

Cabot Flood Resiliency Task Force
Meeting Notes
March 4, 2026

Present: Karen Deasy, Chris Tormey, Roland Payne, Jr., Michele Braun, Gary Gulka

Next Meeting: April 1 , 6:30 pm

Meeting notes of February 4 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 – March 2026

CDBG-DR Grant – North Tributary

Town Treasurer and I met with Vermont Community Development staff to review our progress on completing the steps necessary before the grant award. Select Board has signed off on the various municipal policies and procedures that need to be in place except for a couple of financial management documents. Environmental Review and Archaeological Resource Assessment are proceeding with completion dates expected around mid-May. We will be requesting an extension for completion of these (mid-March is a soft deadline date), and extensions are routinely granted. I am starting to draft a RFP for final engineering design, permitting and bid services for construction. We may also add a construction project management element to the RFP, rather than hiring or contracting with someone separately.

Cabot Garage Relocation

Kickoff meeting earlier today with Dubois & King for the phase 2 evaluation of the two alternative sites. *(Yellow highlighting is for emphasis during meeting discussion)*

BASIC SCOPE OF SERVICES:

Task 1: Project Management

a. Kickoff Meeting

D&K will meet with representatives from the Town of Cabot and Flood Resiliency Task force to review the scope of work, schedule, and project goals. This is anticipated to be held virtually.

b. Ongoing Meetings and Project Management

D&K will meet one (1) time with representatives of the Flood Resiliency Task to review the draft site plan. We will make one (1) presentation of the site plan to the Selectboard. We will also provide regular communication via email and phone as needed to manage the project.

Task 2: Topographical Survey

D&K will conduct a topographical survey of the two parcels of the identified project limits. We will use the survey to inform the siting of the building, parking, access, and infrastructure, grading, and drainage. This does not include a boundary survey.

Task 3: Site Plan

a. Existing Conditions Plan

Utilizing the information from the topographical survey and existing data from the Town of Cabot, D&K will create an existing conditions plan for each site. The existing conditions plans will also include publicly available GIS information, such as property boundaries, roads, LiDAR contours (if needed), and known locations of natural resources (i.e. wetlands).

b. Site and Grading Plan – Whittier Hill Road

D&K will create a site plan for the Whittier Hill Road location. The site plan will include locating the building, access drive, parking area, utility connections, stormwater, and grading. The site plan will be utilized to determine the area that will ultimately be subdivided, in accordance with Town of Cabot subdivision requirements. We will coordinate with the architect for siting of the building. We assume that parking and building needs will be provided by the owner of the Cabot Garage. We will provide the site plan to the Task Force for review and comments. We will address any comments prior to a presentation to the Selectboard.

c. Site Layout Plan – Main Street

D&K will create a site layout plan for the Main Street location to determine feasibility prior to a site and grading plan. This plan will maintain the location of the existing playground, ingress and egress on both sides of the Willey Building, and no net loss of parking. Should these elements be achieved, we will move forward with a site and grading plan (Task 6).

d. Permitting Guidance

D&K will determine the permitting requirements needed; these may include local permitting, state water/wastewater, and Act 250. This Task does not include permit applications.

Task 4: Opinion of Probable Construction Cost (OPCC)

D&K will create an order of magnitude opinion of cost. Costs for site related work will be based on D&K's experience with receiving and reviewing bids for construction projects in recent years along with VTrans' Cost Estimating references, where appropriate.

Task 5: Building Design

a. Programming & Schematic Design

This task will be performed by the project architect and will include reviewing the programming requirements with the Garage owner, building code review, confirm desired interior and exterior materials and finishes, and identify major equipment and in-slab components. Architect will provide a schematic design package to the Task Force and the Garage owner including drawings and initial OPCC.

b. Design Development

Architect will update plans for value engineering or owner requirements, finalize floor plans and elevations, develop exterior wall sections, develop roof plan, prepare outline specifications and materials, and update the OPCC.

OPTIONAL Task 6: Site and Grading Plan – Main Street

Should the results of Task 3c, Site Layout Plan, be favorable to advancing site design, D&K will create a site plan for the Main Street location. The site plan will include locating the building, access drive, parking area, utility connections, stormwater, and grading. The site plan will be utilized to determine the area that will ultimately be subdivided, in accordance with Town of Cabot subdivision requirements. We will coordinate with the architect for siting of the building. We assume that parking and building needs will be provided by the owner of the Cabot Garage. We will provide the site plan to the Task Force for review and comments. We will address any comments prior to a presentation to the Selectboard.

Should the results of Task 3c not be favorable to advancing site design, we will not engage in this task.

Are we anticipating relocation of the playground behind the Willey Building in the D&K work? Not necessarily but will await their evaluation.

The D&K project will be completed by April 30 unless there are unforeseen circumstances.

We may need to add an additional Task Force meeting to review preliminary results, especially on the Willey Building/town property site to review parking proposals that would result in no net loss of current parking.

The Cabot Garage owner will meet with the architect to review site and building needs/preference.

South Tributary Engineering Design

Met with Steve Hogan (currently residing on Glinka property and primary contact for Mr. Glinka) to review preliminary engineering design on the Glinka property. He is on board with the preliminary design that includes some stream widening by one of the VAST bridges and upstream streambank stabilization. He would like to see the VAST bridge reconstructed to preserve and maintain the current route of the VAST trail. There will be no approval granted for further feasibility studies of debris racks or catchers as has been previously communicated. Steve said that he would be willing to enter into a maintenance agreement with the town to monitor and remove any woody debris that accumulates in the area by and downstream of the cabin.

There have been a couple of inquiries about alternatives to removing the Cabot Garage in order to create a wider and larger opening across Main Street. One inquiry was about the alternative of placing an aluminum box culvert in the vicinity. Gary plans on having a discussion with SLR. . It had not been addressed as an alternative in the alternatives study.

Flood Plain Restoration - Guzman

Not likely to qualify for compensation through CREP because it has not been in agricultural use for many years. However, the land may qualify for the Agricultural Conservation Easement Program – Wetland Reserve Program (ACEP-WRE).

ACEP-WRE program details:

Permanent Easements are conservation easements in perpetuity. NRCS pays 100 percent of the easement value for the purchase of the easement, and 75 to 100 percent of the restoration costs.

- 30-Year Easements expire after 30 years. Under 30-year easements, NRCS pays 50 to 75 percent of the easement value for the purchase of the easement, and 50 to 75 percent of the restoration costs.
- Term Easements last for the maximum duration allowed under applicable state laws. NRCS pays 50 to 75 percent of the easement value for purchase and between 50 to 75 percent of the restoration costs.

NRCS staff are putting together a proposal to present to the landowner utilizing this program.

Chris asked if some properties in Lower Cabot qualify for the Wetland Reserve Program. There are other properties such as Gochey and Nunn that could benefit from the program and have floodplain restoration potential. Michele is checking with the Vermont River Conservancy which does easements with landowners.

Vermont Center for Rural Development

Discussion was postponed until next meeting if Peg is available to attend.

Other Business

There was a brief discussion of the tire piles in Lower Cabot. The Town Meeting article to fund cleanup with CCIF funds did not receive voter approval. It was noted that the current landowners are willing to clean up the property and comply with any cleanup/restoration requirements that the Agency of Natural Resources has. Michele mentioned that Bridgestone Tires has a cleanup support program, Tires4Ward, that could assist with cleanup costs. Gary will pass the information on to the landowners. Michele also suggested checking into American Rivers.