warming. This VTrans Grant supports and expands the multi-modal use concept desired by today's residents.

**See attached – Map #4** for current transit stop locations in and around the project area.

**5 Points** – Project provides direct access to another transportation mode e.g. a sidewalk that connects directly to a transit stop or park and ride

**0-4 Points** – Project is part of a larger plan to connect to another transportation mode in the near future

8. **State designated centers —5 points:** Is the proposed project within a state designated center?

Yes. For municipalities that lack a historic downtown, Vermont statute provides the option of designating a New Town Center. Designation requirements focus on planning, capital expenditures, and regulatory tools that promote a pedestrian-oriented development pattern like Vermont's historic downtowns. In June of 2022, the Town of Berlin received from the State of Vermont Department of Housing and Community Development, a New Town Center (NTC) designation. This designation was the third in the 25-year history of the program, the first outside of Chittenden County.

**See attached "Berlin New Town Center Satisfaction of Conditions and Effective Date."**

**5 Points** – Project is contained primarily within a state designated center (such as downtowns, villages, or neighborhood growth centers recognized by the Vermont Department of Housing and Community Development).

**0-4 Points** – Project leads to, but is not primarily within, a state designated center.

*Designated centers can be confirmed on the state Planning Atlas -*  
<http://maps.vermont.gov/ACCD/PlanningAtlas/index.html?viewer=PlanningAtlas>

- 9. Project Management—10 Points:** Describe your plan for keeping this project moving forward. What management practices do you now have, or plan to put in place, to successfully administer the project from design through construction? Who will manage the project (municipal staff, RPC, consultant, or other)?

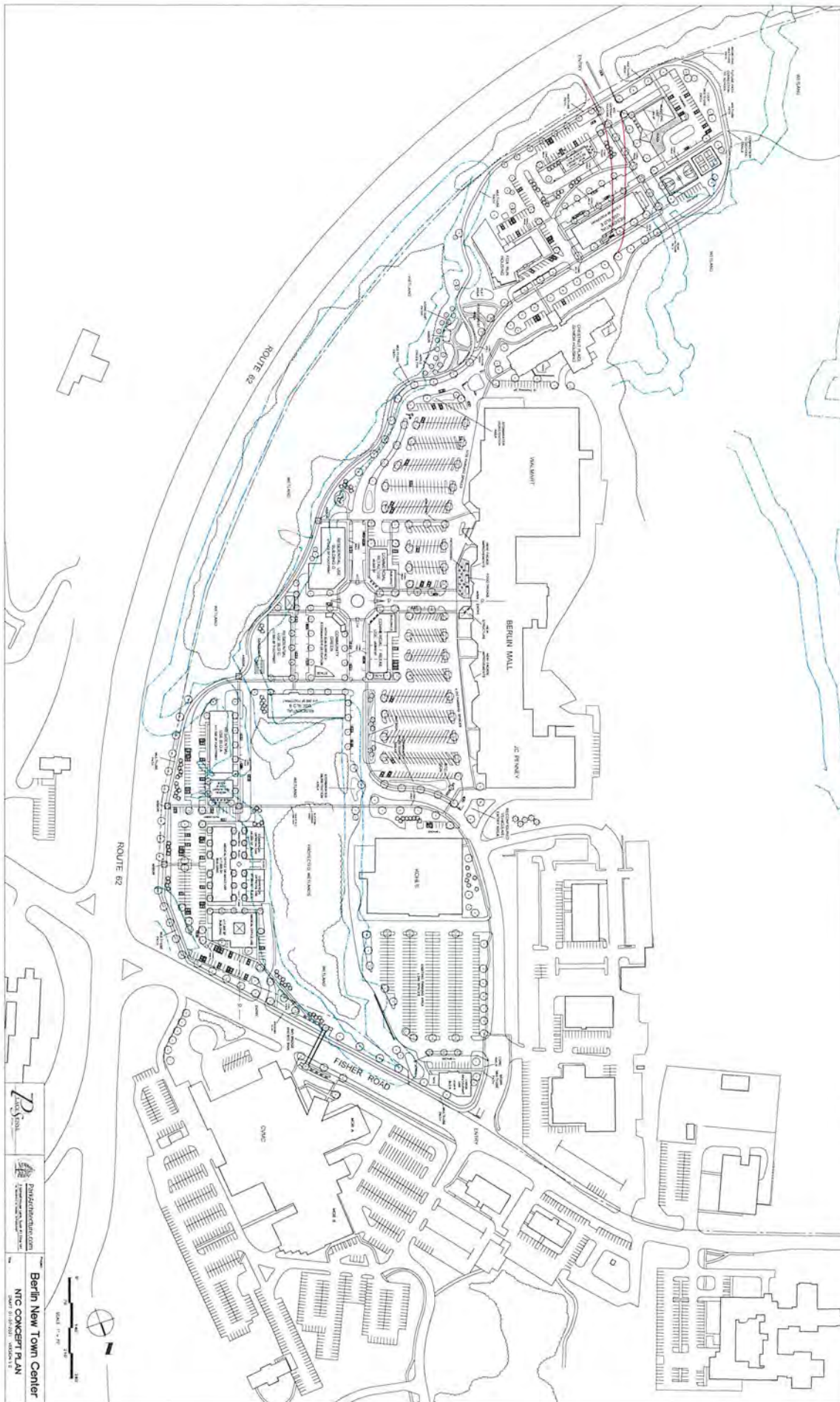
Thomas J. Badowski – Has a nearly 40-year career in project management and financing. Since 2013, Thomas has been the face of numerous Berlin Projects including the financing and construction of \$6M water and fire protection system, \$2.2M wastewater expansion, \$1.1M bridge replacement, \$300K water source development and scoping studies Berlin TAP TA21(9) and Berlin STP BP21(15). He was the lead organizer for the Berlin New Town Center designation as well as the Berlin Common Neighborhood Development Area designation. He brings a civil engineering background with a “can do attitude” to problem solving. He utilizes scheduled in advance monthly stakeholders’ meetings with daily check-ins with contractors and third-party QA/QC professionals to keep projects moving forward.

Diane Isabelle – Has a nearly 40-year career in accounting, financing, and cost-control. Since joining the Berlin Team as Town Treasurer in 2013, she has been responsible for keeping the town's accounts, investing money received by the town, keeping a record of the taxes voted, and administrating the numerous funding sources common to a growing municipality. She has a proven track record of employing sound performance through effective and efficient revenue collection and fiscal management.

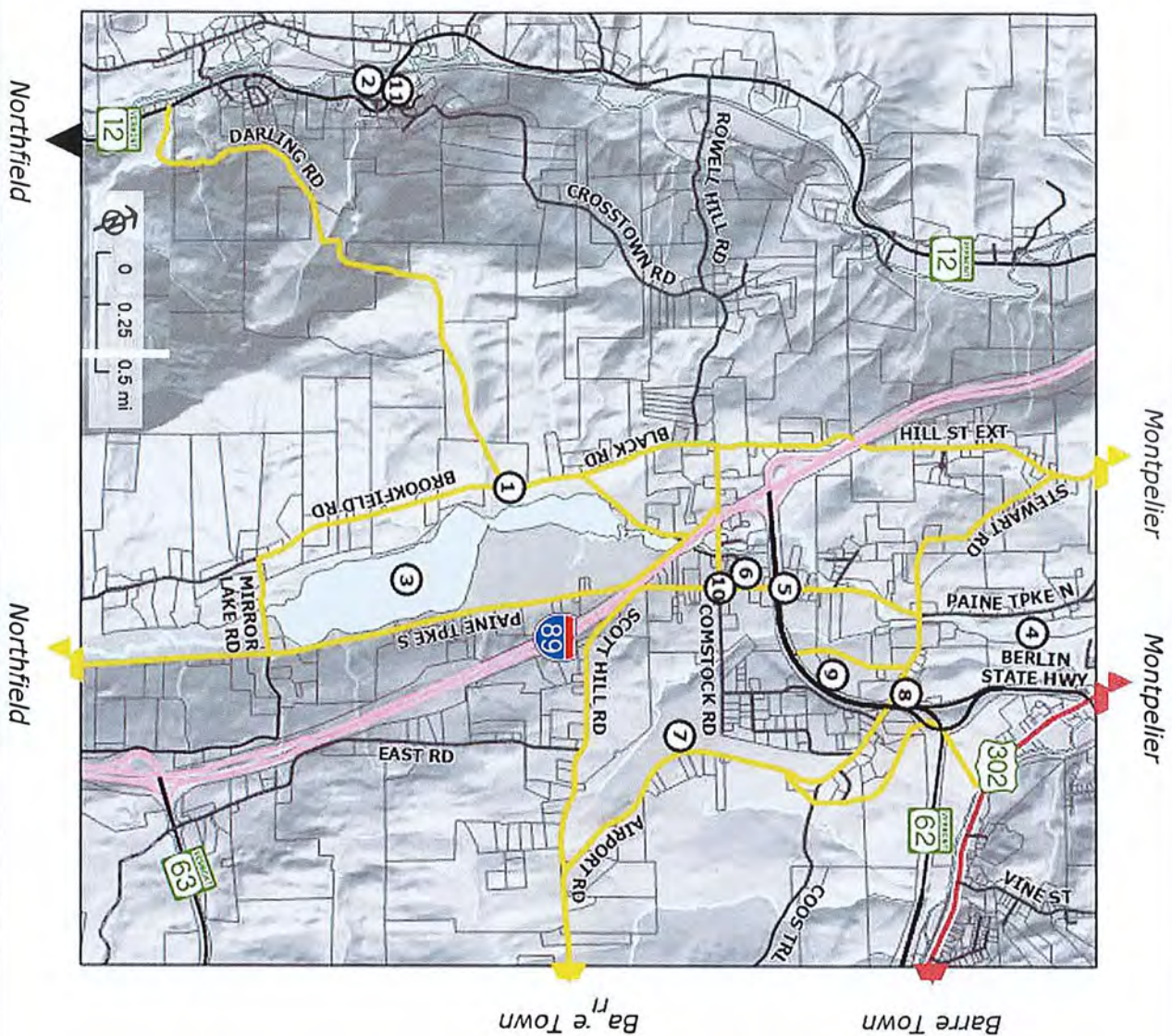
**6-10 Points** – Plan outlined for managing the project, including adequate or additional staffing.

