



## City Council With Mayor Presiding

**Monday, May 11, 2026, 7:05 PM, Contois Auditorium, 149 Church Street, 2nd Floor**

Join from PC, Mac, iPad, or Android:

<https://zoom.us/j/99528313589>

Phone one-tap:

+13052241968, 99528313589# US

Join via audio:

+1 305 224 1968 US

Webinar ID: 995 2831 3589

International numbers available: <https://zoom.us/u/arLe3fybY>

\*\*CCTV link: [https://www.youtube.com/playlist?list=PLIjLFn4BZd2PwCqe7INoKug676jIf\\_iUA](https://www.youtube.com/playlist?list=PLIjLFn4BZd2PwCqe7INoKug676jIf_iUA) \*\*

### 1. Agenda

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<b>Subject</b>	<b>1.1. Motion to adopt agenda</b>
Meeting	May 11, 2026 - City Council With Mayor Presiding Meeting - Monday, May 11, 2026, 7:05 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	1. Agenda
Department	Council and Board
Type	Action Procedural
Recommended Action	Motion to adopt agenda

### 2. Cherry Street Condemnation Request: Reconnecting Bank and Cherry Streets

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<b>Subject</b>	<b>2.1. Cherry Street Condemnation Request: Reconnecting Bank and Cherry Streets - DPW</b>
Meeting	May 11, 2026 - City Council With Mayor Presiding Meeting - Monday, May 11, 2026, 7:05 PM, Contois Auditorium, 149 Church Street, 2nd Floor

Category	2. Cherry Street Condemnation Request: Reconnecting Bank and Cherry Streets
Department	Public Works Department
Type	Action
Recommended Action	The City Council With Mayor Presiding authorizes the City to initiate proceedings, pursuant to 19 V.S.A. Chapter 7, for the highway alteration project known as Reconnecting Bank and Cherry (Burlington CDS CD23(1)), and to set a time and place for the site visit and hearings to determine necessity and compensation, if any, at the times and places described in the attached draft Citation/Notice. a. To set a date for the Necessity Hearing on _____ b. To set a date for the Compensation Hearing on_____

### **3. Adjournment**

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<b>Subject</b>	<b>3.1. Motion to adjourn</b>
Meeting	May 11, 2026 - City Council With Mayor Presiding Meeting - Monday, May 11, 2026, 7:05 PM, Contois Auditorium, 149 Church Street, 2nd Floor
Category	3. Adjournment
Department	Council and Board
Type	Action Procedural
Recommended Action	Motion to adjourn



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## Memo

*Date:* May 11, 2026

*To:* City Council with Mayor Presiding

*From:* Julia Ursaki P.E., Public Works Engineer  
Corey Mims P.E., Senior Public Works Engineer  
Laura Wheelock P.E., City Engineer

*CC:* Chapin Spencer, Director Public Works

*Subject:* Cherry Street Condemnation Request  
*Reconnecting Bank and Cherry Streets*

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### Background:

Reconnecting Bank & Cherry Streets is a transformational project that will reknit together the center of our downtown grid, which was severed by Urban Renewal over 50 years ago. Now, with two federal grants and Tax Increment Financing (TIF) funding, we can deliver tens of millions of dollars of infrastructure upgrades while limiting property tax impacts for residents. This project will revitalize the streetscape and expand the aesthetic of Church Street to support local businesses and provide utility upgrades that are necessary to enable housing development within this underutilized area of our downtown.

As we move forward with the Cherry Street right-of-way process, there are nine parcels that will have minor temporary impacts during construction, and one parcel that will be impacted with a permanent easement needed for drainage infrastructure.

The primary driving factor of the temporary easements is that our sidewalk is at the edge of the right-of-way, and rebuilding it requires extra space beyond the right-of-way to lay the formwork, pour the concrete, and also tie in existing driveways to the newly poured sidewalk.

The one permanent easement that the City is requesting is in an existing easement area that is part of the Downtown Transit Center. This permanent easement will allow the City to install a new catch basin at the existing curb line.

### Impacted Parcels:

All impacted parcels are shown in Attachment 1. The project will need temporary construction easements and one permanent easement. These easements accommodate reconstructing the sidewalk at the edge of the right-of-way, tying in existing driveways to the sidewalk, and

drainage improvements. Both types of easements (temporary and permanent) are labelled in the attachment.

Process/Timeline:

The Cherry Street Congressionally Directed Spending (CDS) has a strict funding timeline that is dictating the project schedule, including a date constraint to obligate construction funds by September 2026. The City must take all efforts to meet this deadline to avoid jeopardizing the project's federal funding, which is why we are requesting to initiate these proceedings now. The following process outlines the steps taken thus far and next steps that align with this September 2026 timeline. This timeline ensures that we are able to move the project along and meet our funding obligation deadlines.

Overall Easement Timeline and Process:

- Property owner meetings (January 2026)
- Property owners received offers (February and March 2026)
- Subsequent property owner meetings (Ongoing)
- 5/11/26 City Council with Mayor Presiding (today)
  - o Request that a hearing date is set for the following:
    - Necessity Hearing
    - Compensation Hearing
- Citation/Notice (draft included in Attachment 2) is sent to property owners and public following approval on 5/11/26
- 6/22/2026 City Council with Mayor Presiding
  - o This meeting opens the two hearings noted above. It includes:
    - A mandatory site visit,
    - Presentation by the project team to explain why the property takings are necessary,
    - Questions by Councilors and Mayor,
    - Testimony by property owners.
  - o This occurs for each of the two hearings
- City Council meetings in July - Continuation of any Hearings
  - o Information provided as a continuation are usually shorter topics but allow for staff to bring requested information/clarity from questions and testimony or allow CC w/MP to formally vote.
  - o It is not required to act on these hearings in a public setting, but DPW believes it is best with this project to keep conclusions during one of the warned meetings.
- VTrans compiles Right-of-Way files and submits documents to Federal Highway Administration (August 2026)
- Federal Highway Administration reviews documents and submits project change of status to obligate the Construction Phase funding (no later than September 15, 2026)

Additional information about this process can be found in the Necessity/Compensation Process Memo (Attachment 3) that includes the definitions, descriptions, and requirements of this process.

While some property owner offers are close to reaching agreement, only four of the ten have been signed as of May 6, 2026. The City is still able to negotiate and settle with property owners throughout the Necessity and Compensation Process. Only at the conclusion of

Compensation does the negotiations process conclude and compensation is determined for any parcels that have not already settled. At this point, the City is able to continue to advance the project with Necessity found and determination of fair Compensation. Any additional appeals can be handled through the court process as the project advances and construction obligation is met for funding.

The City's goal is to get our current easement offers accepted before the necessity/compensation hearing. To ensure that our project schedule and funding obligation deadlines are met, we are requesting to start the compensation process with this memo. If approved, the City will send the Citation/Notice (included in Attachment 2) to all impacted property owners and parties in accordance with City, State, and Federal rules.

#### Urgency to Advance through Right-of-Way Phase

FHWA will not obligate construction funding until VTrans has issued a Right-of-Way Clearance Certificate. In order for VTrans to issue the Right-of-Way Clearance Certificate, all acquisitions for the project need to be completed through negotiations and/or a decision on condemnation must be made by the City and recorded, and the City must compensate to the property owner or place funds in escrow for all property rights required by the project.

If this obligation deadline is missed there is not an opportunity for an extension. Based on direction from FHWA, this is a firm deadline and there will be no opportunity for a project-specific extension, so any remaining Congressionally Directed Spending funds that are not obligated by September 2026 will be lost. To date, only \$880,000 in federal funds have been obligated by FHWA out of the \$12M in federal funds awarded through the Congressionally Directed Spending. If any portion of these funds are lost, the City does not have sufficient funds available to advance this project.

Please note that the RAISE grant that is also funding this work was awarded one year later than the Congressionally Directed Spending, and construction funds for that portion of the work need to be obligated by September 2027.

#### Motions:

##### City Council with Mayor Presiding

1. The City Council authorizes the City to initiate proceedings, pursuant to 19 V.S.A. Chapter 7, for the highway alteration project known as Reconnecting Bank and Cherry (Burlington CDS CD23(1)), and to set a time and place for the site visit and hearings to determine necessity and compensation, if any, at the times and places described in the attached draft Citation/Notice.
  - a. To set a date for the Necessity Hearing on Monday June 22, 2026 at 6 PM EDT
  - b. To set a date for the Compensation Hearing on Monday June 22, 2026 at 6 PM EDT
  - c. To set a date for the Site Visit on Monday June 22, 2026 at 5 PM EDT

#### Attachments:

1. Right-of-Way Plans with Easements
2. Draft Citation/Notice
3. Necessity/Compensation Process Memo

GREAT STREETS

**Reconnecting  
Bank & Cherry**  
with St. Paul & Pine

# Cherry Street Condemnation

May 11, 2026

*Purpose for Tonight:*  
Project Updates, Property Owner Engagement  
Start of the Condemnation Process

PREPARED BY



Burlington Department of Public Works  
645 Pine Street, Burlington VT, 05401  
802-809-1355

## Project Status & Milestones

### Recently

- November 2025: Right of Way Plan Submission
- January 2026: Property Owner Meetings
- April 2026: Draft 85% Plans for City Review

### Current

- Right of Way Acquisition
- Incorporating City Staff Comments

## Upcoming Milestones

May 30 <sup>th</sup>	Final Plans to VTrans
June	Permit Submissions
August	Contract Plans 100%

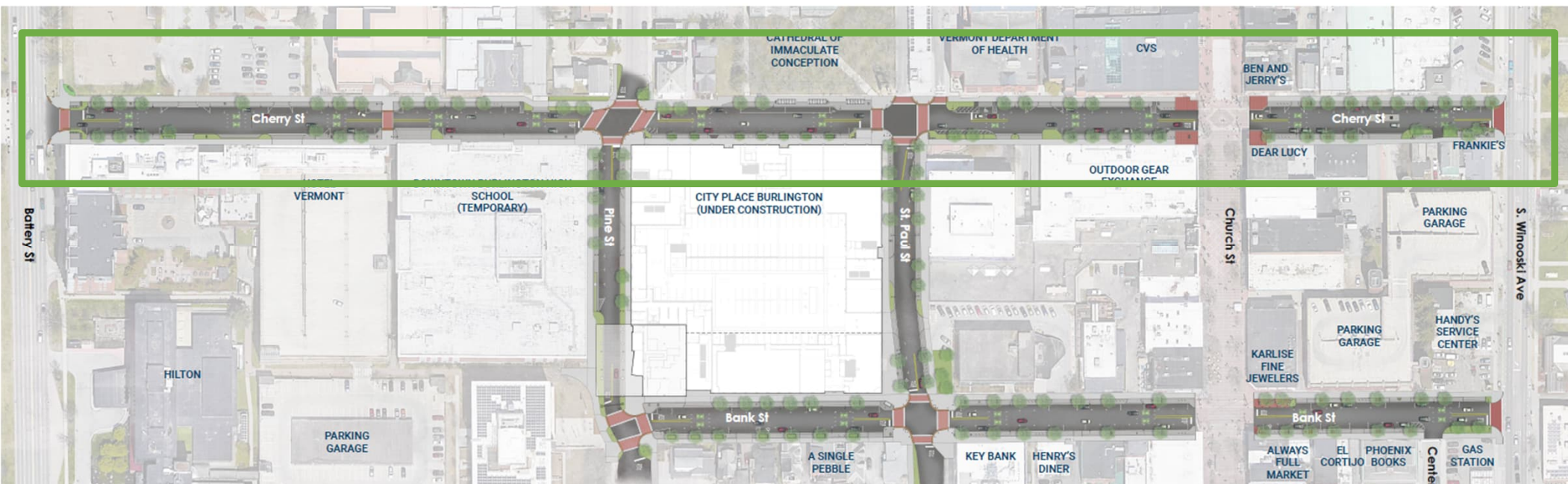
### **September Construction Authorization from FHWA**

Meeting these milestone is critical to meeting the September deadline set for the Congressionally Directed Spending (CDS) that funds a large portion of the project.

