

Cabot Flood Resiliency Task Force  
Meeting Notes  
December 3, 2025

Present: Dawn Andrews, RD Eno, Gary Gulka, Peg Elmer Hough, Chris Duff, Peggy Miller, Greg Moore, Karen Deasy, Emily Lewis

**Next Meeting: January 14, 6:30 pm**

Meeting notes of October 7 approved as written,

Public Comment

None

Cabot Garage Relocation Site Assessment – DuBois & King Presentation

Gary provided the following background on Cabot Garage buyout and current status.

We have a buyout grant from VT Emergency Management for the Cabot Garage property – it would pay for the appraised value of the property and cover all costs for building demolition. This would allow for our flood mitigation project – a bridge with a much larger opening, stream widening and stream stabilization that should prevent future village flash flooding in the most extreme of storm events.

The property owner has the option to accept or not accept the buyout.

Acceptance will hinge upon finding a suitable relocation site, the costs of such relocation, and the logistics and timing of moving from the old facility to a new facility. There are a lot of grant funding issues that may present challenges – I won't go into details now, maybe later tonight.

We have a FEMA grant application for the flood mitigation project, but we don't know when we will hear back and whether we will even get the \$1.9 million.

Our first step right now in this process is to find a relocation site that is suitable and get cost estimates for building out the new site.

Vermont Emergency Management has agreed to fund our work to do this under the buyout grant. They are bending over backwards to help us succeed.

We hired Dubois & King to do a two-phase study – the first phase is a desktop analysis of sites that we provided them. Some sites are on town property, some private, and

potentially acceptable to the Cabot Garage as relocation sites. We provided D&K with 7 sites and they are here tonight to discuss the report which I sent out to Task Force members and others.

If all goes according to plan, we will have a public meeting to discuss site selection, then hopefully select one site to move forward with on Phase 2 – a more detailed site plan and construction cost estimates. We need to move ahead fairly quickly on completing this work while we still have the funding available.

Emily Lewis, DuBois & King provided an overview of the site analysis and site comparison matrix, pointing out the pros and cons of the 7 sites.

Greg Moore indicated that his preferred site is Site 5, the Whittier Hill Rd site because of proximity to the village and it is located near the road.

Peg suggested that it may be important to compare costs for a town-owned property and a preferred private property site. The Cabot Community Investment Fund may be the best source of funding assistance that the town can provide for the relocation. We should consider reminding the town of the cost of doing nothing.

The Task Force narrowed the list of 7 sites down to 3 sites that are most viable and worthy of further evaluation: Whittier Hill Rd site, Elm Street (across from cemetery), and Saw Mill Road. Emily indicated that she will refine the matrix for these three sites to include information on zoning and permitting considerations.

Gary will get in touch with Cabot Creamery to make sure that there is willingness to consider subdividing a parcel to the Cabot Garage relocation.

It was agreed that there will be a public presentation of the report at the December 16 Select Board meeting to receive public input.

We will draft a contract with DuBois & King for the second phase of the study.

#### Other Updates

We are waiting to hear about our CDBG -DR grant application for the north tributary bridge replacement. We expect to hear in December.