

SELECTBOARD MEETING AGENDA
Tuesday July 21, 2026, 6:00P.M.
In person at the Willey Building or via Zoom
Meeting with ZOOM (info at the end of the page)
Telephone and Computer Audio Meeting ID 986 742 3548

1. Call Meeting to Order
2. Approve Agenda
3. Approve minutes from 7/7/2026 and 7/14/2026
4. Public Comment
5. Beaver deterrent systems/West Shore Road (action)
6. 215 Dry Hydrant bid reconsideration (action)
7. Central Vermont Regional Planning Commission discussion/decision
8. Notice of Reappraisal required under VSA 32
9. Conservation Committee
 - a. Appoint Brian Wagner to replace Gary Gulka (action)
 - b. Request to expand committee to 7 members (action)
10. Water and Wastewater update
11. Town Clerk's office
 - a. Orders
 - b. Other business
12. Other Business
13. Zoning administrator executive session-reappointment
14. Motion to Adjourn

Town of Cabot is inviting you to a scheduled Zoom meeting.

Topic: Selectboard Meeting, Time: Tuesday, July 21, 2026, 6:00 PM Eastern Time (US and Canada) Join Zoom Meeting:

<https://us02web.zoom.us/j/9867423548?omn=81190520529> **Meeting ID: 986 742 3548**

Dial by your location +1 646 558 8656 US (New York)

SELECTBOARD MEETING

minutes July 7, 2026-Draft

In attendance:

Jenn Miner, Mike Hogan, Skip Bothfeld, Fred Ducharme, Peggy Miller

Amy M. Jeanne Johnson, Brittany Butler, Doug Cooke, Maria A, Betty Ritter, Sandy Pond, Ruth Goodrich, Ben Moll, Dean Deasy, Sid Griggs, Dan Copp, Roger Sheldon, Connie Horihan

Online: Lori A, Theresa Laysleeper, Aaron Celley, Mark?, I phone and Samsung phone (would not give names) Paul Celley, Jennifer Churchill, Angela Ogle, Kris Schmitt, Peter Dannenberg

Tuesday July 7, 2026, 6:00P.M.

1. Call Meeting to Order at 6:00pm
2. Approve Agenda mike made the motion, 2nd skip, motion carried.
3. Approve minutes from 6/16/2026 Motion Carried (find who did 1st and 2nd
4. Public Comment-skip says we need a crosswalk near the common or at it, Sid is not sure if that would be permissible.
5. Highway update: Update from Sid on Lovely Road project. Sid's truck is in Lancaster being refurbished. Traffic counters were on main street, south of the creamery, one on Danville hill road and one on west hill pond road. Fred says we need to capture both sides of the creamery. Mike talked about the signs that Plainfield has in their village and we are looking into it, Sid had also talked to CVRPC about the same thing. We are going to make the village 25mph throughout the whole village not just the school zone. Peggy says that she hasn't seen anyone roll though the stop sign at the rec field since it has been replaced.
 - a. CVRPC grants program discussion/action-Met with Brian Voigt and they work with the WRBCWSP to help do projects that reduce phosphorus in the water. CVRPC is gathering information from towns that want to work with them to replace culverts that are near stream beds and reduce the phosphorus that gets to the Winooski. There is no cost share to the town, it is all though Water Basin Program. The application or approval from selectboard to potentially move forward and find eligible culverts is due next week. Motion to support going forward with this Mike and 2nd by Fred Motion Carried.
 - b. other business

6. 4th of July update: Had discussion on what worked and what didn't work this year. Overall it was great, few hiccups. Mike asks what the bottom line numbers are, is it profitable? Is it worth it? Lori hasn't looked at the final numbers. Lori would like someone from selectboard to join the July 4th meetings in the future. Shout out to Doug Cooke and Shane Smith for their help with traffic control.

7. MERP Bid selection/action: Received 2 bids for working on energy efficiency for the Willey Building and the wastewater plant. One gave a bid for both buildings and one came in for only the wastewater plant. Perro and Dunham are the two bids. Betty called and got references on the bidders. All were very favorable. They suggest that we go with Perro. There was some discussion and a few questions from the board. Perro contacted Fred several times and asked a lot of questions. They will bill every 2 weeks. Motion to accept the bid from Perro Fred and skip 2nd all are in favor.

8. Grant Policy/action Last meeting it was verbally voted on the grant policy but we didn't have a finished document. The board signed the completed policy.