**0-5 Points** – Vague or ill-defined management plan.

MAP # 1



MAP # 2

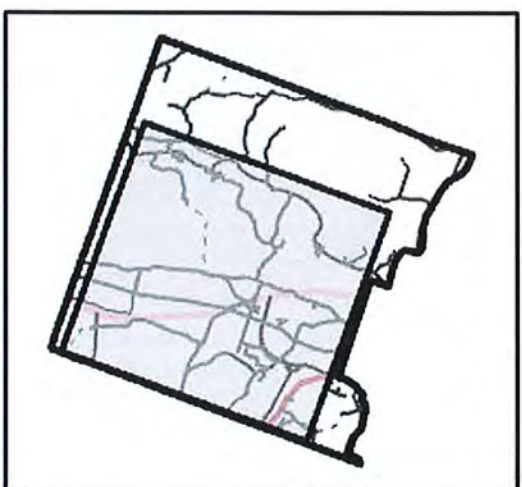


### Across Berlin Trail

#### Points of Interest

1. Darling Trail Trailhead
2. Dog River 'Jacuzzi' Natural Area
3. Berlin Pond
4. Benjamin Falls
5. VTrans Park & Ride
6. State of VT 24-hour Travel Center
7. Berlin Airport
8. Berlin Hospital
9. Berlin New Town Center
10. Berlin Corners Village Center
11. Riverton Village Center

#### Location Map



MAP #3

NOTE: BERLUN HALL ROAD TO BE  
 EXHAUSTED FROM CENTER STRIP  
 STREET FRONTAGE



**OWNER**  
 BERLUN HALL LLC  
 234 CLOSTER DOCK ROAD  
 CLIFTON, NJ 07024



**Legend**

- PROJECT BOUNDARY
- EXISTING SERVICE LINE
- PROPOSED SERVICE LINE
- SEWER
- ROAD TO LINK
- CONCRETE
- PROPOSED FROM DRAIN CONTROL
- EDGE OF MOBILE AREA
- WETLAND DELINEATION
- WETLAND BUFFER
- EXISTING STRUCTURE
- PROPOSED STREET MAIN AND SERVICE
- EXISTING ALLIANCE
- PROPOSED MAIN SERVICE
- EXISTING/PROPOSED HYDRANT
- PROPOSED ELECTRIC SERVICE
- PROPOSED LIGHTS
- PROPOSED NETWORK MAIN
- PROPOSED TRUNKING

NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
2	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
3	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
4	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
5	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
6	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
7	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
8	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
9	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
10	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
11	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
12	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
13	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
14	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	
15	08/11/2011	PHASE 2 CONCEPT SITE PLAN	O'LEARY-BURKE	



## ROUTE # 81 BARRE HOSPITAL HILL MONDAY-FRIDAY

## ROUTE # 81 BARRE HOSPITAL HILL SATURDAY

	Dollar General	N Main Street   Barre District Court	N Barre Manor	CVMC Aquatic Center   Pediatric Primary Care	Berlin Health & Rehab	Central Vermont Medical Center	Berlin Mall*	Berlin Shaw's	N Main Street   Opp. N Barre Manor	N Main Street   Depot Square	Dollar General
6:55	7:05	7:07	7:21	R	7:26	7:29	7:31	7:43	7:45	7:55	
7:55	8:05	8:07	8:21	R	8:26	8:29	8:31	8:43	8:45	8:55	
8:55	9:05	9:07	9:21	R	9:26	9:29	9:31	9:43	9:45	9:55	
9:55	10:05	10:07	10:21	R	10:26	10:29	10:31	10:43	10:45	10:55	
10:55	11:05	11:07	11:21	R	11:26	11:29	11:31	11:43	11:45	11:55	
AM 11:55	12:05	12:07	12:21	R	12:26	12:29	12:31	12:43	12:45	12:55	
PM 12:55	1:05	1:07	1:21	R	1:26	1:29	1:31	1:43	1:45	1:55	
1:55	2:05	2:07	2:21	R	2:26	2:29	2:31	2:43	2:45	2:55	
2:55	3:05	3:07	3:21	R	3:26	3:29	3:31	3:45	3:50	4:05	
4:05	4:15	4:17	4:31	R	4:36	4:39	4:41	4:45	4:55	5:15	
5:15	5:25	5:27	5:41	R	5:46	5:49	5:51	6:05	6:10	6:15	
6:15	6:18	6:20	—	—	—	—	—	—	—	—	

	Dollar General	N Main Street   Barre District Court	N Barre Manor	CVMC Aquatic Center   Pediatric Primary Care	Berlin Health & Rehab	Central Vermont Medical Center	Berlin Mall*	Berlin Shaw's	N Main Street   Opp. N Barre Manor	N Main Street   Depot Square	Dollar General
7:55	8:05	8:07	8:21	R	8:26	8:29	8:34	8:43	8:45	8:55	
8:55	9:05	9:07	9:21	R	9:26	9:29	9:34	9:43	9:45	9:55	
9:55	10:05	10:07	10:21	R	10:26	10:29	10:34	10:43	10:45	10:55	
10:55	11:05	11:07	11:21	R	11:26	11:29	11:34	11:43	11:45	11:55	
AM 11:55	12:05	12:07	12:21	R	12:26	12:29	12:34	12:43	12:45	12:55	
PM 12:55	1:05	1:07	1:21	R	1:26	1:29	1:34	1:43	1:45	1:55	
1:55	2:05	2:07	2:21	R	2:26	2:29	2:34	2:43	2:45	2:55	
2:55	3:05	3:07	3:21	R	3:26	3:29	3:34	3:43	3:45	3:55	
3:55	4:05	4:07	4:21	R	4:26	4:29	4:34	4:43	4:45	4:55	
4:55	5:05	5:07	5:21	R	5:26	5:29	5:34	5:43	5:45	5:50	
5:50	6:00	6:02	—	—	—	—	—	—	—	—	

Deviations from this route are available up to 3/4 mile upon request. Please call GMT at 802-223-7287 at least 24 hours in advance to request deviation.

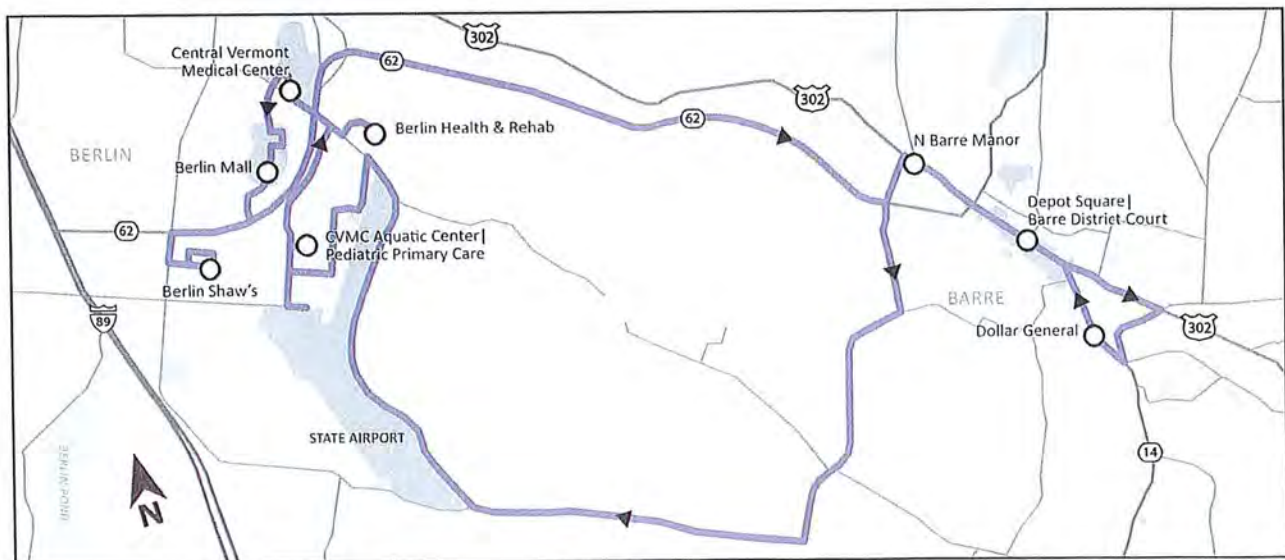
R Bus will stop by on-board request only. For pick up service, call 802-223-7287 Monday-Friday 7:30AM - 4:30PM.