# Cherry Street Condemnation

Current request focuses on Cherry Street Only.

- CDS Funding has Sept 2026 Deadline vs RAISE Sept 2027



# Request to the City Council with Mayor Presiding

## Property Acquisitions

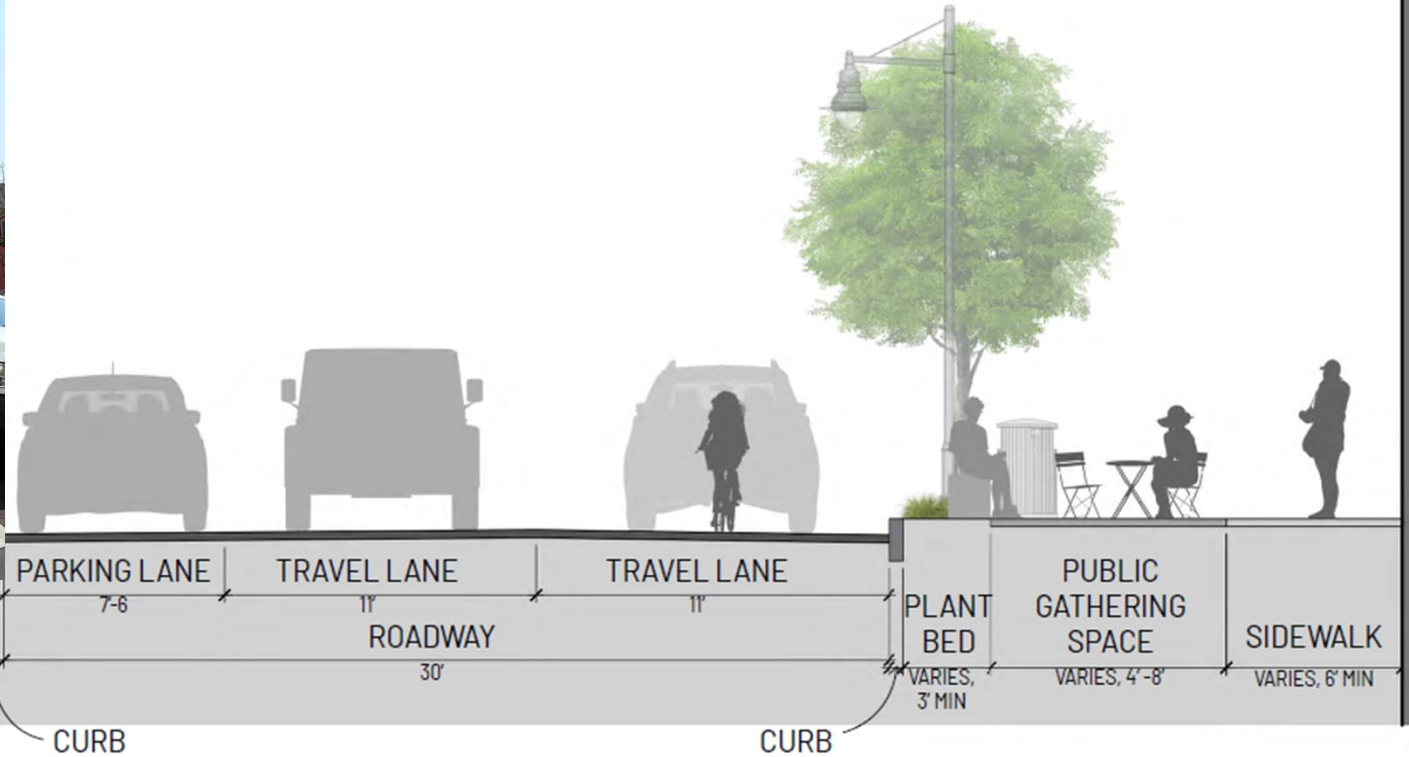
- Temporary Easements to reconstruct the sidewalk
- Includes restoration of driveways and green spaces
- One permanent easement request for a catch basin

Set Date for Necessity and Compensation Hearing, and Site Visit

**Proposed: Monday June 22, 2026**

5:00 PM Site Visit

6:00 PM Necessity/Compensation Hearing



Thank You

Project Website

[greatstreetsbtv.com/gs-initiative/reconnecting-bank-cherry/](http://greatstreetsbtv.com/gs-initiative/reconnecting-bank-cherry/)

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**R. O. W. PLANS**

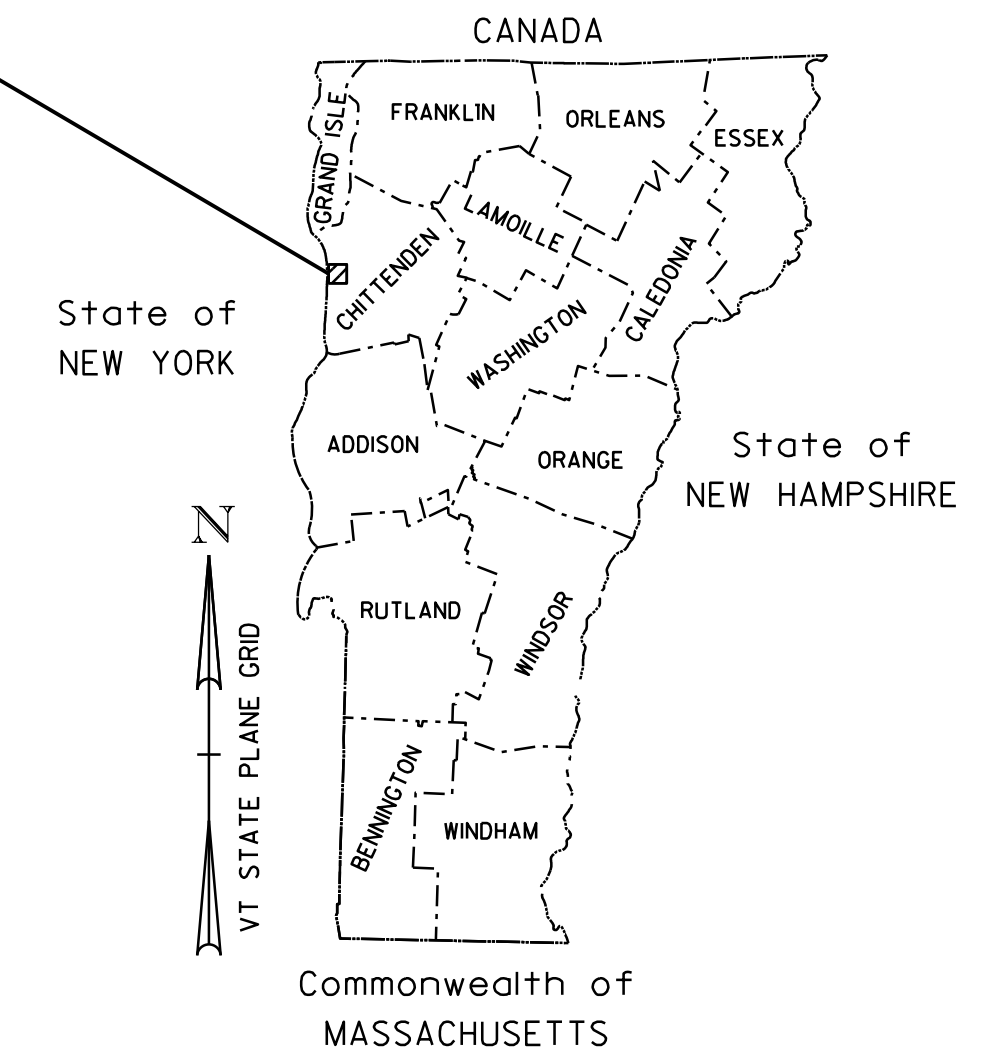
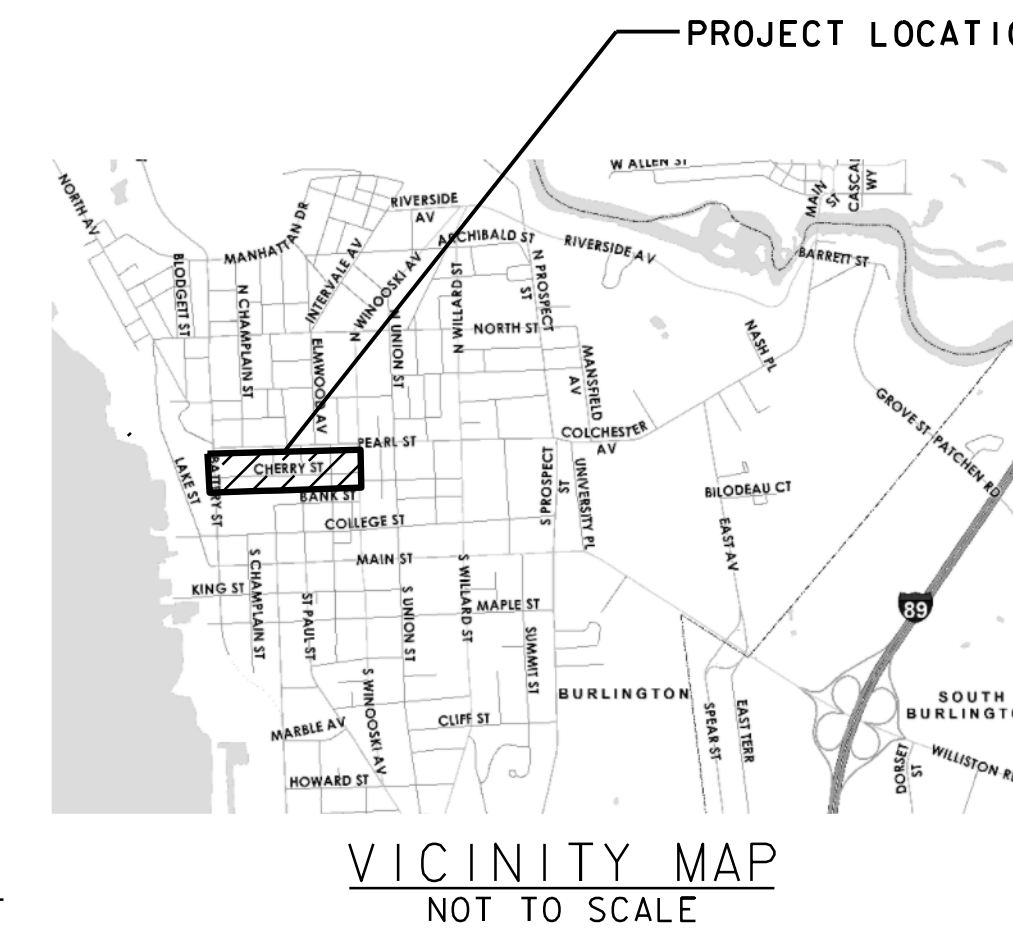
INDEX OF SHEETS

- 1 TITLE
- 2 CONVENTIONAL SYMBOLGY LEGEND SHEET
- 3 ALPHABETICAL INDEX SHEET
- 4-5 DETAIL SHEETS
- 6-9 LAYOUT SHEETS
- 10-11 TYPICAL SECTION SHEETS
- 12-13 CHERRY STREET PROFILE SHEETS

CITY OF  
BURLINGTON



PROPOSED IMPROVEMENT  
COUNTY OF CHITTENDEN  
GREAT STREETS - RECONNECTING BANK & CHERRY  
VTRANS PROJECT NUMBER - CDS CD23(1)

