

Cabot Flood Resiliency Task Force
Meeting Notes
September 3, 2025

Present: RD Eno, Gary Gulka, Chris Tormey, Peg Elmer Hough, Dawn Andrews, Greg Moore, Mike Cookson, Tim Gochey, Jennifer Gochey, John Marsha

Next Meeting: October 1, 6:30 pm

Cabot Garage Relocation – Site under consideration for feasibility study

We have a contract with Dubois & King to evaluate up to 5 sites for Cabot Garage relocation. The first phase will be a desktop study create an evaluation matrix that includes opportunities, challenges and constraints – including site and environmental constraints, potential permits, and rough (order of magnitude) construction costs. We will then hold up to two meetings with the town and public to determine a preferred site. After site selection, we will then contract with Dubois & King for preliminary site and building design and cost estimates for the preferred location.

The goal of this meeting was to identify five sites to be part of the Dubois & King feasibility study. The following sites were discussed:

Sawmill – Town property with wastewater treatment plant and structures now used for town recycling and storage. There are areas on the site that have potential. The site is not within the village. Sewer connection is feasible. It is on an unpaved road and not visible from Route 215, though it is a well-travelled road and well known because of trash and recycling functions.

Former Gochey/Marcotte property – Town-owned property which is the site of the proposed public safety building. There were inquiries made about co-locating the Cabot Garage on this property but it appears not feasible due to environmental regulatory concerns (stormwater and impervious surface area) at the State level and possibly other logistical issues. However, if a public safety building does not go forward on this property, then this is a feasible location for the Cabot Garage. Town water and sewer are available. There is existing data on this property and it would not be necessary to include in the feasibility study.

Cabot Creamery Property – There have been preliminary discussions with the Cabot Creamery about property along Main Street south of the administrative building. There are

constraints due to the need to construct a stormwater retention pond in the vicinity, however, it was agreed that this site should be further evaluated. Town water and sewer are available. There are steep slopes and embankments and it appears that significant excavation would be required. The area is south of the power lines. Creamery properties across the road and adjacent to the river were discussed but not deemed feasible due to riverbank instability and steep slopes.

Elm Street – Town property across from the Elm Street cemetery is about a quarter mile from Main Street, is not in the village, and does not have direct town water and sewer access. There is adequate space, the terrain is flat, and there is road frontage.

Willey Building Property – Town-owned property behind the Willey Building, including the “duck shaped” lot (acquired from Cabot Commons). There is town sewer and water and village center accessibility and visibility. There is potential access from Whittier Hill Road. Constraints include the south tributary stream (minimum 50-foot setbacks, setbacks from the adjacent Herrick property), and a likely need to relocate the existing playground. It was agreed that this property should be included in the evaluation study. It was noted that there could be future discussions (after the feasibility study) with the adjacent property owner (Herrick) if there was a need for additional property to allow for setbacks.

Temporary Fire Station Property – There was a brief discussion about this property, which has no defined use at this time if the Fire Department vacates the property. It is already built and has town water and sewer. It would not need to be part of the feasibility study.

DiStefano Property – On South Walden Road, just beyond the village limits. There is no town water and sewer. There has been discussion with the property owner about the possibility of purchasing a subdivided parcel at the south end of the property. There are wetlands in the area that would be a constraint but there may be a buildable area.

Elm Street (Guzman property) – There is a part of the Guzman property on Elm Street (between Ducharme and Thibault) that currently houses a barn. There is town water and sewer and village accessibility. It was agreed that the property owner will be contacted about willingness to be part of the feasibility study.

It was agreed that the following properties be pursued as part of the feasibility study – dependent on whether the two private property owners are willing to participate:

Willey Building

Cabot Creamery

Elm Street
Guzman
DiStefano

Of all the sites discussed, Greg Moore and Mike Cooksong expressed preference for the Willey Building, Cabot Creamery, and public safety building properties.

Dubois & King will be prepared to start the project when they are provided with the five properties.

Other Updates

We are still in the process of preparing the Community Block Grant Development (CDBG) application for the north tributary bridge.

The feasibility study for the debris racks/catchers on the south tributary is on hold. Landowner permission for access has not been acquired. A letter of request has been sent by RD Eno to the owner for access permission.

Chris Tormey said that the CCIF Committee is very supportive of providing up to \$250,000 in CCIF funds for village flood mitigation efforts, including grant matching funds, contingency funds, and funding to evaluate debris racks. A town vote is tentatively scheduled for November 4.