\* This bus travels to Kohl's before the Berlin Mall.

Deviations from this route are available up to 3/4 mile upon request. Please call GMT at 802-223-7287 at least 24 hours in advance to request deviation.

R Bus will stop by on-board request only. For pick up service, please inform the bus operator of return trip needs according to the schedule.

\* This bus travels to Kohl's before the Berlin Mall.





## TOWN OF BERLIN, VERMONT

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Selectboard:

Brad Towne, Chair  
Florence Smith, Vice Chair  
David Sawyer  
Joe Staab  
Ture Nelson

Municipal Office Building  
108 Shed Road  
Berlin, Vermont 05602  
Telephone: 802-223-4405  
Fax Number: 802-223-4404

Town Administrator  
Vince Conti

June 1, 2023

Michael S. Pieciak  
Vermont State Treasurer  
109 State Street  
Montpelier, VT 05609

RE: LOCAL INVESTMENT ADVISORY COMMITTEE (LIAC) SOLICITATION FOR LOCAL INVESTMENT FINANCING PROPOSALS – Town of Berlin Route 62 Gateway

Dear Treasurer Pieciak:

For municipalities that lack a historic downtown, Vermont statute provides the option of designating a New Town Center. Designation requirements focus on planning, capital expenditures, and regulatory tools that promote a pedestrian-oriented development pattern like Vermont's historic downtowns. In June of 2022, the Town of Berlin received from the State of Vermont Department of Housing and Community Development, a New Town Center (NTC) designation. This designation was the third in the 25-year history of the program, the first outside of Chittenden County.

Berlin's NTC has at its core the vision of 350-500 units of workforce housing with in-fill of commercial opportunities. This vision required significant Town investment in water, wastewater, and transportation infrastructure. In the past 10 years, Berlin has invested \$10M in infrastructure projects for NTC. As a small rural community of 3,000 residents, Berlin has limited capacity to carry significantly more debt. However, as Berlin plays host to two regional hospitals, a regional mall, regional airport and a Central Vermont Industrial Park, its daytime population swells to 12,000, making it a major economic hub for Vermont.

Berlin is seeking \$2M, towards a \$2.5M project, from LIAC to construct the transportation infrastructure that supports NTC as a regional service center by establishing a well-defined, mixed-use, compact and walkable center. Transforming Berlin Mall Road into a pedestrian-friendly street defined by sidewalks/multi-use paths, street trees and landscaping, and buildings

located close to the road. This project will encourage infill with smaller buildings along the road, and within underutilized parcels and parking lots. Eventually attracting regional-scale retail and service uses that will reuse and/or redevelop sites and buildings over time in response to evolving lifestyle preferences and market needs.

The attached application will prove that Berlin's Gateway project supports LIAC's priority initiatives of:

1. Increasing Housing
2. Reducing Vermont's Carbon Footprint
3. Advancing Social Equity

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vince Conti', written over a horizontal line.

Vince Conti

Town Administrator

LOCAL INVESTMENT ADVISORY COMMITTEE  
SOLICITATION FOR LOCAL INVESTMENT FINANCING PROPOSALS

TOWN OF BERLIN VERMONT  
June 1, 2023

**Table of Contents**

Table of Contents.....	1
Concept.....	2
Financial Features.....	3
Financial Requirements.....	4
Financial Condition.....	5
Projected Outcomes.....	5
Solicitation of Other Financial Institutions.....	6

• **Concept – Describe the project, the market that it will serve, and the benefits to users**

For municipalities that lack a historic downtown, Vermont statute provides the option of designating a New Town Center. Designation requirements focus on planning, capital expenditures, and regulatory tools that promote a pedestrian-oriented development pattern like Vermont’s historic downtowns. In June of 2022, the Town of Berlin received from the State of Vermont Department of Housing and Community Development, a New Town Center (NTC) designation. This designation was the third in the 25-year history of the program, the first outside of Chittenden County. (see attached)

Berlin’s NTC has at its core the vision of 350-500 units of workforce housing with in-fill of commercial opportunities (See Attached Concept Plan). This vision required significant Town investment in water, wastewater, and transportation infrastructure. In the past 10 years, Berlin has invested \$10M in infrastructure projects for NTC. As a small rural community of 3,000 residents, Berlin has limited capacity to carry significantly more debt. However, as Berlin plays host to two regional hospitals, a regional mall, regional airport and a Central Vermont Industrial Park, its daytime population swells to 12,000, making it a major economic hub for Vermont.

Berlin is seeking \$2M, towards a \$2.5M project, from the Local Investment Advisory Committee (LIAC) to develop the Route 62 Gateway of NTC as depicted in the O’Leary-Burke “Phase 2 Overall Site Plan” dated March 31, 2022, (see attached) to:

1. Construct stormwater treatment infrastructure in compliance with approved design.
2. Realign and reconstruct the current Berlin Mall Road in compliance with VTrans design standards.
3. Extend water and wastewater infrastructure to two (2) undeveloped lots, Outlot F and Berlin School Lot (see attached)
4. Construct pedestrian access infrastructure in the form of sidewalks and multi-use paths in compliance with VTrans design standards.
5. Add streetscaping and lighting in compliance with Berlin design standards.

Upon completion of the Route 62 Gateway project, the Town of Berlin will accept right of way to and future maintenance of road and pedestrian access assets and renaming as “Gateway Avenue”.

NTC supports and advances the following goals of the Vermont Economic Development Plan:

Growing the Economy - Berlin grows Vermont’s economy by expanding existing businesses, recruiting new employees, and expanding the labor force.

Making Vermont Affordable – By creating an affordable place for families and businesses to call home, providing a walkable Center with access to home, work, play and transit.

*Protecting the Vulnerable* - By providing housing with close proximity to health services which will lift more Vermonters out of poverty, ensuring a greater degree of independence, protecting children, and improving health and wellness.

All of which supports LIAC's priority initiatives of:

1. Increasing Housing
2. Reducing Vermont's Carbon Footprint
3. Advancing Social Equity

• **Financial Features** – Clearly state the capital needed for the investment. Detail how it will be used, and the equity, if any, that will be provided to support the loan. If there are any other funding sources, please specify.

Berlin is requesting a \$2 loan from LIAC for a 5-year term at 1% interest. These funds will be used by Berlin and its partner Berlin Mall, LLC to:

1. Construct stormwater treatment infrastructure in compliance with approved design.
2. Realign and reconstruct the current Berlin Mall Road in compliance with VTrans design standards.
3. Extend water and wastewater infrastructure to two (2) undeveloped lots, Outlot F and Berlin School Lot (see attached)

Berlin Mall LLC will post Outlot F as collateral for the LIAC loan. During the five-year term of the LIAC loan, Berlin requests annual payments of interest only with a balloon payment of principal at the end of the loan term.

Berlin will seek \$.5M in funding through the VTrans Bicycle and Pedestrian program to:

4. Construct pedestrian access infrastructure in the form of sidewalks and multi-use paths in compliance with VTrans design standards.
5. Add streetscaping and lighting in compliance with Berlin design standards.

- Financial Requirements – Provide a project budget and the supporting cash flows over the life of the loan, including repayment.