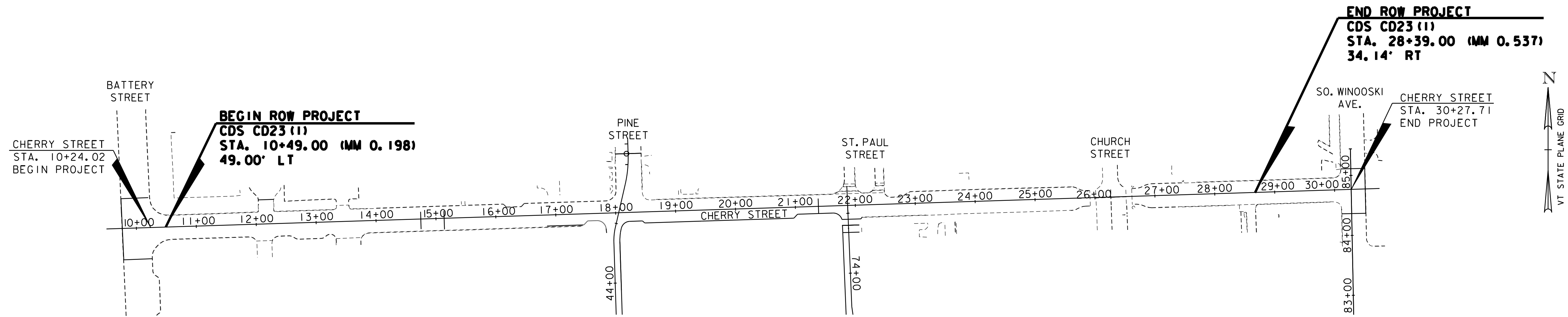


PROJECT LOCATION: BEGINNING AT THE CHERRY STREET/BATTERY STREET INTERSECTION AND CONTINUING EASTERLY ALONG CHERRY STREET APPROXIMATELY 2,027 FEET TO THE INTERSECTION WITH SOUTH WINOOSKI AVENUE. ALSO, BEGINNING AT THE PINE STREET/BANK STREET INTERSECTION AND CONTINUING EASTERLY ALONG BANK STREET APPROXIMATELY 1,217 FEET TO THE INTERSECTION WITH SOUTH WINOOSKI AVENUE.

PROJECT DESCRIPTION: WORK TO BE PERFORMED UNDER THIS CONTRACT INCLUDES FULL DEPTH RECONSTRUCTION OF PORTIONS OF CHERRY ST. BANK ST., PINE ST, AND ST. PAUL ST. STORM WATER DRAINAGE SYSTEMS, STORM WATER TREATMENT, PERVIOUS AND IMPERVIOUS PAVERS, CONCRETE SIDEWALKS, GRANITE CURBING, SANITARY SEWER, WATER MAIN, UNDERGROUND UTILITY INSTALLATION AND RELOCATIONS, LANDSCAPING, LIGHTING, SIGNAGE, TRAFFIC SIGNAL; AND PUBLIC STREET AMENITIES.

PROJECT LENGTH:	CHERRY ST.	2003.69 LF	0.379 MI
	BANK ST.	1217.00 LF	0.230 MI
	PINE ST.	624.18 LF	0.118 MI
	ST. PAUL ST.	542.82 LF	0.103 MI

**TOTAL LENGTH OF ROW PROJECT: CHERRY ST. 1790.00 LF 0.339 MI**



CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2024, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION ON JUNE 27, 2023 FOR USE ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS.

SURVEYED BY : VT SURVEY ENGINEERING  
SURVEYED DATE : 06/10/2024

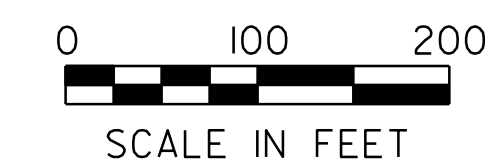
DATUM  
VERTICAL NAVD 88 FT  
HORIZONTAL NAD 83 SPC (4400-VT)



Stantec Consulting Services Inc.

193 Tilley Drive Suite 101  
South Burlington VT U.S.A. 05403  
Phone: (802) 864-0223  
www.stantec.com

CITY OF BURLINGTON CHAIR, TRUSTEES
APPROVED _____ DATE _____
PROJECT MANAGER : LAURA WHEELLOCK , PE
PROJECT NAME : BURLINGTON
PROJECT NUMBER : CDS CD23 (1)
SHEET 1 OF 13 SHEETS



**GENERAL INFORMATION**

**SYMBOLOLOGY LEGEND NOTE**

THE SYMBOLOLOGY ON THIS SHEET IS INTENDED TO COVER STANDARD CONVENTIONAL SYMBOLOLOGY. THE SYMBOLOLOGY IS USED FOR EXISTING & PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROJECT ANNOTATION, AS NOTED ON PROJECT PLAN SHEETS. THIS LEGEND SHEET COVERS THE BASICS. SYMBOLOLOGY ON PLANS MAY VARY, PLAN ANNOTATIONS AND NOTES SHOULD BE USED TO CLARIFY AS NEEDED.

**PROPOSED UTILITIES**

**(TYPICAL FOR WATER PLAN SHEET)**

--- PW ---	NEW WATER MAIN
	NEW GATE VALVE
	NEW HYDRANT
	NEW DUCTILE IRON BEND
	CAP
	TEE

**(TYPICAL FOR SEWER PLAN SHEET)**

--- PS ---	NEW SANITARY SEWER MAIN
--- PS ---	NEW SANITARY SEWER SERVICE
	NEW SANITARY SEWER MANHOLE

**(TYPICAL FOR UTILITIES PLAN SHEETS)**

--- PUT ---	FIRSTLIGHT (PROPOSED)
--- UCT ---	BURLINGTON TELECOM (PROPOSED)
--- UCT ---	COMCAST (PROPOSED)
--- PUE ---	CENTURY LINK (PROPOSED)
-----	CONSOLIDATED COMMUNICATION (PROPOSED)
--- PUE ---	BURLINGTON ELECTRIC (PROPOSED)
--- PG ---	GAS (PROPOSED)

**(TYPICAL FOR DRAINAGE PLAN SHEETS)**

	NEW DRAINAGE LINES
	NEW DRAINAGE STRUCTURES

**R.O.W. ABBREVIATIONS (CODES) & SYMBOLS**

POINT CODE	DESCRIPTION
BF	BARRIER FENCE
CH	CHANNEL EASEMENT
CONST	CONSTRUCTION EASEMENT
CUL	CULVERT EASEMENT
D&C	DISCONNECT & CONNECT
DIT	DITCH EASEMENT
DR	DRAINAGE EASEMENT
DRIVE	DRIVEWAY EASEMENT
EC	EROSION CONTROL
HWY	HIGHWAY EASEMENT
I&M	INSTALL & MAINTAIN EASEMENT
LAND	LANDSCAPE EASEMENT
PDF	PROJECT DEMARCATION FENCE
R&RES	REMOVE & RESET
R&REP	REMOVE & REPLACE
R.T.&I.	RIGHT, TITLE, AND INTEREST
SR	SLOPE RIGHT
UE	UTILITY EASEMENT
(P)	PERMANENT EASEMENT
(T)	TEMPORARY EASEMENT
■	BNDNS BOUND SET
□	BNDNS BOUND TO BE SET
⊙	IPNF IRON PIN FOUND
●	IPNS IRON PIN TO BE SET
⊠	CALC EXISTING ROW POINT
○	PROW PROPOSED ROW POINT
[LENGTH]	LENGTH CARRIED ON NEXT SHEET

**COMMON TOPOGRAPHIC POINT SYMBOLS**

POINT CODE	DESCRIPTION
⊕	APL BOUND APPARENT LOCATION
□	BM BENCHMARK
□	BND BOUND
⊠	CB CATCH BASIN
⊕	COMB COMBINATION POLE
⊠	DITHR DROP INLET THROATED DNC
⊕	EL ELECTRIC POWER POLE
○	FPOLE FLAGPOLE
○	GASFIL GAS FILLER
○	GP GUIDE POST
×	GSO GAS SHUT OFF
○	GUY GUY POLE
○	GUYW GUY WIRE
×	GV GATE VALVE
⊕	H TREE HARDWOOD
△	HCTRL CONTROL HORIZONTAL
△	HVCTRL CONTROL HORIZ. & VERTICAL
⊕	HYD HYDRANT
○	IP IRON PIN
○	IPIPE IRON PIPE
⊕	LI LIGHT - STREET OR YARD
⊕	MB MAILBOX
○	MH MANHOLE (MH)
○	MM MILE MARKER
○	PM PARKING METER
○	PMK PROJECT MARKER
○	POST POST STONE/WOOD
⊕	RRSIG RAILROAD SIGNAL
⊕	RRSL RAILROAD SWITCH LEVER
⊕	S TREE SOFTWOOD
⊕	SAT SATELLITE DISH
⊕	SHRUB SHRUB
⊕	SIGN SIGN
⊕	STUMP STUMP
⊕	TEL TELEPHONE POLE
○	TIE TIE
⊕	TSIGN SIGN W/DOUBLE POST
⊕	VCTRL CONTROL VERTICAL
○	WELL WELL
×	WSO WATER SHUT OFF

THESE ARE COMMON VAOT SURVEY POINT SYMBOLS FOR EXISTING FEATURES, ALSO USED FOR PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROPOSED ANNOTATION.

**PROPOSED GEOMETRY CODES**

CODE	DESCRIPTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
CC	CENTER OF CURVE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
POB	POINT OF BEGINNING
POE	POINT OF ENDING
STA	STATION PREFIX
AH	AHEAD STATION SUFFIX
BK	BACK STATION SUFFIX
D	CURVE DEGREE OF (100FT)
R	CURVE RADIUS OF
T	CURVE TANGENT LENGTH
L	CURVE LENGTH OF
E	CURVE EXTERNAL DISTANCE
CB	CHORD BEARING

**UTILITY SYMBOLOLOGY**

**UNDERGROUND UTILITIES**

--- UGU ---	UTILITY (GENERIC-UNKNOWN)
--- UT ---	TELEPHONE
--- UE ---	ELECTRIC
--- UC ---	CABLE (TV)
--- UEC ---	ELECTRIC+CABLE
--- UET ---	ELECTRIC+TELEPHONE
--- UCT ---	CABLE+TELEPHONE
--- UECT ---	ELECTRIC+CABLE+TELEPHONE
--- G ---	GAS LINE
--- W ---	WATER LINE
--- S ---	SANITARY SEWER (SEPTIC)

**ABOVE GROUND UTILITIES (AERIAL)**

--- AGU ---	UTILITY (GENERIC-UNKNOWN)
--- T ---	TELEPHONE
--- E ---	ELECTRIC
--- C ---	CABLE (TV)
--- EC ---	ELECTRIC+CABLE
--- ET ---	ELECTRIC+TELEPHONE
--- AER E&T ---	ELECTRIC+TELEPHONE
--- CT ---	CABLE+TELEPHONE
--- ECT ---	ELECTRIC+CABLE+TELEPHONE
---	UTILITY POLE GUY WIRE

**PROJECT CONSTRUCTION SYMBOLOLOGY**

**PROJECT DESIGN & LAYOUT SYMBOLOLOGY**

--- CZ ---	CLEAR ZONE
---	PLAN LAYOUT MATCHLINE

**PROJECT CONSTRUCTION FEATURES**

	TOP OF CUT SLOPE
	TOE OF FILL SLOPE
	STONE FILL
	BOTTOM OF DITCH
	CULVERT PROPOSED
	STRUCTURE SUBSURFACE
PDF	PROJECT DEMARCATION FENCE
BF	BARRIER FENCE
	TREE PROTECTION ZONE (TPZ)
	STRIPING LINE REMOVAL
	SHEET PILES

