

**Andrew Strniste**

**From:** Andrew Strniste  
**Sent:** Friday, May 29, 2020 1:34 PM  
**To:** Charlie VanWinkle (DRB); Daniel Lee (DRB); Karen McKnight (DRB-H) (kmcknight802@gmail.com); Mark Green (mpgreen914@gmail.com); Mark Hamelin (mhamelin@vhb.com); Matt Chapek (DRB); Penny Miller (pennymillervt@gmail.com); Shanie Bartlett (DRB); Stacey Turkos (DRB); Will H. Towle (DRB)  
**Subject:** FW: Diffenderffer 15 Pleasant Valley update.

Good afternoon Development Review Board,

For Monday's meeting, please find an update from Michael Diffenderffer directly below.

Should anyone have any questions, please let me know.

Kind regards,

**Andrew Strniste**

Planning Director  
Zoning Administrator  
Town of Underhill  
P.O. Box 120  
Underhill, VT 05489  
Phone #: (802) 899-4434 x6  
Fax #: (802) 899-2137  
[astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov)

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**From:** m diff.ws <m@diff.ws>  
**Sent:** Wednesday, May 27, 2020 2:31 PM  
**To:** Andrew Strniste <astrniste@underhillvt.gov>  
**Subject:** Diffenderffer 15 Pleasant Valley update.

Hi Andrew,

I have contacted RSG who have agreed to help with the parking analysis (see email thread below with their initial impressions). Their initial response is positive that we can reduce the number of required parking spaces. They have referred me to their friends at Civil Engineering associates to draw up a proposed site plan. I have also been talking to Trudell who is also giving me a proposal.

They all will be looking at the possibility of putting some diagonal parking for subcompacts in front of the building which would involve a waiver from the town. I believe 8 spaces could be accommodated in front. Two of them would be for EV charging. I am talking to Blink <https://www.blinkcharging.com/> about a profit-sharing arrangement by which they would manage them on their cloud platform.

The insulated concrete slab is complete, and I am ready to move on with further developments by way of a new mortgage that will be closing on June 2<sup>nd</sup>.

While I am finalizing the parking and site plan, I would like to move forward with the new septic, water supply and rear porch. All these items I plan on doing as improvements to secure the structures future viability and optimal environmental integrity. The slab and porch at the rear will keep moisture and frost heave away from the foundation. The water supply will come from a deep well and the septic leach field will be moved far from the river. Even if the bottom story was never developed into useable space, I would still wish to proceed with these improvements.

I am confident that all will go according to the unfolding plan and that a professional site plan including adequate parking is not far off. I have calls into St Thomas and the Historical society about permission to have overflow parking there as well. We also have lots of room at 20 Pleasant Valley as well.

Thanks,  
Michael  
Michael Diffenderffer  
Managing Director  
Diff Enterprises LLC  
PO Box 42  
Underhill Center  
VT 05490  
Tel WK : 615 -MR DIFFY  
Cell : 203-444-4766  
Fax: 203-413-4407

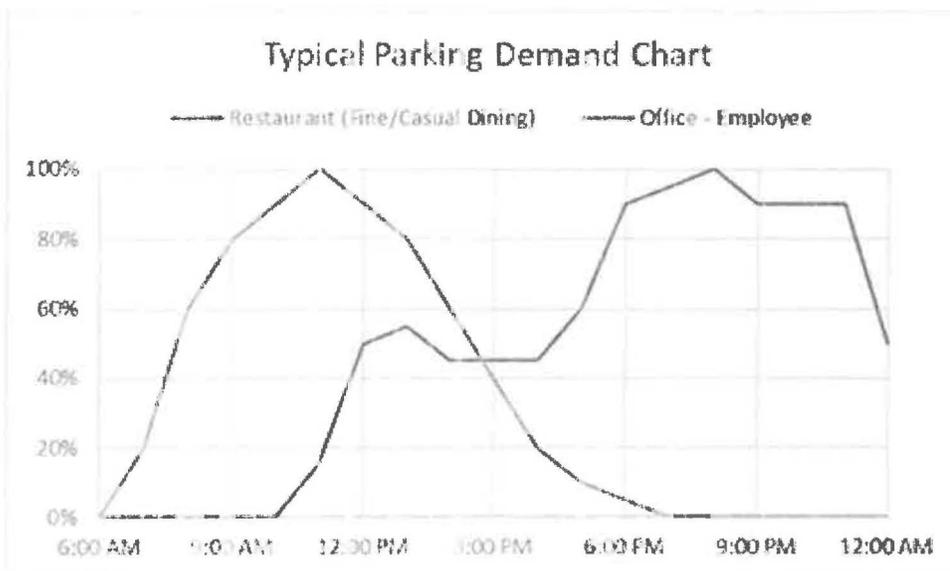
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**From:** Corey Mack <Corey.Mack@rsginc.com>  
**Sent:** Wednesday, May 27, 2020 11:53 AM  
**To:** m diff.ws <m@diff.ws>  
**Cc:** 'cgalipeau@cea-vt.com' <cgalipeau@cea-vt.com>  
**Subject:** RE: Diffenderffer Underhill Center project details attached