**Berlin Route 62 Gateway Project**

	Quantity	Unit	Unit Cost	Unit Total
<b>Stormwater</b>				
Gravel Wetland	Excavate to the forebay/treatment	1207 cyds	\$ 13	\$ 15,691
Gravel Wetland	Excavate the wetland	328 cyds	\$ 13	\$ 4,264
Gravel Wetland	30 mil HDPE liner	2948 sf	\$ 0	\$ 1,327
Gravel Wetland	4" perforated PVC riser	4 lf	\$ 15	\$ 60
Gravel Wetland	4" PVC perforated underdrain	360 lf	\$ 15	\$ 5,400
Gravel Wetland	4" PVC capped cleanout bottom 24" perf	4 lf	\$ 15	\$ 60
Gravel Wetland	Piping to control structure	6 lf	\$ 20	\$ 120
Gravel Wetland	Control structure	1 ea	\$ 7,500	\$ 7,500
Gravel Wetland	24" Drainage Aggregate	109 cyds	\$ 40	\$ 4,360
Gravel Wetland	3" fine crushed gravel	27 cyds	\$ 45	\$ 1,215
Gravel Wetland	6" wetland muck	55 cyds	\$ 55	\$ 3,025
Gravel Wetland	3" river stone	27 cyds	\$ 50	\$ 1,350
Gravel Wetland	6" Top soil	247 cyds	\$ 55	\$ 13,585
Gravel Wetland	Seed and mulch	13352 sf	\$ 0.25	\$ 3,338
Gravel Wetland	Special	2948 sf	\$ 0.75	\$ 2,211
Catch Basins	Excavation and backfill for structures	12 ea	\$ 450	\$ 5,400
Catch Basins	Structures	12 ea	\$ 4,500	\$ 54,000
Catch Basins	Excavation and backfill for piping	1520 lf	\$ 45	\$ 68,400
Catch Basins	Storm piping	1520 lf	\$ 40	\$ 60,800
				\$ 252,106
<b>Roads</b>				
	Remove existing Pavement	18250 sf	\$ 1	\$ 18,250
	Dispose of Existing	18250 sf	\$ 0.25	\$ 4,563
	Excavate down to 24" on 53600 sf	3970 cyds	\$ 18	\$ 71,467
	Fabric	53600 sf	\$ 1	\$ 26,800
	Stone base - 18"	2978 cyds	\$ 45	\$ 134,000
	Fine Stone topping - 6"	993 cyds	\$ 50	\$ 49,630
	Paving - Assume 5"	1787 Tons	\$ 125	\$ 223,333
	Striping	1 ls	\$ 9,900	\$ 9,900
	Curbs	2680 lf	\$ 35	\$ 93,800
				\$ 631,742
<b>Water</b>				
	Site Clearing and Grubbing	1 ls	\$ 1,500	\$ 1,500
	Excavate down to the connection point	1 ls	\$ 450	\$ 450
	10" DI wet tap and valve	1 ls	\$ 8,500	\$ 8,500
	Excavate Open Trenching 6' Deep	887 cyds	\$ 40	\$ 35,480
	Trench Box	1 ls	\$ 750	\$ 750
	10" Water Pipe w/misc fittings, elbows etc.	818 lf	\$ 160	\$ 130,880
	Sand Borrow for Trench Backfill	727 cyds	\$ 40	\$ 29,080
	Thrust Blocks	2 ls	\$ 500	\$ 1,000
	Hydrant & Gate Valve	3 ea	\$ 7,500	\$ 22,500
	Top Soil	30 yds	\$ 55	\$ 1,650
	Seed and Mulch	1900 sf	\$ 0.25	\$ 475
	Testing and Cleaning	1 ls	\$ 6,000	\$ 6,000
				\$ 238,265
<b>Sewer</b>				
	Excavate down to the connection point	1 ls	\$ 450	\$ 450
	Make connection to existing Sewer	1 ls	\$ 1,000	\$ 1,000
	Excavate Open Trenching 6' Deep	906 cyds	\$ 40	\$ 36,240
	Trench Box	1 ls	\$ 750	\$ 750
	8" SDR 35 Gravity Sewer Pipe/Water Pipe w/misc fittings, elbow	825 lf	\$ 160	\$ 132,000
	Sand Borrow for Trench Backfill	733 cyds	\$ 40	\$ 29,320
	Sewer Manholes	4 ea	\$ 5,000	\$ 20,000
				\$ 219,760
<b>Misc</b>				
	Contractor's General Conditions at 8% of construction Cost		\$ 107,350	\$ 107,350
	General Liability		\$ 10,064	\$ 10,064
	Mob/Demob		\$ 6,000	\$ 6,000
	Erosion Prevention and Sedimentation Control		\$ 1,500	\$ 1,500
	Traffic Control		\$ 45,000	\$ 45,000
	Engineering		\$ 110,000	\$ 110,000
	Third Party QA/QC		\$ 50,000	\$ 50,000
	20% Contingency			\$ 220,000
				\$ 549,914
				\$ 1,891,787

**Berlin Route 62 Gateway Project – VTrans Bicycle/Pedestrian Portion**

Multi-Use Path - 1250 feet @ \$188.20/FT = \$234,250 (See TAP TA 21(9) Scoping Study)  
Streetlights – 40 Lights @ \$3,500/Light = \$140,000  
Sidewalk – 550 SQYD @ \$125/SQYD = \$68,750  
Trees – 52 Trees @ \$43/Tree = \$2,236  
QA/QC Lump Sum = \$54,764

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<b>TOTAL VTRANS Project</b>	<b>\$500,000</b>
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- **Financial Condition – Provide relevant financial information about the applicant organization, its legal form of operation, when it was formed, key personnel, and a copy of the most recent audited financial statements (if applicable).**

The Town of Berlin Vermont was chartered on June 8, 1763. The Town is governed by a 5-person elected Selectboard. The Selectboard hires a Town Administrator as an agent of the Selectboard, executing many of the Selectboard’s administrative functions to run the municipal government of the Town. As of January 1, 2023, the Berlin Grand List value was \$546M. A copy of the most recent audited financial statement is available here:

<https://www.berlinvt.gov/s/Town-of-Berlin-Vermont-2022-Audit-Report.pdf>

- **When possible, please provide projected outcome data relating to the proposed investment (i.e. number of housing units or jobs created, number of individuals served, energy dollars saved, greenhouse gas reduction projections, etc.)**

Vermont is in the midst of a crisis. Our population is getting older. The Baby Boomers are beginning to retire, and the oldest will be 84 in 2030. This shift in demographics along with a general population increase and COVID escalation of home prices, is putting added pressure on the state’s already tight housing market. There are regular media reports from around the state of job applicants turning down employment offers because they cannot find a place to live. Central Vermont Medical Center states that nearly 50 jobs at their Berlin based campus are going unfilled right now. The reason? Affordable housing is just not available in Central Vermont.

Berlin envisions 350 to 500 workforce housing units being built in the NTC within walking distance of major employers including the Berlin Elementary School, Central Vermont Medical Center, Vermont State Psychiatric Hospital, Blue Cross and Blue Shield, Shaw's Grocery, and the Berlin Mall. This housing construction cannot occur until the pedestrian transportation, water, and wastewater infrastructure within NTC is completed, one that supports the growth and transformation of an auto-oriented commercial area into a walkable town center. Award of LIAC infrastructure dollars will make Berlin's 30 years of planning and investment to add housing and



recreation opportunities within an easy commute to work, school and play more than a vision – these funds will make it happen.

The Route 62 Gateway project supports and advances the goals of NTC by providing the infrastructure necessary for the following:

- Fox Run – 30 units of affordable and workforce housing.
- Outlot F – Proposed 60 units of workforce housing.
- Berlin School Lot – Proposed 7,000 SQFT of municipal office and 30 units of workforce housing.

Assuming 30% of the 120 anticipated housing units can eliminate one vehicle from their household as now individuals can walk to work, 270 tons per year of CO2 can be eliminated from the environment. Additionally, eliminating these 36 vehicles will save those households an average of \$10,728 per year in vehicle expenses, increase their buying power and creating wealth.

- **Please identify if your project/proposal has been submitted to any other financial institution or entity for funding. If so, please provide details.**

Berlin will seek \$.5M in funding through the VTrans Bicycle and Pedestrian program. Applications are due June 9, 2023. (See Above)

State of Vermont  
Department of Housing and Community Development  
Deane C. Davis Building – 6<sup>th</sup> Floor  
One National Life Drive  
Montpelier, VT 05620-0501

Agency of Commerce and  
Community Development

[phone] 802-828-3211

[VIA EMAIL]

**TO:** Josh Hanford, Commissioner, Vermont Department of Housing & Community Development  
**FROM:** Jake Hemmerick, Planning & Policy Manager  
**CC:** Chris Cochran, Director, Division of Community Planning & Revitalization  
Downtown Board [upon signature]  
Interested Parties to the Application [upon signature]  
**DATE:** June 27, 2022  
**SUBJECT:** BERLIN NEW TOWN CENTER SATISFACTION OF CONDITIONS AND EFFECTIVE DATE

I'm writing to brief you on the Town of Berlin's progress on the fourth condition [*emphasized below*] of its new Town Center (NTC) conditional approval from the Downtown Board for your determination to recognize the designation effective. It says:

4. *The Chair will issue a memorandum to the applicant and interested persons recognizing the effective date of the designation upon satisfaction of the following [sub-conditions listed below].*

Staff reviewed the amendments to the Town of Berlin's Land Use and Development Regulations dated June 6, 2022, and prior correspondence related bylaw preparation.

The Town's adopted regulations will become effective 21 days after the date of adoption, unless put to a vote by the Selectboard or a petition for a popular vote is filed. I therefore recommend that you recognize the designation effective June 27, 2022 (unless made subject to a popular vote), based on the following review of the conditions.

- a. *The regulating street map must establish all streets as A, B, and P streets in the NTC (including the §2101.E street standards as they apply to A, B, and P streets), and A, B, and P streets must apply when proposing to construct an unmapped street;*

Section 210 of the regulating street map now classifies all streets as A and B streets within the NTC, and all new or reconstructed streets must meet the standards established in Paragraph 2101.E (per §2101.D(3)(c)). The street classifications determine the dimensional standards for development fronting on each street types (per §2101.D(3)(b)).