**CONVENTIONAL BOUNDARY SYMBOLOLOGY**

**BOUNDARY LINES**

	TOWN BOUNDARY LINE
	COUNTY BOUNDARY LINE
	STATE BOUNDARY LINE
	PROPOSED STATE R.O.W. (LIMITED ACCESS)
	PROPOSED STATE R.O.W.
	STATE ROW (LIMITED ACCESS)
	STATE ROW
	TOWN ROW
	PERMANENT EASEMENT LINE (P)
	TEMPORARY EASEMENT LINE (T)
	SURVEY LINE
	PROPERTY LINE (P/L)
	SLOPE RIGHTS
	6F PROPERTY BOUNDARY
	4F PROPERTY BOUNDARY
	HAZARDOUS WASTE

**EPSC LAYOUT PLAN SYMBOLOLOGY**

**EPSC MEASURES**

	FILTER CURTAIN
	SILT FENCE
	SILT FENCE WOVEN WIRE
	CHECK DAM
	DISTURBED AREAS REQUIRING RE-VEGETATION
	EROSION MATTING

SEE EPSC DETAIL SHEETS FOR ADDITIONAL SYMBOLOLOGY

**ENVIRONMENTAL RESOURCES**

	WETLAND BOUNDARY
	RIPARIAN BUFFER ZONE
	WETLAND BUFFER ZONE
	SOIL TYPE BOUNDARY
	THREATENED & ENDANGERED SPECIES
	HAZARDOUS WASTE AREA
	AGRICULTURAL LAND
	FISH & WILDLIFE HABITAT
	FLOOD PLAIN
	ORDINARY HIGH WATER (OHW)
	STORM WATER
	USDA FOREST SERVICE LANDS
	WILDLIFE HABITAT SUIT/CONN

**ARCHEOLOGICAL & HISTORIC**

	ARCHEOLOGICAL BOUNDARY
	HISTORIC DISTRICT BOUNDARY
	HISTORIC AREA
	HISTORIC STRUCTURE

**CONVENTIONAL TOPOGRAPHIC SYMBOLOLOGY**

**EXISTING FEATURES**

	ROAD EDGE PAVEMENT
	ROAD EDGE GRAVEL
	DRIVEWAY EDGE
	DITCH
	FOUNDATION
	FENCE (EXISTING)
	FENCE WOOD POST
	FENCE STEEL POST
	GARDEN
	ROAD GUARDRAIL
	RAILROAD TRACKS
	CULVERT (EXISTING)
	STONE WALL
	WALL
	WOOD LINE
	BRUSH LINE
	HEDGE
	BODY OF WATER EDGE
	LEDGE EXPOSED

PROJECT NAME: BURLINGTON

PROJECT NUMBER: CDS CD23(I)

FILE NAME: 50854symb.dgn  
PROJECT LEADER: G. GOYETTE

PLOT DATE: 5/1/2026  
DRAWN BY: VTRANS

DESIGNED BY: VTRANS

CHECKED BY: I. MAYNARD

CONVENTIONAL SYMBOLOLOGY LEGEND SHEET

SHEET 2 OF 13

# ALPHABETICAL INDEX SHEET

## RIGHT OF WAY PLANS

GRANTOR	ROW DETAIL SHEET NO.	ROW LAYOUT SHEET NO.	PARCEL NO.
<b>B</b>			
BIGGER BOAT, LLC	1	3	10
BTC MALL ASSOCIATES, LLC		2-3	
BURLINGTON HARBOR HOTEL GROUP, LLC		1	
BURLINGTON HOUSING AUTHORITY	1	2	6
<b>C</b>			
CATHEDRAL SQUARE CORPORATION	1	1	2
CHASE, DAVID S. CHASE, BRIANNE E.		4	
CHERRY ST LEATHERS, LLC		4	
159 CHERRY ST, LLC		4	
CITY OF BURLINGTON DPW		4	
CITY OF BURLINGTON DPW PARKS REC DEPT	1	1	
		2	5
<b>D</b>			
DEVONWOOD CHERRY STREET ASSOCIATES, LLC		1-2	
DEVONWOOD HOUSING ASSOCIATES, LLC	1	3	8
DUCK DOWN THE ALLEYWAY LLC		4	
<b>E</b>			
EPISCOPALIAN DIOCESE, OF VERMONT	1	1	1
<b>F</b>			
FURST MANAGEMENT VENTURES, LLC		4	
<b>G</b>			
GRANDVIEW FARMS, INC.		4	
<b>J</b>			
JOHN J. McDERMOTT	1	2-3	7
CATHEDRAL IMMACULATE CONCEPTION PARISH CHARITABLE TRUST			
<b>L</b>			
LAWRENCE & LECLAIR, INC.		4	
<b>N</b>			
NICK & MORRISSEY DEVELOPMENT, LLC	2	3	11
<b>P</b>			
PENNY CLUSE REAL ESTATE, LLC		4	
PINE STREET APTS. LLC	1	2	5
<b>Q</b>			
QUINN PROPERTIES, LLC	2	4	12
<b>R</b>			
RD BURLINGTON ANCHOR ASSOCIATES, LLC	1	1-2	3
<b>S</b>			
SECOND PENNY, LLC		4	
STATE OF VERMONT DEPT OF BUILDINGS AND GENERAL SERVICES		1-2	
STATE OF VERMONT DEPT OF BUILDINGS AND GENERAL SERVICES	1	2	4
STATE OF VERMONT DEPT OF BUILDINGS AND GENERAL SERVICES	1	3	9

GRANTOR	ROW DETAIL SHEET NO.	ROW LAYOUT SHEET NO.	PARCEL NO.
<b>T</b>			
THE CITY OF BURLINGTON, LESSOR 41 CHERRY STREET, LLC - LESSEE		1	

GRANTOR	ROW DETAIL SHEET NO.	ROW LAYOUT SHEET NO.	PARCEL NO.
---------	----------------------	----------------------	------------

PROJECT NAME: BURLINGTON  
PROJECT NUMBER: CDS CD23(I)

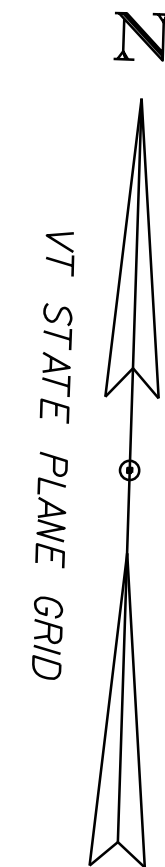
FILE NAME: 50854row\_frm.dgn  
PROJECT LEADER: G. GOYETTE  
DESIGNED BY: G. SANTY  
ALPHABETICAL INDEX SHEET

PLOT DATE: 5/1/2026  
DRAWN BY: G. BARRETT  
CHECKED BY: I. MAYNARD  
SHEET 3 OF 13



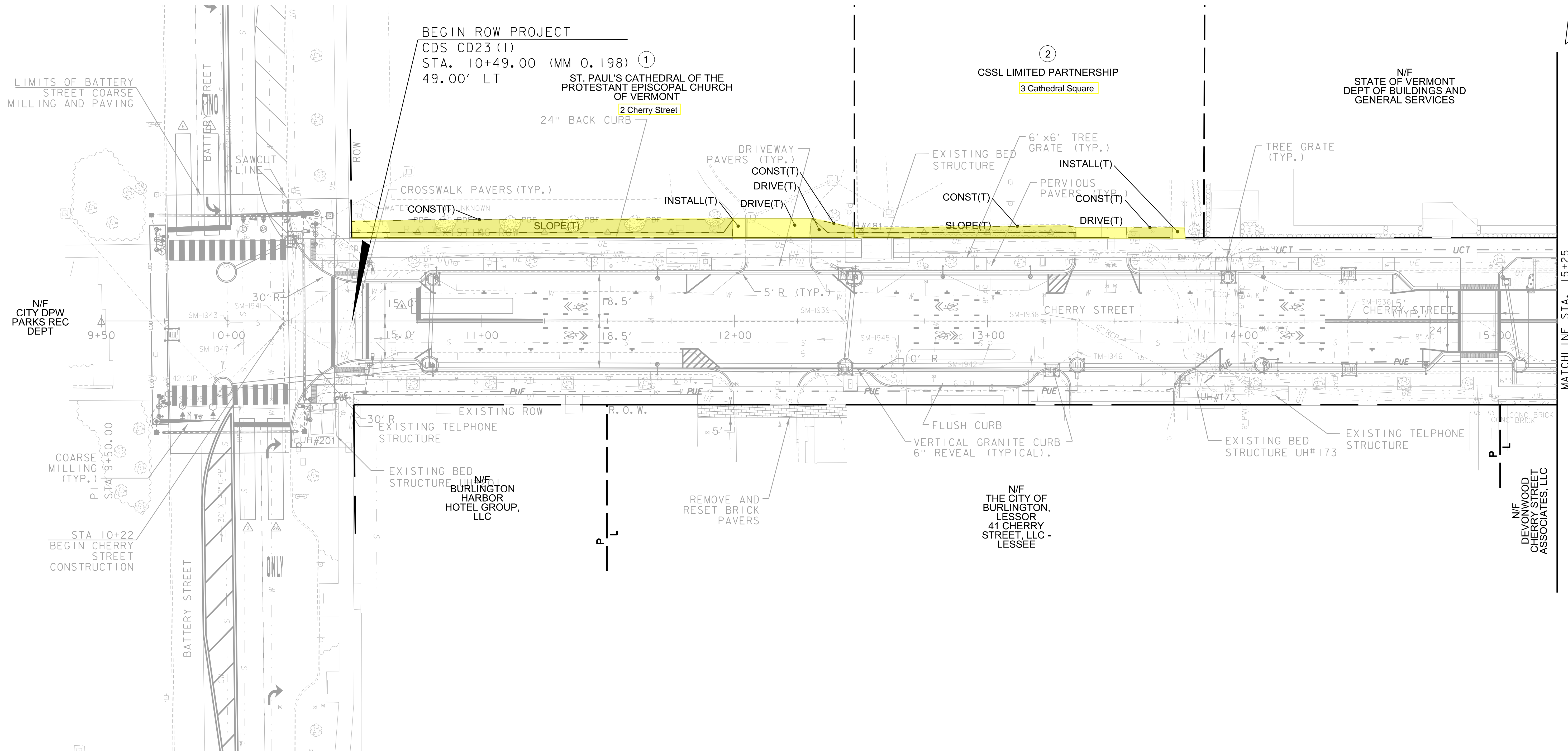






**Legend**

- Temporary Easement
- Permanent Easement



BEGIN ROW PROJECT  
 CDS CD23 (I)  
 STA. 10+49.00 (MM 0.198) ①  
 49.00' LT  
 ST. PAUL'S CATHEDRAL OF THE  
 PROTESTANT EPISCOPAL CHURCH  
 OF VERMONT  
 ② Cherry Street

②  
 CSSL LIMITED PARTNERSHIP  
 ③ Cathedral Square

N/F  
 STATE OF VERMONT  
 DEPT OF BUILDINGS AND  
 GENERAL SERVICES

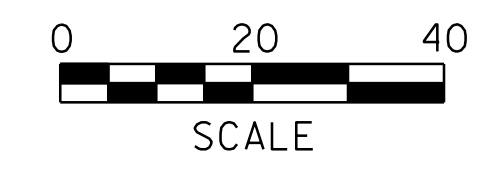
N/F  
 CITY DPW  
 PARKS REC  
 DEPT

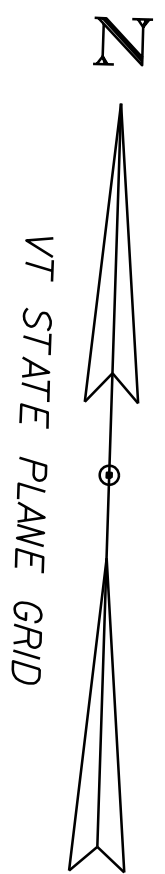
N/F  
 BURLINGTON  
 HARBOR  
 HOTEL GROUP,  
 LLC