9. New Fire Department status, update, discussion: Jen provided an update on the status of the new fire station. Currently it is held up in the historic preservation, which is the longest part of this process. The contract that we currently have is not federally admissible. Sandy asks the status of the sprinkler system and the building itself. Dean says we are operating on a waiver. Sandy asked why is this still going forward when the town has said no twice? Jen says if there is no monies that are needed upfront there will be no vote on the final plan if there is no vote for bond on this capital project.

10. Act 162 update of Forest fire warden: Dean has been working with state and has made numerous calls to the state, he says it is for reporting back to the state, apparently Cabot has missed a few years. They are creating a permit with 3 classes, each person will have to fill this out and submit to the VFD. Mike asks if there is a fee, Dean says yes as it is creating more work for him, but that is up to the selectboard. Skip says there needs to be paper copies of the permit for those that don't use computers.

11. Storm Drains discussion/action July 27, 2,800 per 8 hour day. This is an additional fee to the contract. Amy asked should it be done every year Mike motions to approve the cleaning of the drains on July 27th. Fred 2nd all approve.

12. H2O Contract discussion/action Roger talked about the differences in this contract compared to the last, 1% increase, and it is 5 years this time instead of 3. Mike asks how he views the current condition now and the needs going forward compared to what it was 3 years ago. Roger 2 major issues, the UV system, it will need to be updated as the current system is not, also updating the aeration system. Fred asked how the pumping stations are,

Rodger is unsure on how that stands currently. Amy asks ballpark how much to fix those 2 things. 250k for the UV and aeration varies greatly depending on millions of factors. He also recommends updating our sewer ordinance. Fred makes motion Skip 2nd no further discussion, motion carried.

13. Bond vote discussion/action: the Vote we had in March is not valid because we didn't take the appropriate steps to be able to receive a bond. Amy has received bond council and has began to work with them to begin the process. Amy had suggested that they used the remaining money that was in the budget for last fiscal year to buy some radios (40,000+/-), the offer was declined. (There was still 20,000 left at the end of the fiscal year) Dean said that we didn't receive the bond because of errors in the building. Mike says we are not going to throw blame. Discussion ensued on the different options available: CCIF with 5% interest, the bond bank with 3% interest over 10 years and finally leasing radios. Put on the special meeting when the tax rate is set if the bod is the way we decide to go. No action taken.

14. Dry Hydrant Bids discussion/action 3 bids 12,000 to 15,000. Board asked if they have a preference and Dean said the cheapest. 2 have done dry hydrants before Ben and Steve. Town pays 25% of cost and the state/dry-hydrant will cover the rest. Ben Ackermann receives the bid with the caveat that the money comes from the dry-hydrant people first.

15. Water and Wastewater

a. Meter update : We are gaining on being complete with this project.

b. Other business

16. Town Clerk's office

a. Orders

b. Other business: order to reappraise.

17. Other Business

Motion to go into Executive Session: 8:15 pm Motion by Mike, Second by Skip- motion carried

18. Executive session x2: treasurer/assistant town clerk

Motion to come out of Executive Session 8:50 pm Motion by Mike, Second by Skip- motion carried

Mike made the motion for Jennifer Miner (the SB Chair) to sign the 3-year contract for the Town Treasurer Amy Monahan as agreed upon, second by Skip- motion carried and Jenn signed the contract and will bring it to Amy to sign tomorrow morning (7/8/2026).

Motion by Mike to give the Asst Town Clerk a raise from \$22.25 to \$23 per hour up to 32 hours per week and make this rate retrospective to 7/1/2026 Second by Skip -motion carried.

The board will recommend that the Town Clerk's hours of operation be revised to 32 hours, which shall be determined by the Town Clerk who sets the office hours.

19. Motion to Adjourn- Motion to adjourn at 856 pm by Mike, Second by Skip- motion carried.

Respectfully submitted,

Brittany Butler

Town Clerk

7/9/2026

ZOOM Minutes:

Quick recap

The Cabot Select Board held their regular meeting on Tuesday, September 7th at 6 p.m. to discuss various town matters including the 4th of July parade review, construction bids, and department updates. Lori provided feedback on the recent 4th of July celebration, noting overall success but highlighting issues with candy and cheese being thrown from vehicles rather than distributed by hand, and suggesting better control measures for next year. The board reviewed two bids for wastewater treatment plant construction, selecting Perrault Building Company LLC with a unanimous decision over competitor Dan Dunham's bid. Sid reported on road construction plans for Lovely Road starting July 27th, with temporary lights to be installed due to narrow conditions and a four-week estimated completion timeline. The board discussed a new CBRPC grant program for culvert replacements focused on reducing phosphorus in waterways, with funding available with no cost share to the town. Fire Chief Dean provided updates on forest fire warden responsibilities now being handled by the fire chief alone due to legislative changes,

explaining new burn permit requirements and classification system. The board approved a 5-year contract with H2O for wastewater treatment services including a 5% increase in year two and subsequent years tied to CPI adjustments. A significant discussion arose regarding fire department radios, with only 5-8 functional radios out of 19 needed, leading to debate between purchasing Kenwood radios immediately versus waiting for a bond vote for Motorola radios, with the board deciding to explore leasing options as an interim solution. The conversation ended with updates on dry hydrant repairs needed at Greaves pond location, with Ben Ackerman's lowest bid of \$12,290 approved pending grant funding from Rural Water Solutions.

Next steps

Summary

Treatment Plant Siding Bid Discussion

Betty discussed receiving two bids for waste water treatment plant energy work, through that Municipal Energy Grant, with one bid being approximately 50% more expensive than the first. She explained the proposed work includes replacing vinyl siding, installing flat board, adding back panels, using 3/4 inch shop material, and spreading open two closed louvers inside. Betty also requested that they cut out a section of blacktop to install stone for drainage, as current water runoff issues were causing problems with the building and tank during rain.

Board Meeting Updates and Projects

Jen called the meeting to order on July 7th and confirmed all board members were present. The board approved the agenda and minutes from the June 16th meeting without discussion. During public comment, Skip raised concerns about people using parking spaces near a crosswalk, which the board noted for future consideration. The board received updates on road projects, including plans to start work on Lovely Road on July 27th with temporary lights and a four-week estimated timeline, and discussed truck maintenance issues including a current 6-8 week refurbishment timeline. Traffic counters were installed near the creamery, west hill pond road and on Danville Hill to monitor tractor-trailer truck traffic patterns.

Traffic and Water Safety Grants

The select board discussed two main topics: traffic safety improvements and a phosphorus reduction grant program. For traffic safety, Sid proposed installing new speed signs with traffic counters in two school zones, reducing the speed limit to 25 mph in the village area. Regarding the phosphorus reduction program, Amy explained that CBRPC works with the

Winooski River Basin Clean Water Service Provider to fund culvert replacements that reduce phosphorus in waterways, with no cost share required from the town. The select board voted unanimously to support moving forward with the CBRPC grant program, which will be considered at their next meeting with results expected in early August.

Post-Parade Review Meeting

Lori conducted a post-4th of July parade review meeting with Brittany and others to discuss the event's outcomes and areas for improvement. Key feedback included concerns about participants throwing candy from vehicles, which could be addressed by disqualifying offenders from prize competitions, and issues with parade lineup organization that could be resolved by assigning numbers at check-in. The group noted positive aspects such as good weather, effective traffic management, and successful parking arrangements, though they identified that the Friday night event in the park was poorly attended and may need reconsideration.

July 4th Parade Debrief Meeting

Lori presented a debrief of the 2027 July 4th parade, highlighting financial questions about profitability that will be addressed in upcoming planning meetings, and requested a select board representative to join the planning committee. She thanked various volunteers including Jen Tidd, Bobby Searles, and others who contributed to the event's success, noting challenges with volunteer recruitment and traffic management.

Fire Station Funding Discussion

The board voted to support the bid selection for Perrault LLC. They discussed the status of the new fire station funding, with the application currently in the environmental and historical preservation phase with FEMA and USDA. Some contracts were not in accordance with FEMA/USDA and will need to be redone. Mike explained that while the process has been lengthy due to federal requirements, they are close to securing funding and noted that previous no votes on building a new fire station were considered non-binding. The discussion also covered constraints on the temporary building, including wetlands and environmental considerations that may limit potential expansion options.

Fire Station Property Discussion

Questions were asked about the temporary building property's suitability for a fire station, including ownership, restrictions, and funding. It was clarified that the town owns the entire property, including the building, and that the Perry family's donation included a caveat against commercial structures, though a municipal fire station would not violate this. The building is fully paid for, with some FEMA funding, and the town will have authority over its

future use. Sandy inquired about maintenance costs and long-term financial implications, to which the response was deferred to Chief Deasy, while the issue of regional participation from surrounding towns remains open.