Paragraph 2101.E maintains the standards applicable to A, B & P Streets that are consistent with a New Town Center.

Any proposal to construct an unplanned street or develop a site or building that does not front on a street or street segment classified on the regulating map, must select a type for the street or street segment and within the NTC, and only A, B & P streets will be allowed in the New Town Center (per §2101.D(3)(d)).



- b. *A and B streets may establish necessary dimensional waivers to accommodate permanently affordable housing development;*

This condition is optional. No action was necessary or taken by the Town.

- c. *A and B streets must require on-street parking;*

The Town's regulations in paragraph 2101.E establish that within the NTC on-street parking is required along any street segment that will serve as frontage for new development (per §2101.E(3)(c)), which includes the division of parcel into two or more parcels; the construction, reconstruction, conversion, structural alteration or relocation or enlargement of any structure, mining excavation or filling; or any change in, or extension of, the use of land or a structure (per §5201.L). The section further clarifies that on-street parking may be provided for on one or both sides of A & B streets.

- d. *§2101.E street standard curbing waivers must only be allowed in situations where developments implement street stormwater treatment approaches in Vermont's Green Streets Guide and the center's proposed integrated stormwater plan;*

The street standards also establish that new or reconstructed streets must be curbed except on P (pedestrian streets) or when the development review board grants a waiver upon demonstration by the applicant that the street is designed for slow traffic speeds (which applies to all NTC streets) and in accordance with Vermont's Green Streets Guide.

In a meeting with the Town on Dec. 16, 2021, staff inquired about the status of the center's stormwater plan. The Town explained that there will be no municipal planning for stormwater; it will be prepared by private property owners in the NTC. The Town expects to bring an update to the State Board on the stormwater planning/permitting progress. NTC street development will be subject State-approved stormwater plans. The Town reported that there will be no municipally owned infrastructure, but a possible easement for access to the public facility may be needed. If the streets are built to standard, the Town may take over streets.

Overall, the condition recognizes the relationship between streets, curbing, and responsible stormwater management. So, if there is an ANR-stormwater plan compatible with the New Town Center requirements and the Town's regulations require curbing or otherwise comply with Vermont's Green Streets guide, staff finds that this condition is adequately satisfied, in recognition that the stormwater plan will have to meet both State permit and New Town Center street requirements.

- e. *The NTC regulations must not allow a development envelope without street frontage, or otherwise allow an envelope or lot to front parking lots or service and circulation drives without connected street frontage (2101.D);*

The Town's amended regulations close a loophole that previously appeared to allow development inconsistent with the New Town Center program and the State's smart growth principles by clarifying that service and circulation drives will not be considered streets unless they meet all the standards for roads, including the streets standards of 2101.E (per §2101.D(3)(f)). And, although a road is defined in the regulations as a vehicular way that provides access to 3 lots, 6 dwellings, or 3 non-residential principal buildings (per §5201.R), the NTC provisions will take precedence over this definition (per §2101.D.(4)), and staff understands that the regulations require that 1) land development front on a street, 2) that lots and development envelopes must front a street, 3) that the street types determine

dimensional standards for land and building development, and 4) that streets must meet the standards of §2101.E.

- f. *The NTC regulations must not allow a second, detached principal building to be constructed on large lots or envelopes (such as lots greater than 1,000% (10x) the minimum lot size for the regulating street) without connected street frontage, or otherwise allow the build-out of a large lot or envelope with multiple "back lot" buildings surrounded by parking lots or service and circulation drives, without connected street frontage (2101.D & 3505.A). 1,000% = 2.3 ac. on A streets, 3.4 ac. on B streets, and 1.3 ac. on P streets; and*

Of concern here, and related to the prior condition, was that the prior regulations would have allowed the development of a lot or building envelope in a manner that would not be consistent with NTC standards: such as secondary buildings on a lot or within an envelope without connected, regulating street frontage to apply the A, B, or P street standards.

Although a development envelop may still contain one or more buildings, parking areas and/or greenspace features (2101.D(2)(c), 2101.D(2)(d) says that development envelopes will not be approved for the purpose of avoiding prohibitions or limitations on locating parking between buildings and the streets. The regulations now make clear that development envelopes must be defined to apply the form-based dimensional standards according to street types, and that the development of a site or building that does not front on a street must select a regulating street type (2101.D(3)(d).

Although the amended regulations are not framed to apply maximum lot sizes, the proposed regulations address the concern by disallowing the development of detached principal buildings on lots or envelopes surrounded by parking lots and service and circulation drives without connected street frontage to a regulating A, B, or P street type. All lots, building envelopes and principal buildings are subject to the regulating street standards, including a build-to-line and primary street façade; in other words, this development must have adjacent street frontage, even if located within a building envelope. Approvals inconsistent with this would be grounds for review of the designation by the State Board.

- g. *The Route 62 gateway must include the street block on the official map and regulating street map (as envisioned on p.8 of application and the center plan) unless a traffic/engineering study (done in partnership and coordination with the RPC and VTrans) or other State regulations demonstrate that it is not feasible as envisioned.*

The Regulating Map in section 210 and the adopted Official Map dated December 2021 include the street block as envisioned in the NTC application.

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Last, the Town's Zoning Administrator has reviewed this draft memo for accuracy and would like to update the Downtown Board on its New Town Center activity and progress in July and apply for a Neighborhood Development Area designation.

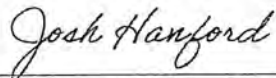
#### **ATTACHMENTS:**

1. Approved Amendments to the Town of Berlin Unified Development Regulations
2. State Board Facts, Findings and Conditions of Approval

**COMMISSIONER DECISION:**

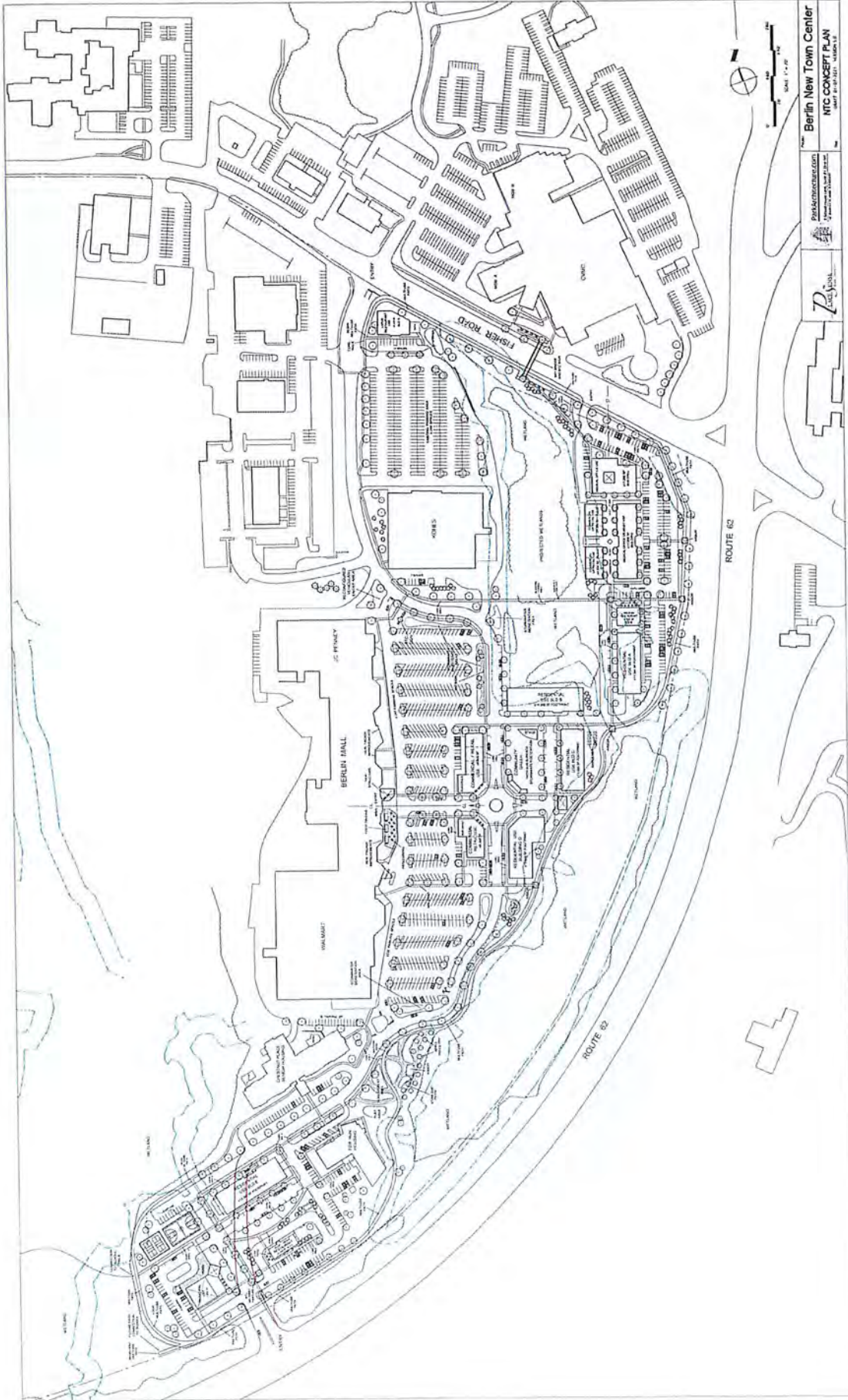
As Board Chair, I recognize the Berlin New Town Center designation effective June 27, 2022 (unless made subject to a popular vote), based on staff's review this 27th day of June, 2022, and instruct staff to notify the applicant, members of the Board, and interested persons.