N/F  
 THE CITY OF  
 BURLINGTON,  
 LESSOR  
 41 CHERRY  
 STREET, LLC -  
 LESSEE

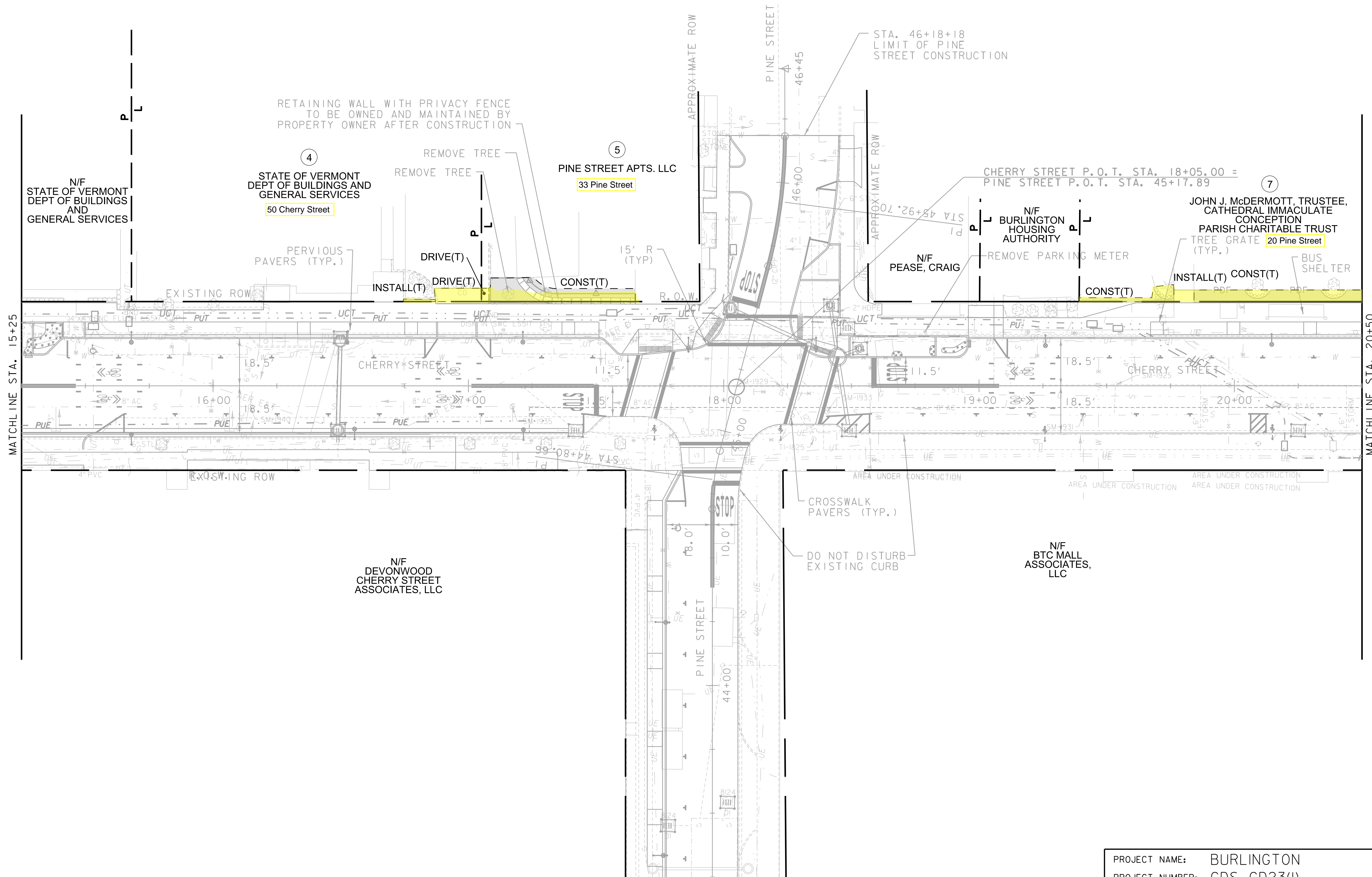
N/F  
 DEVONWOOD  
 CHERRY STREET  
 ASSOCIATES, LLC

PROJECT NAME:	BURLINGTON	PLOT DATE:	5/1/2026
PROJECT NUMBER:	CDS CD23(I)	DRAWN BY:	G.BARRETT
FILE NAME:	50854bdr_row.dgn	CHECKED BY:	I. MAYNARD
PROJECT LEADER:	G. GOYETTE	R.O.W. PLAN SHEET 1	SHEET 6 OF 13





- Legend
- Temporary Easement
  - Permanent Easement



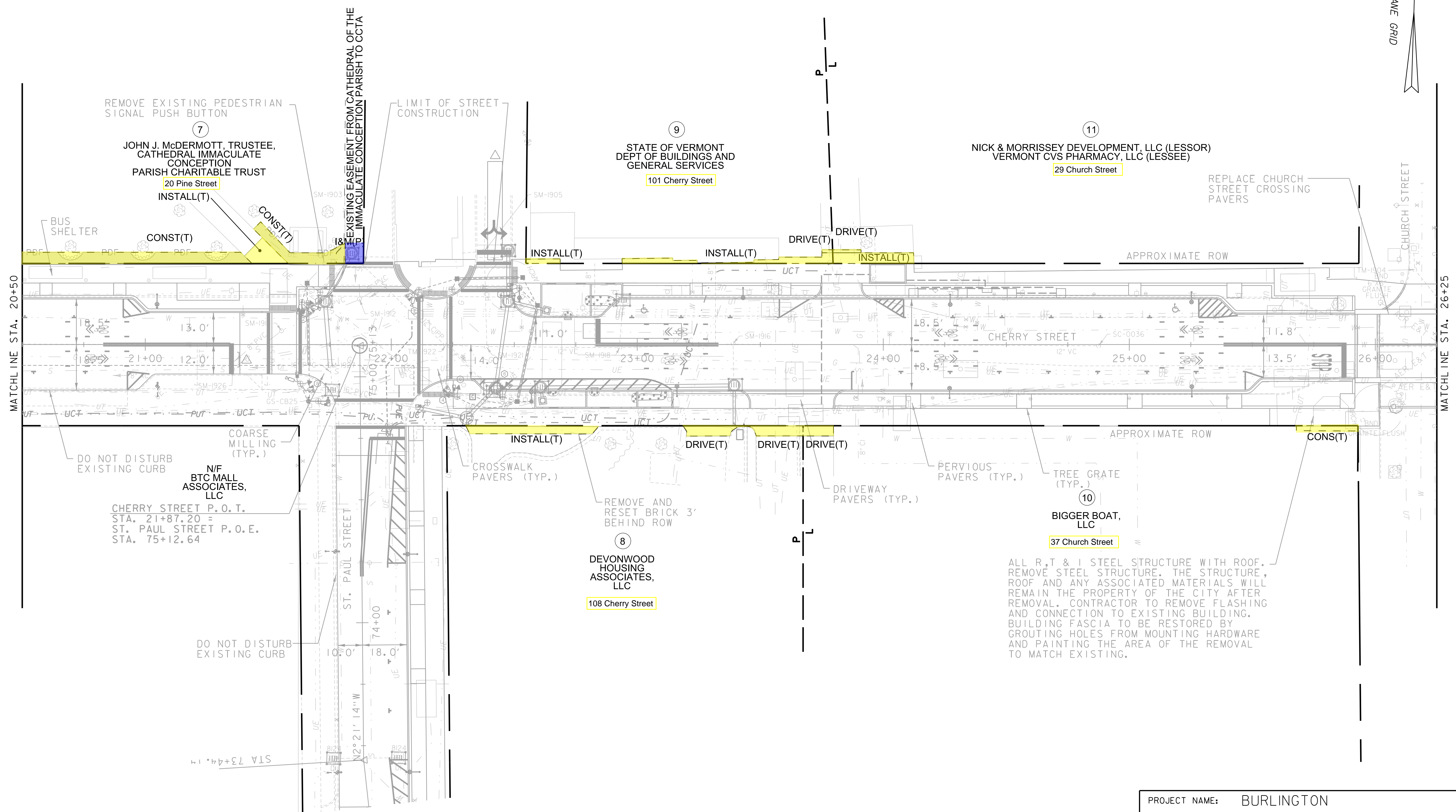
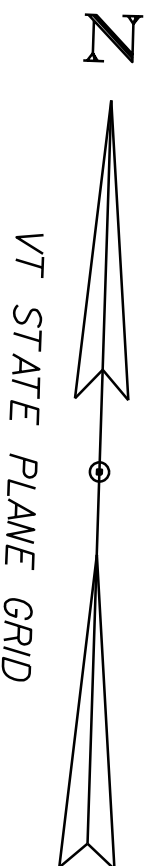
MATCHLINE STA. 15+25

MATCHLINE STA. 20+50



PROJECT NAME:	BURLINGTON	FILE NAME:	50854bdr_row.dgn	PLOT DATE:	5/1/2026
PROJECT NUMBER:	CDS CD23(I)	PROJECT LEADER:	G. GOYETTE	DRAWN BY:	G. BARRETT
		DESIGNED BY:	G. SANTY	CHECKED BY:	I. MAYNARD
		R.O.W. PLAN SHEET 2		SHEET	7 OF 13

- Legend
- Temporary Easement
  - Permanent Easement



REMOVE EXISTING PEDESTRIAN SIGNAL PUSH BUTTON

7  
JOHN J. McDERMOTT, TRUSTEE,  
CATHEDRAL IMMACULATE  
CONCEPTION  
PARISH CHARITABLE TRUST  
20 Pine Street  
INSTALL(T)

9  
STATE OF VERMONT  
DEPT OF BUILDINGS AND  
GENERAL SERVICES  
101 Cherry Street

11  
NICK & MORRISSEY DEVELOPMENT, LLC (LESSOR)  
VERMONT CVS PHARMACY, LLC (LESSEE)  
29 Church Street

REPLACE CHURCH STREET CROSSING PAVERS

DO NOT DISTURB EXISTING CURB

COARSE MILLING (TYP.)