Building Maintenance and Fire Updates

Dean discussed the maintenance and upkeep of a new building, explaining that it would have minimal exterior maintenance requirements due to its design and energy-efficient features. He confirmed that no additional staff would be hired for maintenance, as the fire department currently handles all cleaning and maintenance tasks with volunteers. Dean then provided an update on Act 162 regarding forest fire wardens, explaining that the positions in Cabot had been terminated and the responsibilities transferred to the fire chief, leading to new requirements for burn permits and reporting to the state.

Burn Permit System Implementation Discussion

Dean discussed implementing a new system for burn permits in Vermont, including plans for digital submission and potential fees to cover costs. The group agreed to further discuss liability issues in a future meeting.

H2O Contract and Infrastructure Updates

Rodger presented a new 5-year H2O contract proposal with a 5% increase in year one, followed by 2-5% CPI adjustments in subsequent years, using November CPI data instead of May to improve budgeting timing. The discussion revealed significant infrastructure needs at the wastewater treatment plant, including a \$250,000 UV system upgrade and an aeration system replacement costing between \$100,000-\$300,000, with total estimated costs around \$500,000. H2O recommended redoing the sewer ordinance and suggested working with Randy Bean, a former state employee who specializes in municipal consulting.

They also addressed storm drain cleaning, with Manosh scheduled to clean the drains on July 27th for \$2,800 per day, and the board approved moving forward with this plan.

Fire Department Radio Equipment Needs

The meeting focused on addressing urgent radio communication equipment needs for the fire department. Dean reported that only 8 out of approximately 19 radios are currently functional, creating safety concerns during recent emergency responses when the department had to borrow radios from other towns. The group discussed two options: purchasing Kenwood radios for \$78,000 as an interim solution or pursuing a bond for

Motorola radios at \$125,000 over 10 years at 3% interest. The board agreed to explore getting Kenwood radios using available budget funds as an immediate safety measure while pursuing the longer-term bond solution for the full complement of radios.

Radio Equipment and Infrastructure Updates

The meeting focused on radio equipment replacement, with Amy proposing to contact Joe Allsworth about leasing options to avoid using the sinking fund dedicated for vehicles. The board authorized moving forward with Ben Ackerman's lowest bid of \$12,290 for dry hydrant number 11 repair, contingent on receiving grant funding from Rural Water Solutions. The group also discussed upcoming meetings, including a special select board meeting on the 14th to set the tax rate and address the bond issue, and the regular meeting on the 21st which will include discussion of West Shore Road hydrant repairs.

7/9/2026

SPECIAL SELECTBOARD MEETING MINUTES

Tuesday July 14, 2026, 5:00P.M.

Those attending in person: Jenn Miner, Fred Ducharme, Mike Hogan, Skip Bothfeld, Peggy Miller, Jeanne Johnson, Amy Monahan, Betty Ritter, Trish Brochu-Cox, Doug Cooke (there was no one online)

1. Call Meeting to Order – the meeting was called to order by Jenn Miner at 5:04 p.m.
2. Approve Agenda – a motion was made by Mike Hogan with a second by Fred Ducharme, motion carried.
3. Approval/signing of Bond items:
 - a. Warning - Trish wanted to know about the Kenwood phone. Fred said that as a SB member he does not feel that we have received enough information. He stated the Hazmat man for the state uses the Kenwood phones and found no reason not to go with Kenwood. Jenn stated she has some information on leasing and there are still question. The SB has a copy of both radios – Motorola and Kenwood quotes. Motorola has a longer life was basically the only difference that Skip could determine. Jenn stated there has been no plan to replace over the years in a rotating cycle, but we do need to have a yearly plan in place to replace the radios. Amy believes if we go to Kenwood we would not need the bond. Borrowing from CCIF was 1%. Jenn stated that there is money the FD didn't use last year, and \$14,000 for this year for radios. We do not need to wait. We could get as many radios as we can for \$30,000 and have a vote on November election. Amy stated that we could do a conventional bank loan, and we would not need voter approval as it is under 5 years. Jenn stated this it is much more responsible for the residents. Trish stated the residents have already voted on the \$125,000 and the residents would understand. Fred wanted to know how long it would take. Jenn felt that it would not take long. Amy said it would be not long to be procured. If anything happens to the radios during a fire, they are covered under insurance. A motion was made by Mike that disregard the warning and give permission for the Treasurer to borrow money for Kenwood phones with a second by Jenn. Motion carried. Amy will start tomorrow to contact 3 banks to get the best interest rate.

The following was not necessary as we would not need to bond for the radios with the above vote.