Hi Mike,

Thanks again for reaching out and discussing the site and potential uses. It's a neat site and I think a really cool opportunity to reengage the space as a public gathering point. From a parking and traffic perspective, my specialty, I would say a shared use parking waiver should be relatively simple, and a traffic study isn't necessary.

Parking: The two proposed land uses, café and office are fairly complimentary. Looking at a typical demand chart (below), we see office demand peaks during the day, and restaurant in the evening. We'd have to do a little more research to confirm the data for a café rather than restaurant. Also, given the proximity of the adjacent town lot and nearby church lot, any overflow parking could easily be accommodated.



Traffic: Considering just the two proposed uses, office and café, we'd estimate about 25 trips in the PM peak hour. This is well below the VTrans threshold requiring a traffic impact study.

A memo explaining both of these issues would be fairly simple to assemble – feel free to forward the above items to the Town to show some progress.

Regarding the site layout, there's a couple issues I see that I think our friends at CEA, led by Chris Galipeau, cc'd, can help with, elaborate on, or tell me to stay in my traffic lane, so to speak!

- Expanding the parking lot into the floodplain may have permitting issues
- The parallel parking aisle in the front, with the EV chargers, may be constrained by the existing utility poles
- You may need a pedestrian path from the front of the building by the parallel spaces, to the rear of the building to the commercial entrances, to keep people from walking in the street
- You should probably also show the pedestrian path to the Town office crosswalk and overflow parking area – that would certainly strengthen the case for shared and overflow parking
- The Town review also indicates a need for landscaping and screening; I could see this as particularly important on the east side of the property to shield the neighboring property from headlights.

A site plan is really helpful to identify and address these issues – Chris's team is really helpful at figuring this stuff out!  
Contact information:

**Christopher Galipeau**  
Staff Engineer  
Civil Engineering Associates, Inc.  
10 Mansfield View Lane  
So. Burlington, Vermont 05403

Phone: 802-864-2323 x307  
Fax: 802-864-2271  
e-mail: [cgalipeau@cea-vt.com](mailto:cgalipeau@cea-vt.com)

Happy to talk more about it – in the meantime, feel free to reach out to Chris and discuss site layout detail. I already forwarded him the zoning application.

Best,  
Corey

.....  
COREY MACK, PE  
Project Engineer

**RSG**  
180 Battery St., Suite 350 | Burlington, VT 05401  
858.231.2322 (m)  
[www.rsginc.com](http://www.rsginc.com)

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**From:** m diff.ws <m@diff.ws>  
**Sent:** Tuesday, May 26, 2020 10:50 PM  
**To:** Corey Mack <Corey.Mack@rsginc.com>  
**Subject:** Diffenderffer Underhill Center project details attached

CAUTION - EXTERNAL EMAIL

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**From:** m diff.ws  
**Sent:** Saturday, May 23, 2020 9:52 PM  
**To:** 'Jennifer Desautels' <Jennifer.Desautels@tcevt.com>  
**Subject:** RE: Contact Information

Hi Corey,

Nice talking with you this morning, please find attached the Town of Underhill Staff Report which will give you a comprehensive overview of the project. The parking requirements below are what we have discussed but

they are open to reducing them based on your professional analysis. I am writing the DRB a letter proposing parking at the front of the building for sub compact cars with some EV charging stations. This is a recent development that I am proposing because the town has unofficially let me know that they would consider waiving the setbacks from Pleasant Valley Rd. They desire EV charging stations in the town as part of their proposed objectives. It is about 20 ft from the edge of Pleasant Valley Rd road to the building.

- Three Dwelling Units (3 Spaces per 2 Dwelling Units): 5 Parking Spaces
- Office Space (1 per 300 sq. ft. of gross floor area):
  - 1500 square feet = 5 Parking Spaces
- Restaurant Space (1 per 5 Seats, and 1 per Employee):
  - 60 proposed seats = 12 Spots
  - Assumed 5 Employees = 5
- Total: 22 Parking Spaces

Call anytime with questions.