N/F  
BTC MALL ASSOCIATES, LLC

CHERRY STREET P.O.T.  
STA. 21+87.20 =  
ST. PAUL STREET P.O.E.  
STA. 75+12.64

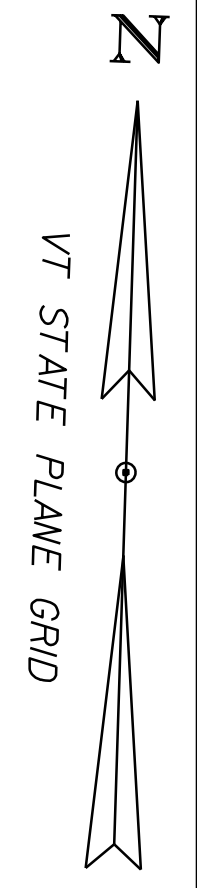
8  
DEVONWOOD HOUSING ASSOCIATES, LLC  
108 Cherry Street

10  
BIGGER BOAT, LLC  
37 Church Street

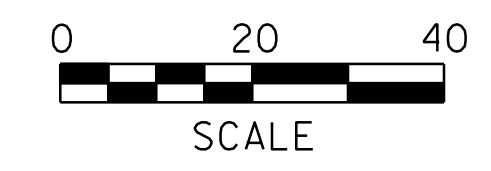
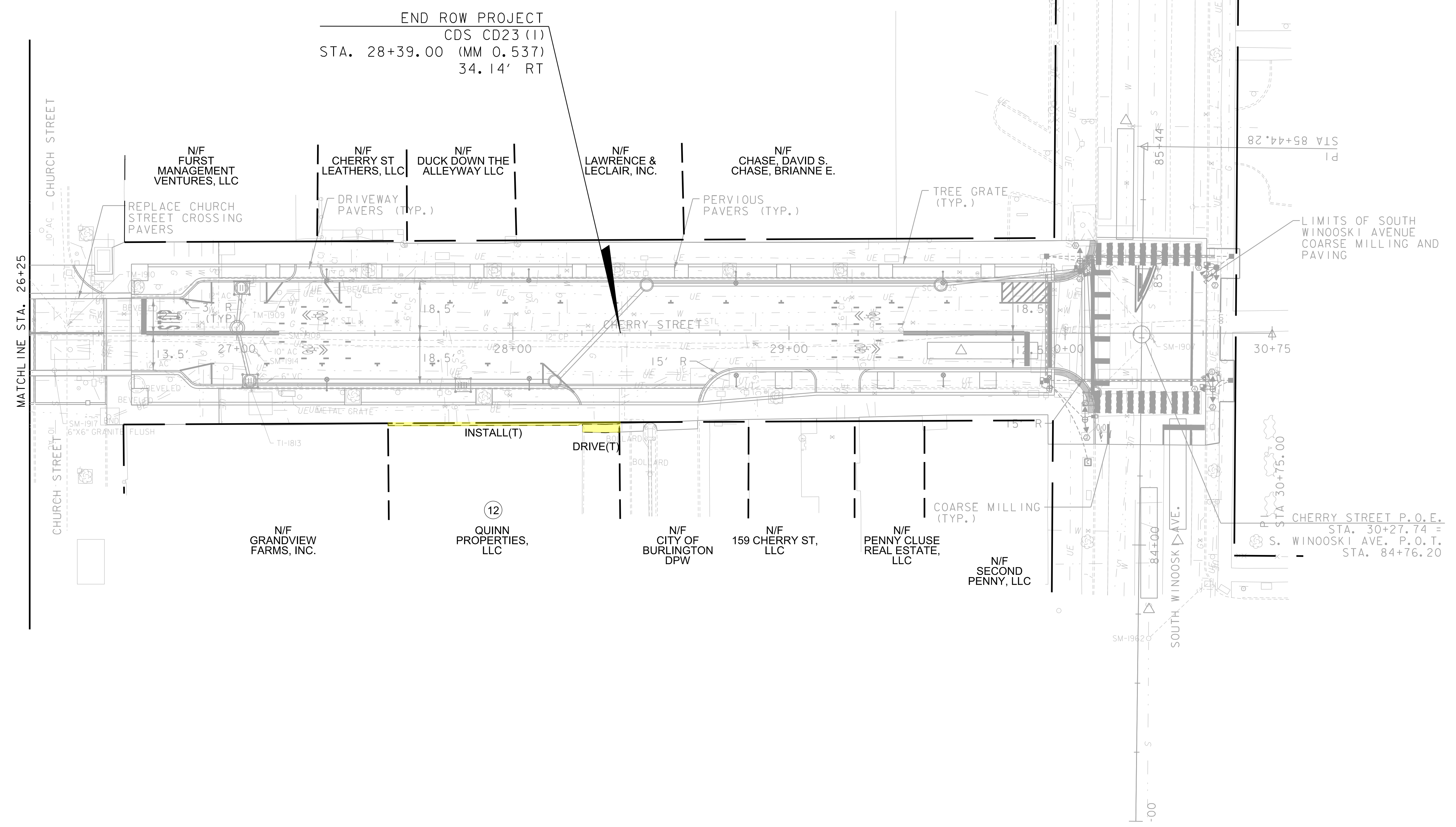
ALL R,T & I STEEL STRUCTURE WITH ROOF. REMOVE STEEL STRUCTURE. THE STRUCTURE, ROOF AND ANY ASSOCIATED MATERIALS WILL REMAIN THE PROPERTY OF THE CITY AFTER REMOVAL. CONTRACTOR TO REMOVE FLASHING AND CONNECTION TO EXISTING BUILDING. BUILDING FASCIA TO BE RESTORED BY GROUTING HOLES FROM MOUNTING HARDWARE AND PAINTING THE AREA OF THE REMOVAL TO MATCH EXISTING.



PROJECT NAME: BURLINGTON	
PROJECT NUMBER: CDS CD23(I)	
FILE NAME: 50854bdr_row.dgn	PLOT DATE: 5/1/2026
PROJECT LEADER: G. GOYETTE	DRAWN BY: G.BARRETT
DESIGNED BY: G. SANTY	CHECKED BY: I. MAYNARD
R.O.W. PLAN SHEET 3	SHEET 8 OF 13



- Legend
- Temporary Easement
  - Permanent Easement

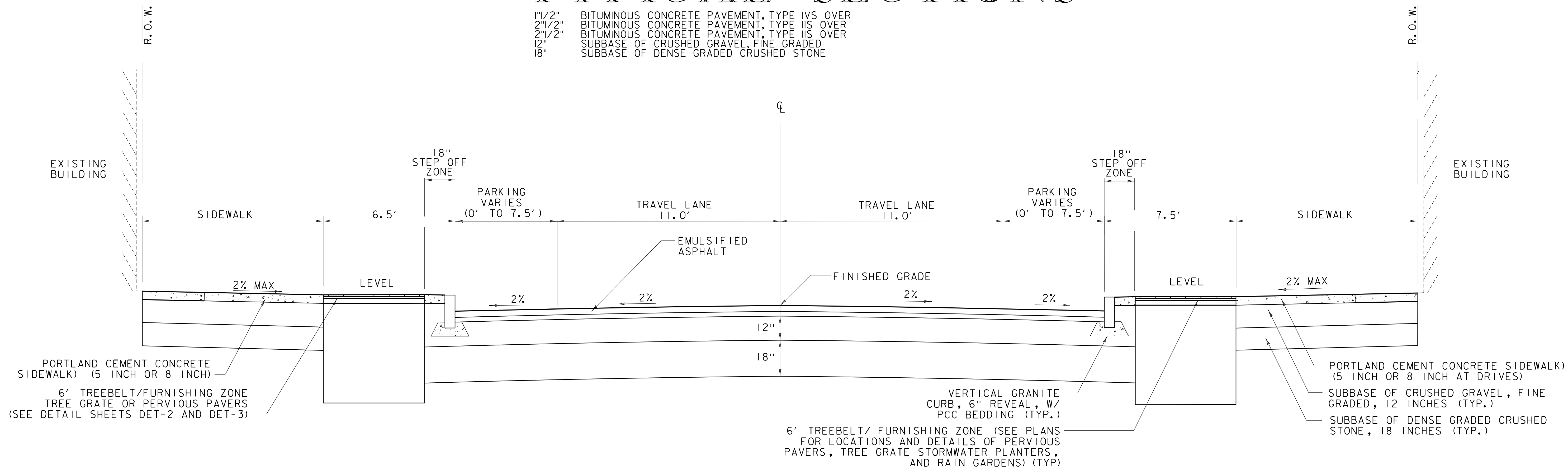


PROJECT NAME: BURLINGTON	PLOT DATE: 5/1/2026
PROJECT NUMBER: CDS CD23(I)	DRAWN BY: G.BARRETT
FILE NAME: 50854bdr_row.dgn	DESIGNED BY: G. SANTY
PROJECT LEADER: G. GOYETTE	CHECKED BY: I. MAYNARD
R.O.W. PLAN SHEET 4	SHEET 9 OF 13

TOLERANCES:  
 PAVEMENT = +/- 1/4"  
 SUBBASE = +/- 1"  
 SAND BORROW = +/- 1"

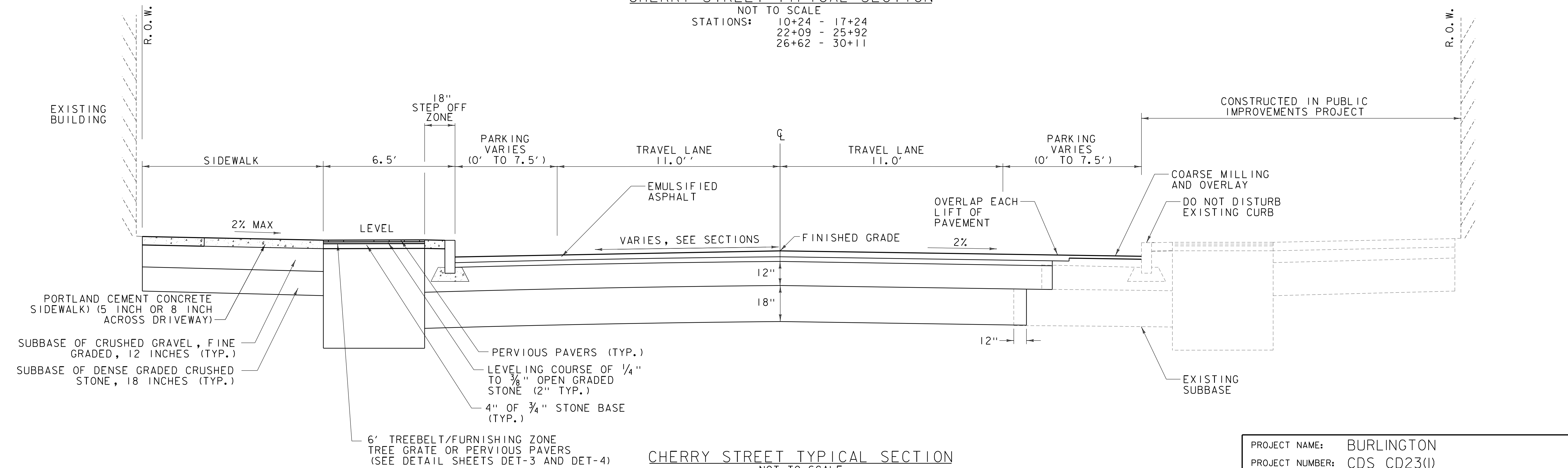
# TYPICAL SECTIONS

1 1/2" BITUMINOUS CONCRETE PAVEMENT, TYPE IVS OVER  
 2 1/2" BITUMINOUS CONCRETE PAVEMENT, TYPE IIS OVER  
 2 1/2" BITUMINOUS CONCRETE PAVEMENT, TYPE IIS OVER  
 12" SUBBASE OF CRUSHED GRAVEL, FINE GRADED  
 18" SUBBASE OF DENSE GRADED CRUSHED STONE



