

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED  
ACTIVITY IN A FLOODPLAIN AND NEAR A WETLAND

To: All Interested Agencies, Groups, & Individuals

This is to give notice that the Town of Cabot (the Town) has determined that the following proposed action, the Northern Tributary Flood Mitigation project, under the U.S. Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR1) funds under Title I of the Housing and Community Development Act of 1974 (PL 93-383), the National Affordable Housing Act, as amended, and under the Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.) in FEMA Disaster Declaration FEMA Disaster Declaration 4720 (July 7, 2023-July 21, 2023 flooding) is located in the Federal Flood Risk Management Standard (FFRMS) floodplain/ wetland and the Town will be identifying and evaluating practicable alternatives to locating the action in the floodplain/wetland and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The area of potential effects also includes freshwater forested/shrub, freshwater emergent, and riverine wetlands and impacts to the wetlands are anticipated.

The project location consists of an area in Cabot village near the intersection of Main Street and South Walden Road primarily along the Winooski River. The proposed project includes replacing an undersized bridge (the north tributary bridge), adding a flood shelf or bench upstream of the new bridge, elevating several driveways of private residences to provide access to the elevated bridge, and planting riparian buffers as part of a flood mitigation project. The majority of the project area includes FFRMS floodplain and wetlands which will be impacted by the proposed project activities.

Many natural and cultural resources, including fertile soils, endangered species and archaeological resources can be found in floodplains/wetlands, making floodplains/wetlands sensitive to disruption. In addition, floodplains/wetlands as a natural system are important during flood conditions, in respect to natural moderation of floods. Most of the original natural values of the floodplains/wetlands at the subject property remain and therefore sensitivity of the floodplains/wetlands must be considered during the project.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains/wetlands can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it

will participate in actions taking place in floodplains/wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Town for this project at the following addresses on or before March 6, 2026: Michael Hogan, Chair of the Selectboard, Cabot Town Clerk's office, 3084 Main Street, P.O. Box 36, Cabot, VT 05647. A full description of the project may be provided by emailing Betty Ritter, Town Clerk at [tc@cabotvt.us](mailto:tc@cabotvt.us). Comments may also be submitted via email at [tc@cabotvt.us](mailto:tc@cabotvt.us).

Date: February 19, 2026