- b. Declaration of intent
 - c. Proposed ballot
 - d. Resolution Certificate
4. Set tax rate/action

Tax Rate: 1.2327 for residents; 1.3016 for non residents. The tax total tax rate will be 1.8538 . The tax rate for last years was 1.8547. Jeanne indicated that it may be worse next year because there are two parcels that are asking to tax exemption. A motion was made by Mike to set the new tax rate, with a second by Fred. Motion carried.

5. Other Business – Jeanne asked that the SB acknowledge receipt of the letter to the State for the reappraisal. A motion was made by Skip with a second by Fred. Motion carried. Jeanne noted this will be in the coming years (no date has been set yet for this).

Trish – she had a question regarding burn permit policy concern. She has noticed that there are three people to be listed for burn permits. She has a concern because the Town Clerk's office is closed on Friday. If there is snow on the ground what happens then? Jenn stated we are not sure about this. Jenn stated there will be conversation with the FD regarding this. It seems that we can designate others to approve the burn permit other than the fire chief. She noted that other towns are doing this already.

Jenn would like the Board to give approval for her to contact the town attorney for a legal review of the property that is now housing the fire station. Motion was made by Skip with a second by Fred. Motion carried.

6. Executive session: Assistant Town Clerk – a motion was made by Mike with a second by Skip to go into EC at 5:36 p.m. Motion was carried. (Please note that 4 members were present and Fred left for the ES.) The board exited ES at 6:10 p.m. with the following decision.
 - a. Brittany's wage was negotiated after she was elected, and therefore a Cost of Living Raise is not applicable until 7/1/27. A motion was made by Mike as follows, Second by Skip Motion carried.
 - b. The Assistant Town Clerk's hours and salary as follows: 32 hours per week @ \$23.50 per hour subject to an increase in hours or overtime based upon office needs for vacation and election coverage. This rate of pay will be retrospective to 7/1/2026.
 - c. Additional Other Business:

The CFD Dry Hydrant Bid that was voted upon last week for T. Greaves on 215 N will be an agenda item for discussion /action at the July 21st meeting. With the potential change in what work may need to be done, the board is putting the previous bids aside under re-consideration.

- d. Motion to leave ES was made by Mike at 6:10, second by Peggy, motion carried.
7. Motion to Adjourn – a motion was made by Mike with a second by Skip, motion carried and we adjourned at 6:11 p.m.

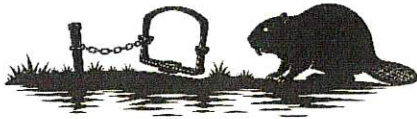
Respectfully submitted,

Betty Ritter (taking minutes for Brittany Butler, Town Clerk was on vacation)

ESTIMATE

Wildlife services
3079 keiser pond rd
Danville VT
United States

Hunter Eastman
8022726018
eastmanh149@gmail.com



FOR

Cabot Select board
Cabot VT
United States

Estimate No.: 005
Issue date: 7/1/2026
Valid until 7/28/2026

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
Beaver baffle	1	1,221.21	0.00	1,221.21

A beaver baffle is a water-control device designed to reduce flooding caused by beaver dams while allowing beavers to remain in the area. It typically consists of a perforated pipe or fencing installed through or in front of a dam, which lets water flow at a controlled rate without triggering the beavers' instinct to block the flow. Beaver baffles help protect roads, culverts, and nearby property while supporting wildlife and maintaining the ecological benefits of beaver wetlands.

Materials will be as follows:

- A. Two (2) 10 ft x 12" perforated or polyethylene pipe
- B. One (1) 36" 36" cage (built on site with associated materials) consisting of 14-Gauge Galvanized Steel Welded Wire
- C. Cinder blocks for the anchoring system

Note: This method is good for maintaining water flow at recurring beaver dam sites, but it will not eliminate beavers or their dams. Also depending on the spring run there will be a possibility of small maintenance task necessary for the cage at additional cost

SUBTOTAL: \$1,221.21
TOTAL (USD): \$1,221.21

Issued by, signature:

ESTIMATE

Wildlife services
3079 keiser pond rd
Danville VT
United States

Hunter Eastman
8022726018
eastmanh149@gmail.com



FOR

Cabot Select board
Cabot VT
United States

Estimate No.: 007
Issue date: 7/10/2026
Valid until 7/28/2026

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
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Culvert protection fence	1	1,400.00	0.00	1,400.00
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A culvert protection fence is a structure installed around the inlet of a culvert to prevent beavers from plugging it with sticks, mud, and debris. The fence creates a larger perimeter around the culvert entrance, which will make it harder for beavers to build a dam back up. In the event of a beaver building a dam in front of the fence there will be two(2) perforated pipes below the surface of the water, sticking out 5 feet on each side and will prevent the stream from flooding