## CHERRY STREET TYPICAL SECTION

NOT TO SCALE  
 STATIONS: 10+24 - 17+24  
 22+09 - 25+92  
 26+62 - 30+11



## CHERRY STREET TYPICAL SECTION

NOT TO SCALE  
 STATION 17+24 - 22+09

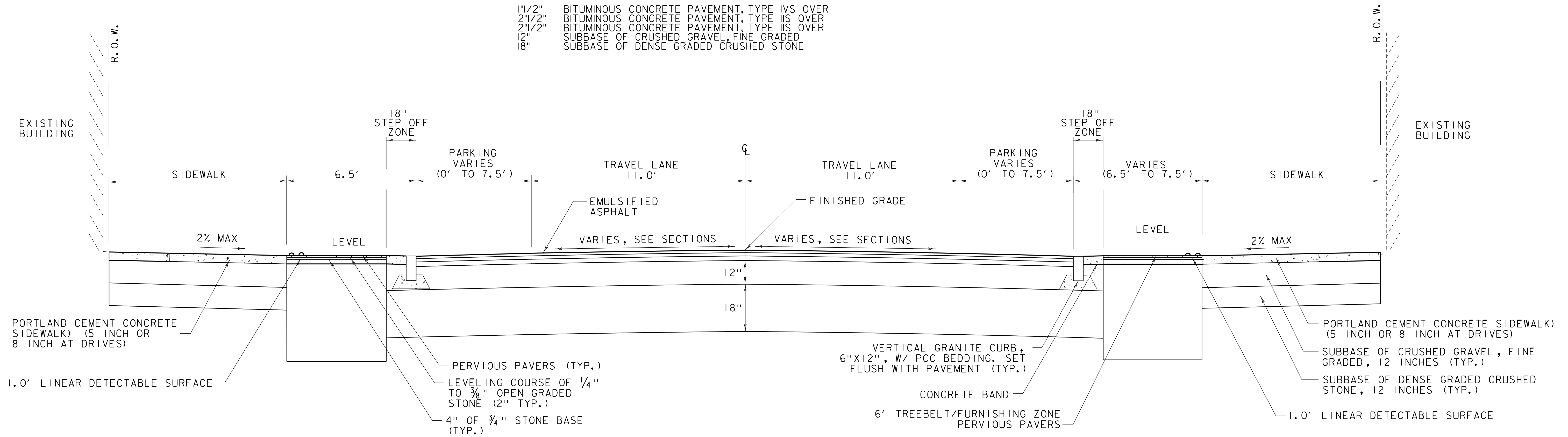
PROJECT NAME:	BURLINGTON	PLOT DATE:	5/1/2026
PROJECT NUMBER:	CDS CD23(I)	DRAWN BY:	P. ARMATA
FILE NAME:	50854typ.dgn	DESIGNED BY:	K. RICHARDSON
PROJECT LEADER:	G. GOYETTE	CHECKED BY:	I. MAYNARD
TYPICAL SECTIONS SHEET 1		SHEET	10 OF 13



TOLERANCES:  
 PAVEMENT = +/- 1/4"  
 SUBBASE = +/- 1"  
 SAND BORROW = +/- 1"

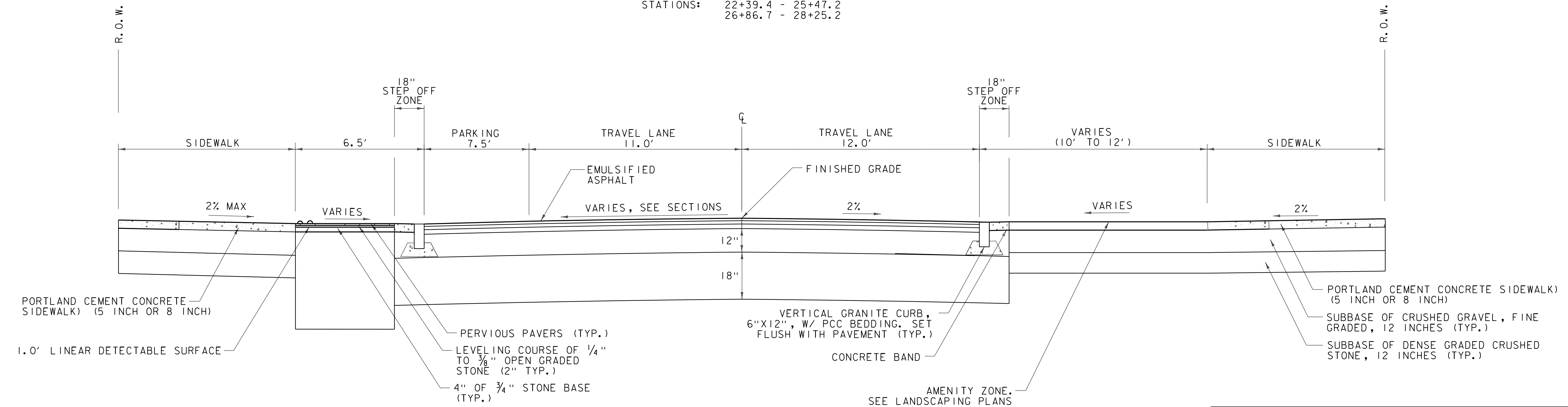
# TYPICAL SECTIONS

1 1/2" BITUMINOUS CONCRETE PAVEMENT, TYPE IVS OVER  
 2 1/2" BITUMINOUS CONCRETE PAVEMENT, TYPE IIS OVER  
 2 1/2" BITUMINOUS CONCRETE PAVEMENT, TYPE IIS OVER  
 12" SUBBASE OF CRUSHED GRAVEL, FINE GRADED  
 18" SUBBASE OF DENSE GRADED CRUSHED STONE



## CHERRY STREET TYPICAL SECTION

NOT TO SCALE  
 STATIONS: 22+39.4 - 25+47.2  
 26+86.7 - 28+25.2



## CHERRY STREET TYPICAL SECTION

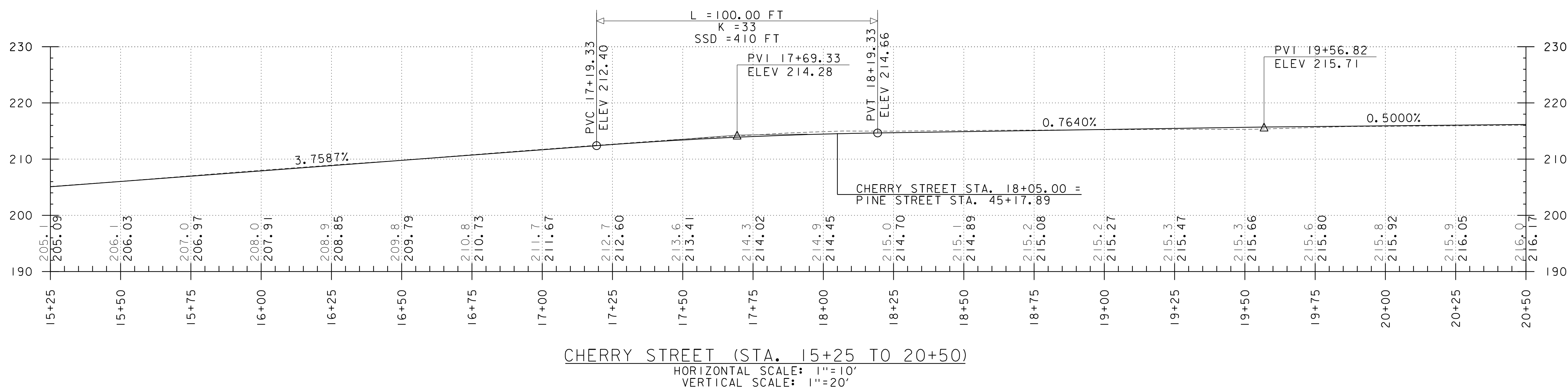
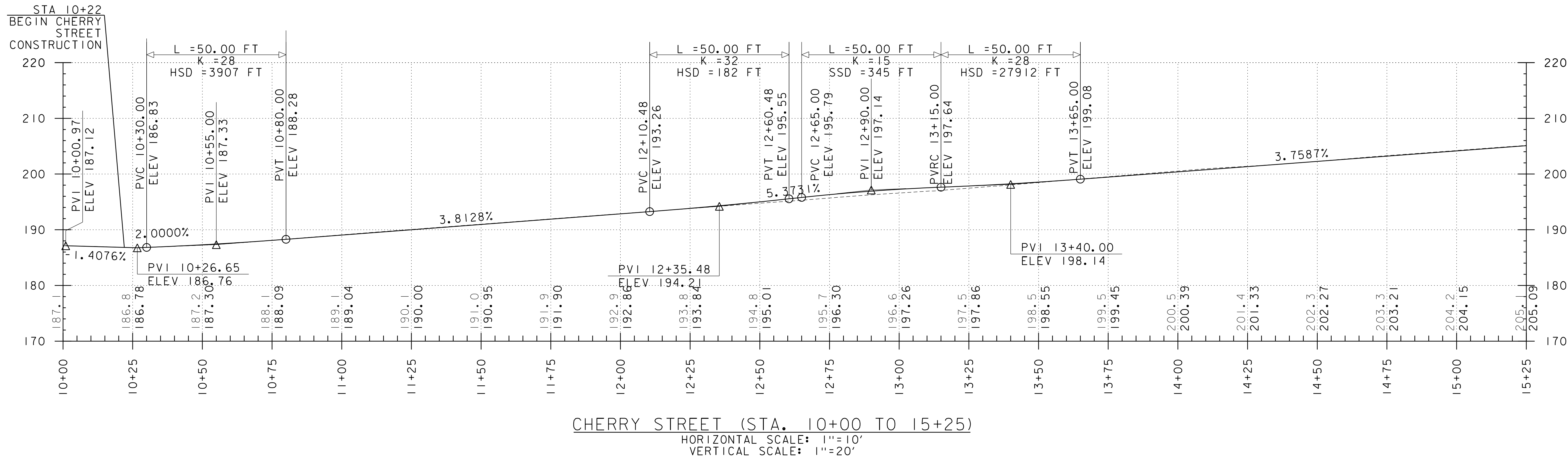
NOT TO SCALE  
 STATIONS: 28+81.9 - 29+95.9

PROJECT NAME: BURLINGTON  
 PROJECT NUMBER: CDS CD23(I)

FILE NAME: 50854typ.dgn  
 PROJECT LEADER: G. GOYETTE  
 DESIGNED BY: K. RICHARDSON  
 TYPICAL SECTIONS SHEET 2

PLOT DATE: 5/1/2026  
 DRAWN BY: P. ARMATA  
 CHECKED BY: I. MAYNARD  
 SHEET II OF 13



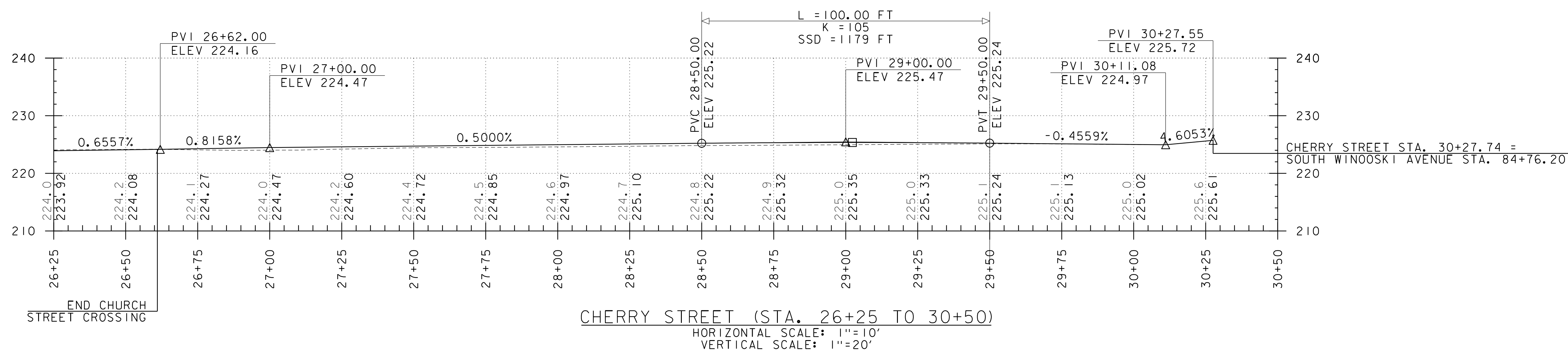
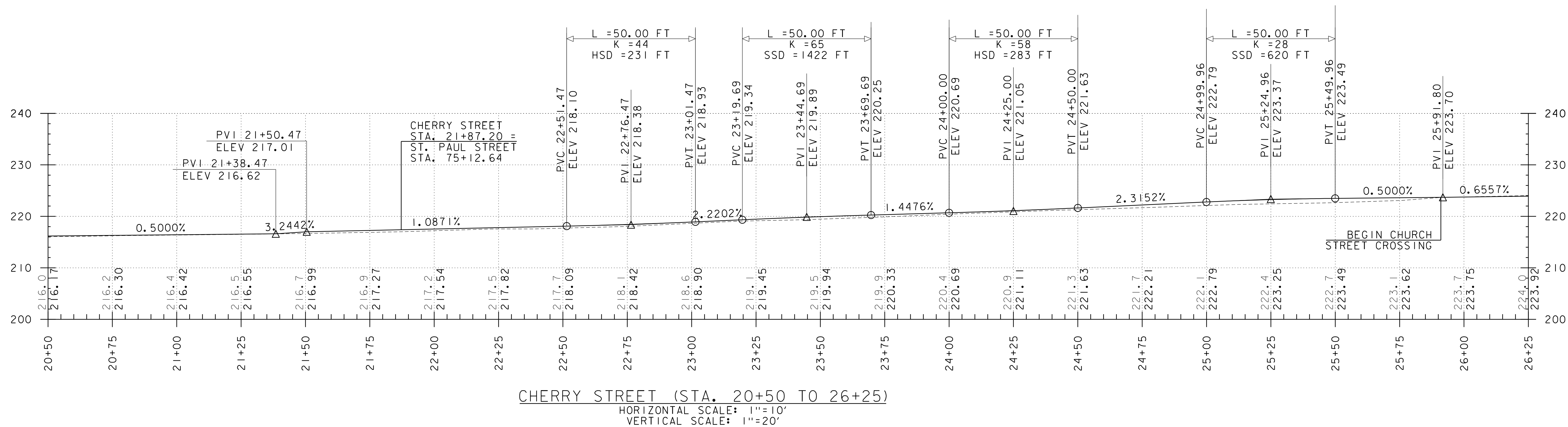