Thanks,  
Michael  
Michael Diffenderffer  
Managing Director  
Diff Enterprises LLC  
PO Box 42  
Underhill Center  
VT 05490  
Tel WK : 615 -MR DIFFY  
Cell : 203-444-4766  
Fax: 203-413-4407

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**From:** Jennifer Desautels <[Jennifer.Desautels@tcevt.com](mailto:Jennifer.Desautels@tcevt.com)>  
**Sent:** Saturday, May 23, 2020 10:21 AM  
**To:** m\_diff.ws <[m@diff.ws](mailto:m@diff.ws)>  
**Subject:** Contact Information

Hi Mike,

It was nice chatting with you this morning. Please send along whatever information you have regarding your work with the Town (correspondence, maps by others, etc.). I'll be in touch next week with a proposed scope of work based on our discussion and the information that you send us.

Thank you.  
Jenn



**Jennifer A. Desautels, P.E.**  
*Senior Project Manager/Engineer*

*e. [Jenn.Desautels@tcevt.com](mailto:Jenn.Desautels@tcevt.com)  
p. 802.879.6331 x109 | c. 802.370.4270*



[tcevt.com](http://tcevt.com)

*478 Blair Park Road, W.iston, VT 05495  
42 Montpelier Depot St., Albans, VT 05478*

## Andrew Strniste

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**From:** m diff.ws <m@diff.ws>  
**Sent:** Tuesday, June 09, 2020 4:24 PM  
**To:** Andrew Strniste  
**Subject:** 15 Pleasant Site plan attached  
**Attachments:** Dieffenderffer060520DWG1.pdf; Dieffenderffer060520DWG2.pdf

Hi Andrew,

Attached is proposed parking layout that fits all 27 spaces on site utilizing parallel parking. I will see if I can reduce the parking with more info from RSG. What I am wondering is if I can continue with the porch and leach field because even at the worst scenario, I want to do those anyway. Any chance of getting a zoom meeting earlier. I am listening to the recording of the meeting now.

Thanks,

Michael

Michael Diffenderffer

Managing Director

Diff Enterprises LLC

PO Box 42

Underhill Center

VT 05490

Tel WK : 615 -MR DIFFY

Cell : 203-444-4766

Fax: 203-413-4407

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**From:** Andrew Strniste <astrniste@underhillvt.gov>

**Sent:** Tuesday, June 9, 2020 3:47 PM

**To:** m diff.ws <m@diff.ws>

**Subject:** RE: Tonight's Meeting

Good afternoon Michael,

Please be advised that your hearing has been continued to August 3, 2020 @ 6:35 PM. We will likely be conducting the hearing via Go-To-Meeting again. In preparing for that hearing, I would recommend watching the last week's DRB meeting, which can be found at the following website: <https://archive.org/details/underhill-drb-06012020>.

If you have any questions once you finish watching the meeting, please do not hesitate to ask. The Board will be looking for more definitive information next meeting.

Kind regards,

**Andrew Strniste**

Planning Director

Zoning Administrator

Town of Underhill

P.O. Box 120

Underhill, VT 05489

Phone #: (802) 899-4434

x6

Fax #: (802) 899-2137

[astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov)

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**From:** m diff.ws <m@diff.ws>  
**Sent:** Tuesday, June 02, 2020 5:38 AM  
**To:** Andrew Strniste <[astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov)>  
**Subject:** Re: Tonight's Meeting

Dear Andrew,

I can't believe my stupidity but I guess I will have to. I am so sorry to waste the DRBs precious time. My phone lost charge and I don't know why I thought the meeting was on Tuesday when the last email I sent you said "see you Monday" . There I was sitting in my kitchen playing backgammon with my daughter while you were all waiting.

Please let the DRB know how sorry I am. I would like to donate something that they would enjoy like food or beverages if that is legal.

I will write DRB date and time with permanent magic marker on the back of my hand and forehead if they extend mercy to me with another meeting.

Please let me know what the way forward is if any.

Repentantly yours,

Michael

Michael Diffenderffer  
Managing Director  
Diff Enterprises LLC  
PO Box 42  
Underhill Center  
VT 05490  
Tel WK : 615 -MR DIFFY  
Cell : 203-444-4766  
Fax: 203-413-4407

On Jun 1, 2020, at 6:40 PM, Andrew Strniste <[astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov)> wrote:

Hello Michael,

Are you able to attend tonight's meeting via Go-To-Meeting?

Kind regards,

Andrew