Materials will be as follows:

A. Two(2) 10ft x 12" POLYETHYLENE pipe

B. Five(5) 6ft by 8ft (14-Gauge Galvanized Steel Welded Wire)

C. Five(5) metal fencing post(for anchoring the fence)

Note: This method is good for maintaining water flow at recurring beaver dam sites. This method also only gets rid of the beaver dams not the beavers them self, also depending on spring run or beaver related problems with damn reconstruction there will be a possibility of small maintenance tasks necessary for the fences at additional cost.

SUBTOTAL: \$1,400.00

TOTAL (USD): \$1,400.00

Issued by, signature:



Cabot Volunteer Fire Department

P. O. Box 26

Cabot, Vermont 05647-0026

Invitation to Submit a Written Proposal For the repair and upgrade of Dry Hydrant #11

June 23, 2026

Thank you for your interest in providing the Cabot Volunteer Fire Department with a written proposal for the repair and upgrade of Dry Hydrant #11 at 6500 VT Route 215.

Basics:

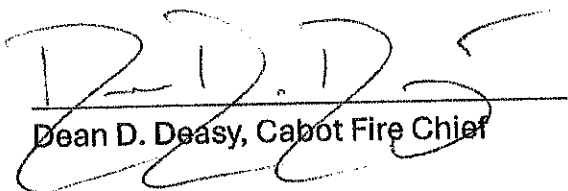
1. All proposals shall be submitted in written form, and received on or before 1600 hours on **July 7th, 2026**. For record keeping purposes, it is preferred that the proposals, and all accompanying documents be transmitted electronically via email with PDFs attached, and sent to both: Chief@cabotfirevt.us (and) Grants@cabotfirevt.us. Proposals which are not emailed shall be delivered by hand, in person, to the Cabot Town Clerk before the deadline above. Any proposals received after the deadline shall be considered untimely and will not be considered.
2. All proposals shall be accompanied by a Certificate of Insurance naming the Town of Cabot, The Cabot Volunteer Fire Department, and the following property owners; John T. Greaves, Gail L. Greaves, Seth A. Greaves and Brett C. Greaves as 'additional insured' for general liability, and include proof of Worker's Compensation Insurance coverage.
3. Each interested contractor will receive a printed packet at a joint site visit to review the site, and address any questions. The packet will contain all of the materials produced by Troy Dare, from the Rural Fire Protection Program. The site visit shall be scheduled to occur on Friday, June 27th, 2026 at 1800 hours at the project site for all interested contractors. Contractors may waive their presence at this joint site visit

by emailing: Chief@cabotfirevt.us (and) Grants@cabotfirevt.us and the engineering packet will be delivered by email.

4. In addition to your proposal to install the hydrant in accordance with the technical packet described in Paragraph #3 above, please also include in your proposal the following as separately identified line items within your total proposal:
 - a. The installation of a pond overflow. Note: there is currently is an overflow which upon information and belief is metal, and appears to have collapsed under the access drive and is no longer functioning.
 - b. Stabilization of the pond berm in a generally southerly direction between the new dry hydrant, and the public Right of Way of Vermont Route 215 to the include the repositioning of any boulders which are currently placed in this area. Disturbed areas are to be mulched and seeded to prevent erosion.
 - c. Stabilization of the pond berm beginning at the dry hydrant and continuing in a generally northwesterly direction, approximately 10 feet from the dry hydrant, including the repositioning of the boulders which are currently placed at that location. Disturbed areas are to be mulched and seeded to prevent erosion.
5. The Cabot Volunteer Fire Department reserves the right to decline any proposal at its sole discretion.
6. The parties submitting proposals specifically acknowledge that once an acceptable proposal is identified, its acceptance and performance will be subject to (1) the specific approval of the Cabot Select Board which is necessary before it is subsequently submitted to the (2) Rural Fire Protection Board for consideration on July 22, 2026.

Thank you for your willingness to submit a proposal for this public interest project.

Sincerely,



Dean D. Deasy, Cabot Fire Chief

Rural Fire Protection Grant Completion Checklist

All project work will be completed by the agreed deadline, unless by special permission from **Troy Dare**, Rural Fire Protection Program Manager. The items below must be received in order to release project award.