NOTE: GRADES SHOWN TO THE NEAREST TENTH OF A FOOT ARE EXISTING GROUND

GRADES SHOWN TO THE NEAREST HUNDREDTH OF A FOOT ARE PROFILE GRADE LINE (PGL) ELEVATIONS

PROJECT NAME:	BURLINGTON	FILE NAME:	50854pro.dgn	PLOT DATE:	5/1/2026
PROJECT NUMBER:	CDS CD23(I)	PROJECT LEADER:	G. GOYETTE	DRAWN BY:	P. ARMATA
		DESIGNED BY:	I. MAYNARD	CHECKED BY:	K. RICHARDSON
		ROADWAY PROFILES - CHERRY STREET I		SHEET	12 OF 13





NOTE: GRADES SHOWN TO THE NEAREST TENTH OF A FOOT ARE EXISTING GROUND

GRADES SHOWN TO THE NEAREST HUNDREDTH OF A FOOT ARE PROFILE GRADE LINE (PGL) ELEVATIONS

PROJECT NAME:	BURLINGTON	FILE NAME:	50854pro.dgn	PLOT DATE:	5/1/2026
PROJECT NUMBER:	CDS CD23(I)	PROJECT LEADER:	G. GOYETTE	DRAWN BY:	P. ARMATA
		DESIGNED BY:	I. MAYNARD	CHECKED BY:	K. RICHARDSON
		ROADWAY PROFILES - CHERRY STREET 2		SHEET	13 OF 13



**CITATION/NOTICE OF MUNICIPAL CONDEMNATION HEARING**

**CDS CD23(1) – Reconnecting Bank & Cherry**

PLEASE TAKE NOTICE that—pursuant to 19 V.S.A. Chapter 7—the City of Burlington plans to hold a public hearing to consider condemning certain parcels of land for the purpose of reconstruction of Cherry Street, and, if so, to determine the damages sustained by those owning or interested in the parcels. Based on municipal records, such parcels are located in Burlington, Vermont at 50 Cherry Street, 33 Pine Street, 20 Pine Street, 101 Cherry Street, 108 Cherry Street, and 29 Church Street. Pursuant to such condemnation, the City of Burlington will consider whether it is necessary for public use and benefit to take the subject parcels on both a temporary and permanent basis for use in alteration and reconstruction of the intersections. Such temporary basis will last until a project completion date of November 1, 2030, but may be extended depending on project needs. The permanent basis will be needed to accommodate one stormwater catch basin at the existing curb on Saint Paul Street. The necessity and compensation due to those owning or interested in such property for such condemnation will be addressed at the hearings held at a meeting of Burlington City Council, Mayor Presiding, on [DAY OF WEEK], [DATE], 2026 at [TIME] p.m. EST, located at 149 Church Street, Burlington, Vermont. There will be a site visit beginning at [TIME] a.m. EST on [DATE] starting at the intersection of Cherry Street and Pine Street. No testimony will be taken at the site visit. Testimony will be accepted at the hearing from interested parties. Meeting information and instructions for remote participation are posted here once the agenda is published:

<https://burlingtonvt.portal.civicclerk.com/>

## MEMORANDUM

Date: May 11, 2026

To: City Council with Mayor Presiding

From: Julia Ursaki, P.E., Public Works Engineer  
Corey Mims, P.E., Senior Public Works Engineer  
Laura Wheelock, P.E., City Engineer

CC: Chapin Spencer, Director Public Works

Re: Reconnecting Bank and Cherry (Cherry Street Congressionally Directed Spending) – Necessity/Compensation Process

---

On May 11, 2026, the Burlington Department of Public Works will ask the City Council to institute proceedings to acquire, by condemnation, a set of property interests needed to complete construction of a federal/state/local transportation projects known as Reconnecting Bank and Cherry (the “Project”). This Memorandum provides a brief overview of the Project, and outlines the steps necessary to complete the property acquisition process.

### **I. The Project**

The Project involves the redesign, alteration and re-construction of Cherry Street. More information about the Project can be found here: <https://greatstreetsbtv.com/gs-initiative/reconnecting-bank-cherry/>

### **II. Legal Background**

The City of Burlington (the “City”) is primarily responsible for the design and construction of the Project.

To date, the City has secured most of the right of way necessary to construct the Project. Only a limited set of temporary and permanent easements from four nearby parcels remain. To keep the Project on schedule, the City has determined that it is necessary to institute condemnation proceedings to secure the remaining property interests.

The municipal condemnation process is governed primarily by statute and the Vermont City Charter. Generally speaking, municipalities seeking to acquire land for highway projects such as this must first determine that the projects are supported by a finding of “necessity.” Vermont law defines “necessity” as follows:

“Necessity” means a reasonable need which considers the greatest public good and the least inconvenience and expense to the condemning party and to the property owner. Necessity shall not be measured merely by expense or inconvenience to the condemning party. Necessity includes a reasonable need for the highway project in general as well as a reasonable need to take a particular property and to take it to the extent proposed.

The Vermont Supreme Court has described this standard as something less than absolute necessity. The term “does not mean an imperative, indispensable or absolute necessity but only that the taking be reasonably necessary to the accomplishment of the end in view under the particular circumstances.” *Cersosimo v. Town of Townshend*, 139 Vt. 594, 597 (1981).

Once a municipality determines that a project is supported by necessity, it must then determine the compensation to which affected property owners are entitled. Such “damages” for the condemnation of property are defined by statute to be the:

value for the most reasonable use of the property or right in the property, and of the business on the property, and the direct and proximate decrease in the value of the remaining property or right in the property and the business on the property. The added value, if any, to the remaining property or right in the property which accrues directly to the owner of the property as a result of the taking or use, as distinguished from the general public benefit, shall be considered in the determination of damages.

### **III. The Hearing Process**

#### **A. Initiation**

The City Council initiates the necessity hearing process by motion. See Burlington City Charter § 234 and 19 V.S.A. § 709.

#### **B. Notice**

##### 1. Time/Manner of Service

The City Charter and the municipal condemnation statute spell out two separate notice requirements. Under the statute, notice must be provided to all affected property owners at least 30 days prior to the site visit. 19 V.S.A. § 709. Under the Charter, the City Council must issue a “citation” (that includes a list of all persons to whom notice is to be provided) at least 12 days before the site visit. Charter §§ 252-53. Under the statute, service of the notice may be by certified mail, while the Charter requires service by “sheriff or constable” (or through acceptance of service by those notified).

The notice must also be given to the Planning Commission and posted in the City Clerk’s office. At least 10 days prior to the site visit, the notice must be published in a local newspaper. 19 V.S.A. § 709.

In the past, to comply with both the Charter and the statutes, the City has sent the notice (in the “citation” form required by the Charter) first by certified mail at least 30 days before the hearing, along with an acceptance of service form. For those who have not returned the acceptance of service form within 10–12 days, the City has then served the citation by sheriff/constable.

Moreover, because the notices will refer to the final Project right of way plans, notice cannot be completed until a final version of VTrans’ right of way plans is filed with the City Clerk’s office.

##### 2. Form

Again, the City Charter requires that the notice take the form of a “citation” and must list all persons to whom the notice is being provided. The City will provide a notice form, as well as an accompanying cover memo explaining, in basic terms, the Project and the necessity/compensation process.

### **C. The Hearing**

The purpose of the hearing is for the City Council to hear interested parties on both “necessity” and “damages” (see definitions above). Prior to the hearing, City staff will provide the Council, as well as members of the public, with additional information about the Project and the issues to be discussed at the hearing, including comments discussing the “necessity” and “damages” issues.

The hearing itself should be presided over by the presiding officer. City staff and/or consultants will offer comments/testimony generally describing the purpose and need of the Project and will introduce relevant written materials and exhibits into the record. The condemnation statute’s “interested parties” language suggests that the Council should also allow any member of the community a reasonable opportunity to offer comments on issues related to the necessity of the Project. City staff and/or consultants may then be permitted to respond to concerns or comments voiced by the interested landowners or members of the community. The hearing should be recorded through normal City Council means.

Once the hearing is complete, the City Council will consider the comments and materials entered into the record at the hearing and City staff will prepare a draft written decision—addressing both the “necessity” of the Project as well as compensation to affected landowners—for the Council’s approval at a subsequent meeting. If the Council approves the written decision, it will be recorded at the City Clerk’s Office. The decision will include a list of the property interests acquired and the compensation to be tendered to affected landowners.

### **IV. Appeals**

If any affected landowner disagrees with the City Council’s decision on either necessity or damages, that person may appeal the decision to the Vermont Superior Court, or if concerned only about damages, may first seek arbitration of the damage award before appealing to the superior court.

**Board of Finance and City Council Submission Checklist**  
Version: April 2025

Department: Public Works                      Submitter: Julia Ursaki

Title/Subject: Cherry Street Condemnation Request (Reconnecting Bank & Cherry Streets)

Approval Requested:	Meeting Date:
<input type="checkbox"/> Board of Finance	Click or tap to enter a date.
<input checked="" type="checkbox"/> City Council	5/11/2026
<input type="checkbox"/> Both BOF and Council	Click or tap to enter a date.

**with Mayor Presiding**

**Instructions**

1. This form must be completed by the person submitting the materials.
2. This form must be sent with the final submission of materials in advance of the meeting.
3. Do not indicate that a sign-off was received until it has actually been obtained.
4. Commission reports and presentations do not need to be reviewed by the CAO or Attorneys.
5. Name the reviewing Attorney or HR Manager in the Note column.

Signoff Needed	Received?	Approval Date	Note
Department Head	Yes	5/5/2026	Chapin Spencer
Mayor's Office	Yes	5/5/2026	Kara Alnasrawi
Board/Commission	Yes	4/28/2026	TEUC
City Attorney's Office for memo and contracts or legal documents	Yes	5/4/2026	Erik Ramakrishnan/Kristen Shamis
City Attorney's Office for memo and motion(s) or resolution(s)	Yes	5/4/2026	Erik Ramakrishnan/Kristen Shamis
CAO for budget, financing, and memo	Yes	5/5/2026	Katherine Schad
Human Resources, if personnel action or policy	Choose an item.	Click or tap to enter a date.	Click or tap here to enter text.
CIO, if IT-related	Choose an item.	Click or tap to enter a date.	Click or tap here to enter text.