

Cabot Flood Resiliency Task Force
Meeting Notes
January 14, 2026

Present: Dawn Andrews, RD Eno, Gary Gulka, Peg Elmer Hough, Chris Duff, Karen Deasy, Chris Tormey, Michele Braun

Next Meeting: February 4, 6:30 pm

Meeting notes of December 3 approved as written.

Public Comment

None

Updates – Community Development Block Grant and Cabot Garage Relocation

Gary provided the following written updates on these projects:

Flood Mitigation Updates – January 2026

CDBG-DR Grant

Prior to receiving the \$1.25 million grant, we need to conduct an archeological resource assessment and an Environmental Review. Currently drafting RFPs for this work to be done by contractors.

Working with SLR Consulting to develop a scope of work for the first phase of the project which is final engineering and design, as well as bid and construction services. Then a RFP will be issued for this work.

Our grant was cut back by about \$48,000 from the requested amount. This is equivalent to the riparian planting costs. I have spoken with Friends of the Winooski, and we believe we can acquire outside funding to accomplish this 3.3-acre planting.

Cabot Garage Relocation

Comments from DuBois & King

Here is what I've been able to find out:

Cabot Creamery will need an administrative amendment to subdivide their property. The amendment would state that they are conveying the property to Cabot Garage for

commercial development, but there is no development approved with this amendment. There would be no public notice required, and they would need to submit an application, site plan, and probably wastewater permit (likely required in this situation). Then, when the new owner is ready to move forward, they will need a separate Act 250 amendment for the development.

I spoke in general terms with Susan Baird, the District 5 coordinator, but once we are able to be more forthcoming with information and details, she can help us determine the specifics. She will be on vacation until January 15.

So, since there are a lot of steps to occur prior to development happening, I would anticipate we should wait on any Act 250 permit until we have more details regarding the site plan, costs, etc. I.e. - we need to know the precise footprint of the area for subdivision and confirm that this project is feasible from a cost standpoint before moving into permitting, so should continue with the original plan to move to preliminary site design and costs.

In the interim, we recommend that Cabot Garage and Cabot Creamery consider entering into an exclusive purchase and sale agreement, whereby the Cabot Garage would be an equitable owner of the proposed and surveyed new Cabot Garage property, pending full legal transfer at an agreed-to price. Finalization of the sale would be contingent on the (potentially time-limited) granting of the required municipal approvals to the parties, and the acquisition of all required permits. A real estate attorney can offer additional technical guidance. Essentially, this would give the Garage confirmation that IF the development moves forward, they have an agreement from the Creamery, but if it does not, then they are not obligated to make the purchase.

For discussion at tonight's meeting: Should we add a second site to the Phase 2 evaluation? If so, which site?

We will likely have funding available to add a second site but will need to await D&K cost estimates for Phase 2 – preliminary design and cost estimates.

VT Emergency Management funding (FRCF – Flood Resilient Communities Fund) will likely end after this work is completed, since we cannot move forward with the buyout, site demolition, etc. The state funds must be spent by mid-year, and we will not be able to move that quickly. However, we have been told that the south tributary project is a project that they would like to consider supporting in the future when more of these funds become available.

The following list of to-do items was developed:

- Meet with Greg Moore/Mike Cookson to get their opinion on which alternative site to consider adding as a second site that DuBois & King will evaluate
- Get general building needs from Greg Moore and convey this information to DuBois & King. The following information is requested: building height, number of bays, square footage, and parking needs
- Gary and RD to meet with Creamery to confirm commitment to garage relocation
- The Task Force will confer with the Select Board on a letter to Gleb Glinka that stresses the need to access the south tributary on his property for flood mitigation alternatives that include stream widening, streambank restoration, and debris rack feasibility studies.