Final Report which includes:

- ☐ **Expense Documentation Form.**
(Please submit the signed original form with report)
- ☐ Copies of **paid invoices and receipts.** (Please submit copies that correspond with expenses listed on the Expense Documentation Match Form)
- ☐ **Six or more** color photos of project before, during and after the project. (Please submit **high resolution, digital pictures**; either on a CD or emailed to dryhydrantguy@yahoo.com)
- ☐ **Press release** given to the media. We allow online, public, media to satisfy this grant requirement depending on the content of the post, but we still accept, and prefer, printed newspaper and town report publications. Please email complete URL links to the online media to dryhydrantguy@yahoo.com or mail the complete publication page including name, date, & page number to the RFP Office at the bottom of this form so we can use it in our yearly report; this report is used at fire service events across the state and VT Legislative functions.

Once items listed above are received, a final site inspection will be conducted by Troy Dare, Task Force Engineering Technician to check the following:

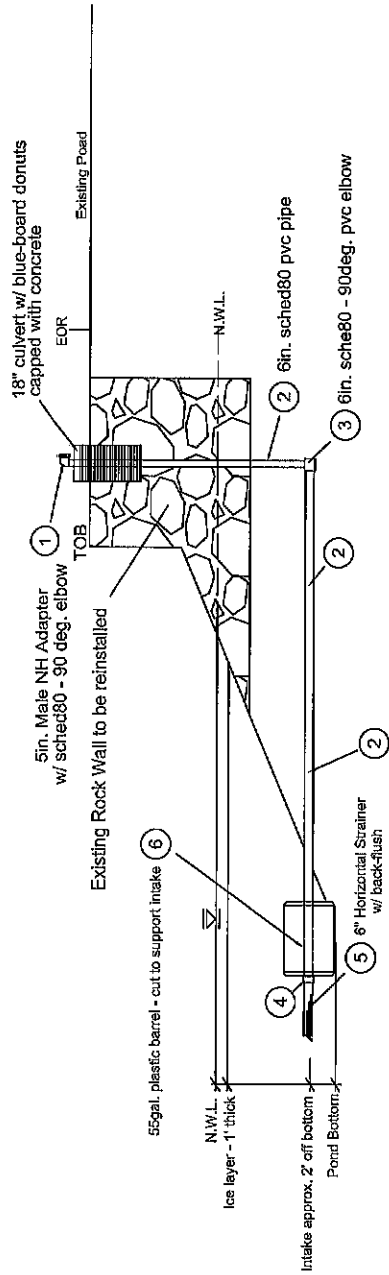
- ☐ **Standpipe painted.** (The paint helps reduce **ultra-violet ray breakdown** and identify dry-hydrant location)
- ☐ Hydrant protected by **guard posts.** (Guard posts need to be **placed in front of dry-hydrant riser** and be able to deflect vehicles or fire apparatus; 6x6's, large stones, concrete blocks etc. preferred)
- ☐ **Maximum Suction Lift** does not exceed 15 feet. (**Maximum Suction Lift** is the vertical measured distance from the surface of the estimated low water level to the eye of the pump)
- ☐ **Year round access** provided. (The access to the RFP system is adequate for fire apparatus and will be kept clear and plowed year-round)
- ☐ **Signage - No Parking Fire Lane** posted. (This can be a standard reflective dry-hydrant sign or a custom, more esthetically pleasing, sign; As long as it says, "No Parking - Fire Lane", it's adequate)
- ☐ **Maintenance Record** established with first back flush and pump test recorded. (Please **MAX flow test** the hydrant until pump reaches "cavitation"; this will provide the value of the system in all fire situations and help monitor the integrity of the system)

Please schedule your final inspection with **Troy Dare** when the items above have been completed. If you have any questions or desire additional information, please feel free to contact:

Troy Dare - Rural Fire Protection Program Manager/Engineering Technician

170 Lower Sumner Hill Road, Sumner, ME 04292

802-828-4582 – dryhydrantguy@yahoo.com



N.T.S.