We look forward to following the Town's progress on development subject consistent with the New Town Center program and the Board's approval and conditions, as applied by applicants, the Zoning Administrator, and Development Review Board.



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Commissioner Josh Hanford



Project: Berlin New Town Center  
 NTC CONCEPT PLAN  
 DATE: 6-20-2011, MADISON, VT

PAKARCHITECTURE  
 ARCHITECTS  
 100 NORTH MAIN STREET, SUITE 200  
 MADISON, VT 05750



R  
 REALTY  
 REALTY

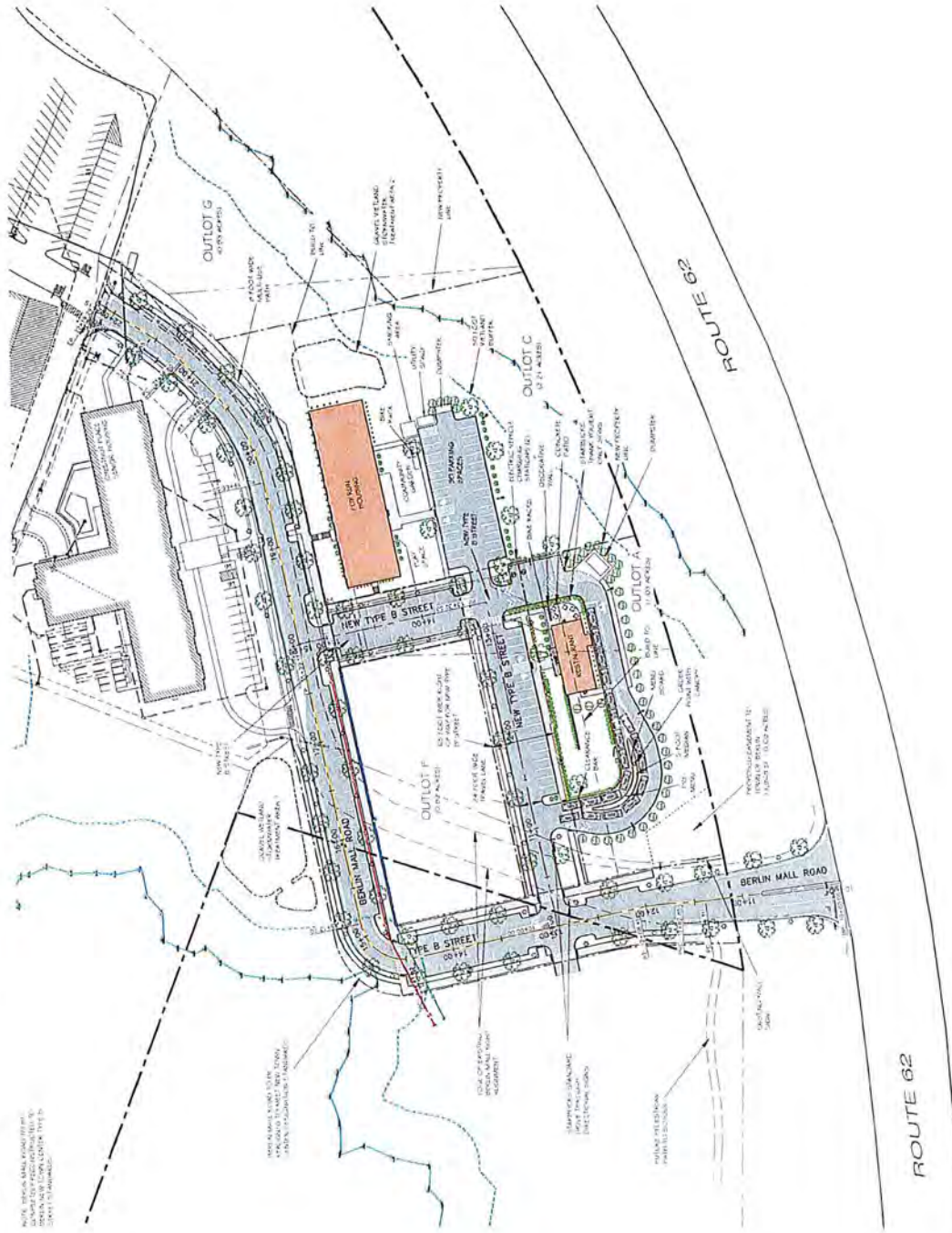


Location Map

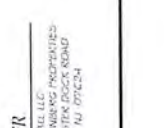


### Legend

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- WALL TO LINE
- CURBLINE OF LARGEST STRUCTURE
- PROPOSED FACE DRIVE CENTERLINE
- EDGE OF MOVED AREA
- WETLAND BOUNDARY
- WETLAND BUFFER
- PROPOSED DRIVE WAY AND SERVICE DRIVE
- EXISTING UTILITY
- PROPOSED WATER SERVICE
- EXISTING/PROPOSED SEWER
- PROPOSED ELECTRIC SERVICE
- PROPOSED LIGHTS
- PROPOSED REINFORCED WALL
- PROPOSED FENCES



**OWNER**  
 BERLIN MALL, LLC  
 500 HARRISBURG PROPERTIES  
 254 GLOSTER DICK ROAD  
 GLOSTER, NJ 07034



DATE	BY	SCALE	SHEET NO.	TOTAL SHEETS
15	15	15	15	15
<b>BERLIN MALL OUTLOTS A1 &amp; C</b> PHASE 2 CHERRAL SITE PLAN			15	
<b>OLEARY-BURKE CIVIL ASSOCIATES, P.C.</b> 100 STATE STREET SUITE 200 JERSEY CITY, NJ 07310 TEL: (201) 871-1111 FAX: (201) 871-1112				

Received for Record

May 17 A.D. 2023  
 at 12 o'clock 30 Minutes P.M.  
 Recorded in Book 157 Page 8-11  
 of Land Records.  
 Attest *[Signature]* Town Clerk

**QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS that the WASHINGTON CENTRAL UNIFIED UNION SCHOOL DISTRICT of the County of Washington, State of Vermont, as successor in interest to the Berlin Town School District, Grantor, in consideration of ten dollars and other good and valuable consideration paid to its full satisfaction by THE TOWN OF BERLIN, of the County of Washington, State of Vermont, Grantee, has REMISED, RELEASED AND FOREVER QUIT CLAIMED unto the said Grantee Town of Berlin all right, interest and title which said Grantor has in, and to a certain parcel of land in the Town of Berlin, County of Washington, and State of Vermont, described as follows, viz:

Being a 3.8-acre parcel, more or less, depicted as Lot 2 on a survey entitled "Boundary Subdivision for Berlin Town School District, 372 Paine Turnpike N., Berlin, Vermont" prepared by Latitudes Land Surveying, Burlington, Vermont, dated June 15, 2022, and filed on June 22, 2022, in Slide 22-04 of the Town of Berlin Land Records.

Said lands and premises are a portion of the lands and premises conveyed to the Berlin Town School District by Warranty Deed of Clarence A. Pike dated June 7, 1966, and recorded in Book 36, at page 575 of the Town of Berlin Land Records.

Reference is made to the Vermont State Board of Education's "Final Report of Decisions and Order on Statewide School District Merger Decisions Pursuant to Act 46, Sections 8(b) and 10" dated November 28, 2018, in which the State Board of Education, pursuant to the authority and mandates in 2015 Acts and Resolves No. 46, Sec. 8 and Sec. 10, as amended, and the provisions of 16 V.S.A. ch. 11, ordered that the Washington Central Unified Union School District shall supplant the Berlin Town School District pursuant to the Washington Central Unified Union School District Articles of Agreement. Further reference is made to said Articles of Agreement, dated June 25, 2019 and approved by voters November 5, 2019; and in particular Article 13, which states that the Washington Central Unified Union School District supplants all forming districts, including the Berlin Town School District, as of December 31, 2019. Further reference is made to a vote by the electorate of the Washington Central Unified Union School District in March 2022 authorizing the present conveyance.

