

# Public Hearing

## Sharon CMG PARK(51)

**Sharon Park and Ride  
On VT Route 132**

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Date: September 7 , 2023

Time: 6:00 PM – Open Forum  
6:30 PM – Formal Public 502 Hearing

Location: Sharon Congregational Church  
Located at 55 VT Route 132, Sharon, Vermont



## **WHAT IS A PUBLIC 502 HEARING?**

### ***WHAT IS PUBLIC INVOLVEMENT?***

A continuous process of two-way communication between the citizens and public agencies, during which a conceptual plan is discussed and the field of choice narrowed until a final solution/plan is developed.

### ***WHY A PUBLIC 502 HEARING?***

A Public 502 Hearing provides an opportunity for the Agency of Transportation and the community to exchange information about proposed highway/bridge projects. The Hearing lets us listen to the concerns of local residents and obtain information on the proposed project. Input from local sources is very important for determining various design elements to be included in a project.

### ***WHAT IS AN OPEN FORUM?***

An Open Forum is an informal process of answering design or right-of-way related questions. During the Open Forum, members of the public may look at project displays and ask questions of representatives of the Agency of Transportation.

### ***WHAT IS A FORMAL PUBLIC HEARING?***

During the Formal Public Hearing, representatives from the Agency of Transportation and their Design Consultants will explain the proposed project and then take questions and comments, all of which will be recorded by a court reporter. For individuals who prefer to make their comments in writing, a comment form is included in this packet. Additional forms will be available at the Hearing.

## **GENERAL INFORMATION**

### ***PROJECT LOCATION***

The project is located in the Town of Sharon at the existing park-and-ride facility on the west side of VT Route 132 approximately 250 feet south of the intersection of VT 132 and Interstate 89.

### ***PROJECT PURPOSE***

The purpose of this project is to provide a safe and convenient parking facility to encourage the consolidation of travelers and the reduction of single occupancy vehicles on Vermont's roadways.

### ***PROJECT NEEDS***

- Provide adequate parking capacity to meet current and future needs.
- Provide accommodation for public transit and transit riders, including bus access and a bus shelter.
- Provide safe and efficient access for commuter traffic and transit service from VT Route 132 and I-89.
- Provide a safe and secure environment by being visible from I-89 and Vermont Route 132 as well as having overhead lighting at night that meets Sharon DRB requirements.
- Meet environmental permitting requirements, including erosion prevention and sediment control during and after construction and stormwater management using bio retention swales and a stormwater pond.

### ***SCOPE OF WORK***

The proposed project includes the expansion of the existing park and ride facility with a bus shelter, new bike rack, pavement markings, lighting, landscaping, drainage, stormwater management, and incidental items.

### ***RIGHT-OF-WAY REQUIREMENTS***

Based on property deed research, the VT Route 132 highway right-of-way and adjoining properties are as shown on the plans. A permanent sidewalk easement and temporary slope easements will be needed to construct the project. The actual extent of land acquisition is not fully known at this time because the limits of construction indicated on the plans are only conceptual.

### ***TIME SCHEDULE***

The current schedule for this project shows construction beginning in the summer of 2025.

## ***COST***

The construction cost estimate for this project is \$735,000. This estimate does not include preliminary engineering, right of way or construction engineering. Funding for this project will be 100% from Federal sources. No local or state funds will be required.

## **RIGHT OF WAY ACQUISITION PROCEDURES**

[FOR INFORMATIONAL USE ONLY IN CONNECTION WITH THIS PUBLIC HEARING]

**INTRODUCTION:** The State of Vermont’s program for acquiring rights of way for Federal-aid transportation related projects (such as the project described in this handout) is conducted in accordance with a Federal law entitled “*The Uniform Relocation Assistance and Land Acquisition Policies Act of 1970, as amended*” (referred to as the “*Uniform Act*”), and Vermont statutory law relating to the governmental right of eminent domain. A brief description of the various phases of Right of Way (ROW) acquisition is outlined below.

**I.** Initially, property owners will be contacted by an agent who will inquire about the physical characteristics of the property, such as the locations of property lines, water lines, septic systems, etc. At this time, the agent will explain preliminary details about the design of the project and the anticipated effects on the property.

**II.** Following the initial property owner meeting, a title search of the property will be conducted in the Town/City Land Records. This information will be used by the ROW Section as a basis for the formation of project specific ROW Plans.

**III.** Utilizing the ROW Plans, the acquisition effects on property will be valued by a licensed appraiser (or by an agent/negotiator if the acquisition is considered an uncomplicated appraisal assignment). Depending on which valuation method is applicable, an Appraisal (Value Finding) Report is prepared by an appraiser, or a Waiver Valuation Estimate is prepared by an agent/negotiator. A value amount will be determined prior to the initiation of negotiations; this is generally accomplished by inspecting the property and comparing prices at which similar properties have sold recently or utilizing the municipality’s equalized assessment for the subject property.

The Appraisal Report or Waiver Valuation will be reviewed by a Review Appraiser, Right of Way Acquisition Chief, or qualified designees who have the responsibility for final approval of the values estimated for just compensation.

**IV.** Subsequently, a ROW agent/negotiator will contact each owner to review the project and its effect on the property, and to present in writing the State’s fair market value offer of monetary compensation for the land and/or rights needed to construct the project. ROW brochures are available that explain in greater detail the acquisition process where an “Agreement” has been reached with the property owner, or when “Condemnation” is utilized (in the absence of an agreement and the State elects to exercise its right to condemn by use of formal hearing/court procedures).

**V.** Please note that when property is acquired for Federal-aid projects and as a result owners/occupants need to be displaced from their homes or businesses, in compliance with the “Uniform Act” relocation assistance and payments are available. More detailed information about this program can be obtained directly from the ROW Section upon request.

The foregoing was a brief outline of the Right of Way acquisition process. If you have specific questions, we will try to answer them, or will refer them to our Right-of-Way Section for reply. You can also contact the Right-of-Way Section directly at (802) 279-7506, email the Right-of-Way section at [rey.polk@vermont.gov](mailto:rey.polk@vermont.gov), or write to:

Trey Polk, ROW Acquisitions Manager  
Vermont Agency of Transportation  
Right-of-Way Section  
219 North Main Street  
Barre, VT 05641

In addition, if you have specific questions or comments concerning this project that aren't addressed at this meeting, please contact Tina Bohl by email at [tina.bohl@vermont.gov](mailto:tina.bohl@vermont.gov) or by phone at (802) - 793-1743, or by letter at the following address:

Tina Bohl  
Municipal Assistance Project Manager  
Vermont Agency of Transportation  
219 North Main Street  
Barre, VT 05641

Vermont Agency of Transportation

502 HEARING

Sharon CMG PARK (51)

September 7, 2023

WRITTEN COMMENTS

We would appreciate your input and suggestions.

Please return this sheet, with comments, to a staff member at this hearing, or by mail to the address on the back of this sheet. In order to be included as an official part of the hearing transcript, the final postmark date for written statements and other information will be 10 calendar days from the Hearing date.

COMMENTS:

Lined area for writing comments.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLEASE CHECK ONE:

( ) Property owner adjacent to project

( ) Organization Representative:

Organization: \_\_\_\_\_

Title: \_\_\_\_\_

( ) Other: \_\_\_\_\_

1) Fold along dashed lines   2) Tape or staple   3) Place stamp and mail

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Place  
Stamp  
Here

Tina Bohl  
Municipal Assistance Project Manager  
Vermont Agency of Transportation  
219 North Main Street  
Barre, Vermont 05641

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