Grantor conveys this property subject to the following restrictions:

1. The property shall be used by Grantee for municipal purposes, and only as part of the New Town Center as approved by the State of Vermont. Such purposes include but are not limited to transportation, utility and pedestrian infrastructure, creation of housing, municipal offices, public recreation, parks or any such purpose that promotes a neighborhood and/or downtown environment. If Grantee ceases to use the property for this purpose, or if Grantee ever enters into an agreement to convey the property to a third party or takes affirmative steps to convey the property to a third party, Grantee shall notify Grantor or its successor of this development by certified mail, and the Grantor or its successor shall have a right of reentry, through which title to the property will revert to Grantor or its successor. The Grantor or its successor shall have 90 days from the day it receives the notice to exercise or decline its right of reentry and



reversion by certified mail delivered to the Town of Berlin Administrator and Selectboard. Should the Grantor or its successor decline to exercise the right of re-entry the right shall be extinguished.

2. Notwithstanding the restrictions in No. 1 above, the Grantee may, at its sole option, convey to Berlin Mall, LLC, or its successors and assigns, a triangular parcel of land on the southeasterly boundary of the land conveyed in exchange for a triangular parcel of land in the southwesterly corner of lands of Berlin Mall, LLC, all as depicted on a Plan entitled ""Outlots A & C Concept Plan" dated September 10, 2021, Plan Sheet #1, prepared by O'Leary-Burke Civil Associates, PLC, which is attached hereto and made a part hereof. The map is not a survey and is not to be relied upon as such; it is offered for illustrative purposes in identifying the general shape and location of the parcels.
3. The property shall be subject to a restrictive covenant requiring Grantee, and its successors and assigns, to maintain a 25-foot landscape buffer easterly from the westerly property line of the 3.8-acre parcel to serve as a visual screen between the existing Berlin Elementary School and the New Town Center. Grantee, and its successors and assigns, shall not build structures or clear trees or vegetation, except for maintenance, in the 25-foot buffer. These covenants shall run with the land and shall be binding on Grantee's successors and assigns, and shall be enforceable by Grantor and its successors.
4. Grantor retains an easement allowing it, and its successors, to maintain existing hiking trails on the 3.8-acre parcel and allow Grantor, its successors, and the general public to continue to use those trails. This easement shall run with the land and shall be binding on Grantee's successors and assigns.
5. Notice of permit requirements: In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

The land and premises are subject to State of Vermont Wastewater System and Potable Water Supply Permit #WW-5-0143-1 issued May 8, 2023 to Washington Central Unified Union School District and recorded in Book 157, at pages 3-5 of the Town of Berlin Land Records and Town of Berlin Zoning Permit #22-009 issued May 29, 2022 to Berlin School District c/o Washington Central Unified Union School District and on file in the Town of Berlin Zoning files.

Reference is hereby made to the aforementioned deeds and their records and to all prior deeds and their records for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD all of Grantor's right, title, and interest in and to the quitclaimed premises, with the appurtenances thereof, to the said Grantee, Town of Berlin, AND FURTHERMORE, Grantor covenants with said Grantee that Grantors will have and claim no right in, or to the said quit claimed premises apart from the right of reentry, easement, and right to enforce covenants as set forth herein.

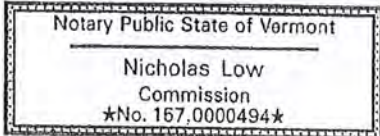
IN WITNESS WHEREOF, Grantor executes this deed this 12 day of May 2023.

WASHINGTON CENTRAL  
UNIFIED UNION SCHOOL DISTRICT

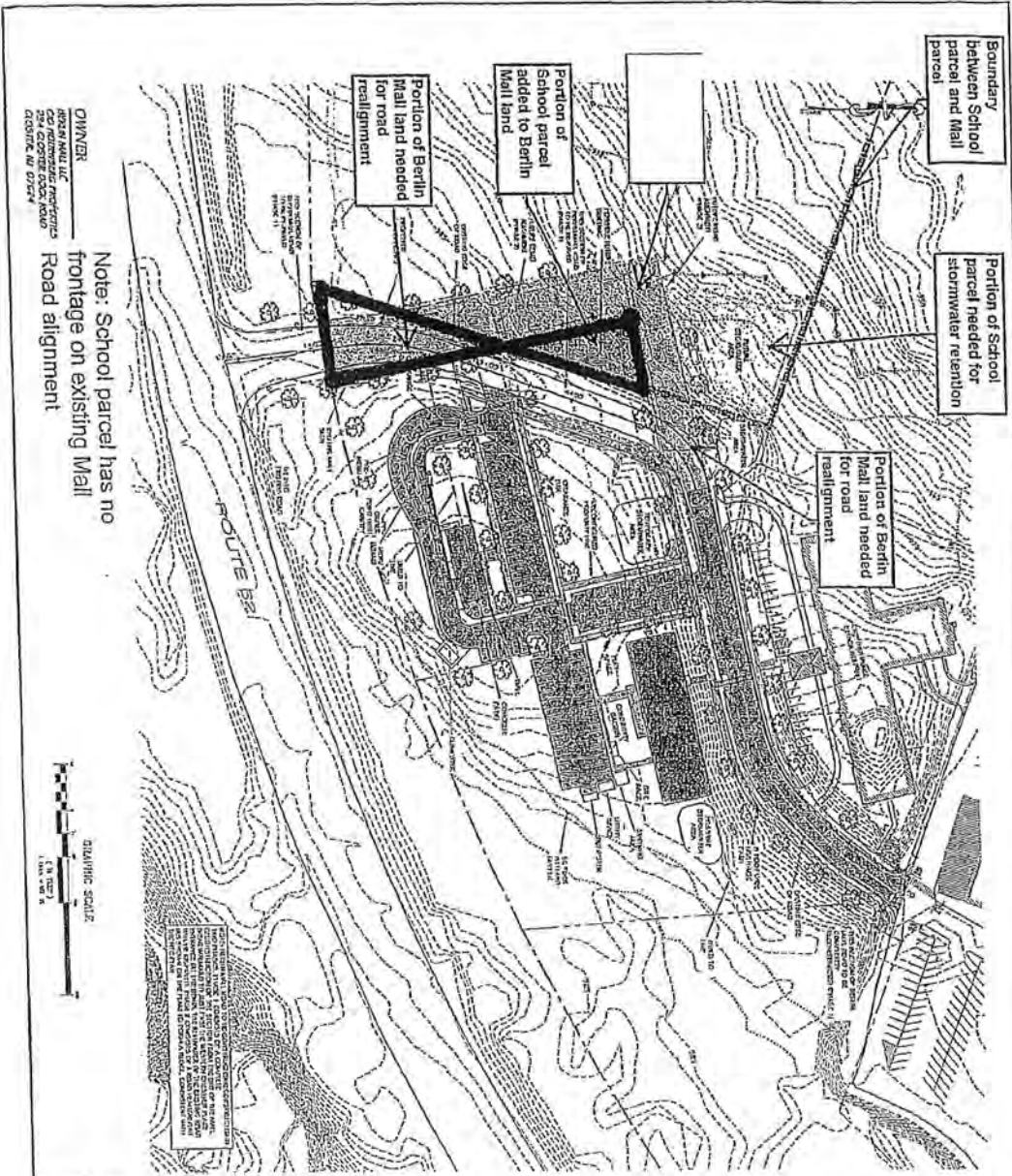
BY: [Signature]  
Name: FLORE DIAZ SMITH  
Its Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF WASHINGTON, ss.

At Montpelier in said County, this 12 day of May 2023, personally appeared Flore Diaz Smith for themselves and as duly authorized agent for Washington Central Unified Union School District and acknowledged the foregoing instrument by them signed and sealed to be their free act and deed and the free act and deed of Washington Central Unified Union School District.



Before me, [Signature]  
Notary Public  
Name: \_\_\_\_\_  
Commission # \_\_\_\_\_  
My Commission Expires 1/31/2025

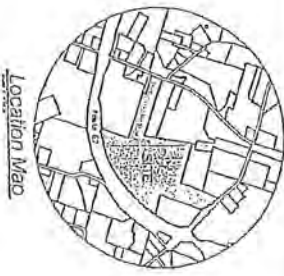


OWNER  
 JOHN MAIL LLC  
 204 REMINGTON PROPERTIES  
 204 GEORGE COCKFIELD  
 ROCKFORD, IL 61054

Note: School parcel has no  
 frontage on existing Mail  
 Road alignment



THIS MAP IS A PRELIMINARY PLANNING TOOL AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP. THE USER OF THIS MAP SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND ARCHITECT FROM AND AGAINST ALL SUCH DAMAGES AND LOSSES.



**Legend**

- Street - Centerline
- Street - Right-of-Way
- Proposed Street
- Proposed Stormwater Retention
- Proposed Road Realignment
- Proposed Mail Land
- Proposed School Parcel
- Proposed Stormwater Retention
- Proposed Road Realignment
- Proposed Mail Land
- Proposed School Parcel

**ZONING SUMMARY**

PROPOSED DEVELOPMENT	PROPOSED ZONING DISTRICT	APPLICABLE ZONING DISTRICT	PERMITTED USES
SCHOOL	COMMERCIAL	COMMERCIAL	SCHOOL
STORMWATER RETENTION	COMMERCIAL	COMMERCIAL	STORMWATER RETENTION
ROAD REALIGNMENT	COMMERCIAL	COMMERCIAL	ROAD REALIGNMENT

NO.	DATE	DESCRIPTION	BY	APP. BY
1	08/15/2024	30% SCALE OVERALL SITE PLAN	QUIGGINS & C	QUIGGINS & C



June 5, 2023

Peter Pochop,  
Municipal Assistance Section Project Manager  
State of Vermont Agency of Transportation  
219 North Main Street  
Barre, VT 05641

Dear Mr. Pochop,

The Central Vermont Regional Planning Commission is pleased to support the Town of Berlin's application to the Bicycle and Pedestrian Program to complete the construction of a multi-use path, sidewalks, lighting, and streetscaping in their New Town Center.

The Berlin New Town Center will create a new mixed-use residential and commercial district in the area that is currently the Berlin Mall. The Regional Plan recognizes the compact, pedestrian-friendly, multi-story, and mixed-use development that is proposed in New Town Centers as an important part of future development in Central Vermont and emphasizes the importance of creating pedestrian and bicycle-oriented infrastructure in these areas.

The *2016 Central Vermont Regional Plan, Amended 2020*, promotes the development of active transportation facilities with the following Goals and Policies:

- Transportation Goal 4, Policy 3: Ensure adequate mobility for all segments of the population, including residents who cannot or do not use private automobiles.
- Transportation Goal 6, Policy 4: Promote projects that limit the conflicts between the motor vehicle traffic stream, pedestrians, and the rail system.
- Transportation Goal 8, Policy 3: Encourage transportation system improvements that renew and improve downtowns, growth areas, and neighborhoods.

This proposed construction project will help the Town of Berlin promote its New Town Center to employers, employees, visitors, shoppers, and residents alike. The Central Vermont Regional Planning Commission is pleased to support this work.

If CVRPC can be of further assistance in the development of this process, please do not hesitate to contact me.

Sincerely,

Christian Meyer  
Executive Director



# TOWN OF BERLIN, VERMONT

Selectboard:

- Brad Towne, Chair
- Florence Smith, Vice Chair
- David Sawyer
- Joe Staab
- Ture Nelson

Municipal Office Building  
 108 Shed Road  
 Berlin, Vermont 05602  
 Telephone: 802-223-4405  
 Fax Number: 802-223-4404

Town Administrator  
 Vince Conti

**WHEREAS**, the Town of Berlin, Vermont is applying for funding as provided for in the VTrans 2023 Bicycle and Pedestrian Grant Program and may receive an award of funds under said provisions; and

**WHEREAS**, the Vermont Department of Transportation may offer a Grant Agreement to this Town for said funding; and

**WHEREAS**, the Town is maintaining its efforts to provide local funds for municipal and regional planning and development purposes,

**Now, THEREFORE, BE IT RESOLVED**

1. That the Town Selectboard enters into and agrees to the requirements and obligations of this grant program including a commitment to match funds.
2. That the Berlin Planning Commission recommends applying for said Grant.

Karla Nuissl  
 Planning Commission Chair

Karla Nuissl  
 Signature

3a. That **Vince Conti** Title **Town Administrator** who is the Chief Executive Officer (CEO), as defined by 10 VSA §683(8), or is a Select Board Member, the Town Manager, the City Manager, or the Town Administrator, is hereby designated to serve as the Municipal/Authorizing Official (M/AO) and to execute the Grant Agreement and other such Documents as may be necessary to secure these funds.

3b. That Thomas J. Badowski Title Assistant Town Administrator is hereby designated as the Grant Administrator, the person with the overall administrative responsibility for the VTrans Bicycle and Pedestrian Grant program activities related to the application, and any subsequent Grant Agreement provisions.

Passed this 5th day of June 2023.

TOWN OF BERLIN SELECTBOARD:

Brad Towne Brad Towne Florence Smith Florence E. Smith  
 David Sawyer David Sawyer Joe Staab Joe Staab  
 Ture Nelson Ture Nelson

# DISTRICT #6 MEMO

## Zoning Administrator

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**From:** Gadapee, Kevin <Kevin.Gadapee@vermont.gov>  
**Sent:** Tuesday, June 6, 2023 10:36 AM  
**To:** Pochop, Peter; Zoning Administrator  
**Cc:** Redmond, Michelle; Gadapee, Kevin  
**Subject:** RE: Berlin New Town Center - Pedestrian Access and Transportation Project

Thank you Peter.

Mr. Badowski,  
Thank you for reaching out to let us know of your project. D6 supports your plan. Good luck and if the district can support in any way, do not hesitate to reach out anytime.

Best regards,  
-Kevin

Kevin Gadapee | Capital region DTA  
District Maintenance and Fleet Division  
Vermont Agency of Transportation  
1736 US Rte. 302 | Berlin, VT 05602  
802-461-8764 phone | [Kevin.Gadapee@vermont.gov](mailto:Kevin.Gadapee@vermont.gov)  
<http://vtrans.vermont.gov>



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**From:** Pochop, Peter <Peter.Pochop@vermont.gov>  
**Sent:** Tuesday, June 6, 2023 8:22 AM  
**To:** Gadapee, Kevin <Kevin.Gadapee@vermont.gov>; zoning <zoning@berlinvt.gov>  
**Cc:** Redmond, Michelle <Michelle.Redmond@vermont.gov>; Pochop, Peter <Peter.Pochop@vermont.gov>  
**Subject:** RE: Berlin New Town Center - Pedestrian Access and Transportation Project

Good Morning,

I believe Tom is reaching out in regards to the Bike/Ped grant application process requirement to contact the DTA, as described in section 7 of the grant guide:

*b. For construction projects located in or adjacent to a State Highway Right-of-way, coordination with the District Transportation Administrator (DTA) is required. Include a copy of your correspondence and any comments received from the DTA. The DTA oversees maintenance of the State Highway System in their district. See Attachment D for DTA contact information.*

I advised him that with the proximity to Route 62, he should reach out to the district.

Thanks!

Peter Pochop | Project Manager  
Project Delivery Bureau - Municipal Assistance  
219 North Main Street, Barre VT 05641



**From:** Gadapee, Kevin <[Kevin.Gadapee@vermont.gov](mailto:Kevin.Gadapee@vermont.gov)>  
**Sent:** Tuesday, June 6, 2023 8:11 AM  
**To:** zoning <[zoning@berlinvt.gov](mailto:zoning@berlinvt.gov)>; Pochop, Peter <[Peter.Pochop@vermont.gov](mailto:Peter.Pochop@vermont.gov)>  
**Cc:** Gadapee, Kevin <[Kevin.Gadapee@vermont.gov](mailto:Kevin.Gadapee@vermont.gov)>; Redmond, Michelle <[Michelle.Redmond@vermont.gov](mailto:Michelle.Redmond@vermont.gov)>  
**Subject:** RE: Berlin New Town Center - Pedestrian Access and Transportation Project

Mr. Badowski,

Thanks for reaching out.

Peter, can you provide an answer to this question? It looks like this is a MAB grant/project. Let me know if I have missed anything or if I can support.

Thanks.  
-Kevin

Kevin Gadapee | Capital region DTA  
District Maintenance and Fleet Division  
Vermont Agency of Transportation  
1736 US Rte. 302 | Berlin, VT 05602  
802-461-8764 phone | [Kevin.Gadapee@vermont.gov](mailto:Kevin.Gadapee@vermont.gov)  
<http://vtrans.vermont.gov>



**From:** Zoning Administrator <[zoning@berlinvt.gov](mailto:zoning@berlinvt.gov)>  
**Sent:** Monday, June 5, 2023 3:10 PM  
**To:** Gadapee, Kevin <[Kevin.Gadapee@vermont.gov](mailto:Kevin.Gadapee@vermont.gov)>  
**Cc:** Pochop, Peter <[Peter.Pochop@vermont.gov](mailto:Peter.Pochop@vermont.gov)>  
**Subject:** Berlin New Town Center - Pedestrian Access and Transportation Project

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Kevin: The Town of Berlin is seeking \$550K in VTrans funding to:

1. Construct pedestrian access infrastructure in the form of sidewalks and multi-use paths.
2. Add streetscaping and lighting.

Berlin has also requested \$2M in funding from Local Investment Advisory Committee to develop the stormwater and road portions of the Route 62 Gateway:

1. Construct stormwater treatment infrastructure.
2. Realign and reconstruct the current Berlin Mall Road.
3. Extend water and wastewater infrastructure to two (2) undeveloped lots, Outlot F and Berlin School Lot

For the purposes of the 2023 VTrans Large-Scale Bicycle and Pedestrian Grant Application, I wish to ascertain if the proposed project is on the state system?

This application is due this week so your attention to this matter is most appreciated.

Thanks,

Tom

Thomas J. Badowski  
Assistant Berlin Town Administrator  
108 Shed Road  
Berlin VT 05602

802-229-2529 (O)  
802-371-7300 (M)