Notes:

Provided by RFP-TF

Provided by RFP-TF

Provided by RFP-TF

Bill of Materials					
#	Description	No.	Unit	Unit Cost	Total
1	6" Female NH Adapter w/ 90deg elbow	1	EA	\$500	\$500
2	6" dia. sched80 pvc pipe	20	LF	\$20	\$400
3	6" dia. sched80 pvc 90deg. elbow	1	EA	\$120	\$120
4	6" dia. sched80 pvc coupling	1	EA	\$80	\$80
5	6" Horizontal Strainer w/ backflush	1	EA	\$200	\$200
6	55gal. barrel for intake support	1	EA	\$40	\$40
	No Parking Fire Lane Sign & Post	1	EA	\$40	\$40
	Bollards, Guard Posts - Riser Protection	2	EA	\$50	\$100
	Materials - fill, 18" culvert, insulation etc.				\$1,500
	Labor				\$1,000
	Excavation/Dry Hydrant Installation	8	HR	\$300	\$2,400
	Contingency				\$1,000
				Total	\$7,380

Cabot 2026-13 Replacement
John & Gail Greaves - 6503 VT Route 215N
Vermont Rural Fire Protection Task Force
170 Lower Sumner Hill Road
Sumner, ME 04292
Drawn by: Troy Dare
Reviewed by:
Date: 6/18/26
1 / 5

Rural Fire Protection (RFP) Water Supply Site Assessment Form

(Revised March 2023)

Date: 6/15/26 Town: Cabot County: Washington Fire Dept: Cabot VFD
Name: John & Gail Greaves Site ID: 2026-13 Replacement
Location: 6503 VT Route 215N Long: -72.272022 Lat: 44.440264
Property Owner/Address: John & Gail Greaves - 6503 VT Route 215N
Largest Fire Load - 1000ft: Res. Homes & Farms - 1.5mi: Res. Homes & Farms
Assessment Completed by: Troy Dare, Chief Deasy, Liz Wilkel & Landowners Project: 2026 RFP Program
Needed Fire Flow (NFF): 1000+ gpm Existing RWS Repair Yes Out of Service Date: 2025
Agreements: Water Source: Name: Greaves Pond
1 Grant Source Type: Pond
2 _____ Type of Recharge: Seep
3 _____ Rate of Recharge: Good
4 _____ Site Accessibility: Dirt
Notes: _____ Land-use: Private Residence

Rural Water Supply System Elevation: 1825 ft
Recommended System: Dry Hydrant
Depth of water where system intake will be located: 8 ft *Lift: 6 ft
Horizontal Distance: 20 ft Suction Hose Dia.: 6in
**Estimated Flow Rate: 1300 gpm Adapter Type: NH/NST
Adapter Sex: Female

Calculations for Fire Purposes (est.):

Ponds: Volume = Surface Area x (Intake Depth - 2ft over the strainer) x 7.5gcf x 0.67 side slopes

Surface Area: _____ ft x _____ ft = 7,000 sf
(measured using GIS software) Yes
Volume: 7,000 sf x Intake Depth 6 ft - 2ft x 7.5gcf x 0.67 ≈ 140,700 gal
***Volume in Winter Months 105,525 gal

Rivers/Streams: Flow (gpm) = Cross Sectional Area (sf) x Velocity (fps) x 60sec/min x 7.5gcf

Flow = _____ sf x _____ fps x (60sec/min) x 7.5gcf = _____ gpm

Permitting/Signoff Needed: State Permitting Information, Applications & Contact Information:

State: 1 _____ Federal: dec.vermont.gov/watershed
2 _____ nae.usace.army.mil
3 _____ nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Vermont-General-Permit
4 _____

Integrity: Disturbed (Disturbed, Intact or Unknown)

Landform Slope: 2%

State Fish & Wildlife Access - _____

NOTE: All RFP Systems in VT State F&W Accesses must have a signed Memorandum of Understanding MOU between the Town/Fire Dept. before construction; and the RFP Technician must be present to assist and insure the system is installed as agreed upon.

Field Notes: All sched80 system.

*Lift is the vertical, linear, distance from the surface of the water to the "eye", or center point, of the fire pump.

Estimated flow rate is calculated by entering design data in to the **New Hydrant flow calculation spreadsheet.

***If the average ice thickness for the area is unknown, assume 2ft, and deduct from the volume calculations.

**Developed Water Supply for Rural Fire Protection
Landowner Agreement**

To: Dean D. Deasy, Cabot Fire Chief
Town of Cabot
Cabot Fire Department

Date: May 28, 2026

From: John T. Greaves, Gail L. Greaves, Seth A. Greaves, Brett C. Greaves (Property Owners)

We hereby authorize the Town of Cabot (hereinafter referred to as Town) to develop a refill site at what is currently identified as #6500 Vermont Route 215, Cabot, VT for the purpose of providing water to extinguish fires in our community and for other uses with our permission.

We further give the Town permission to erect a dry hydrant or other developed rural water supply system at this location. We understand that the Town will install the rural water supply system and provide materials.

The Town will complete all excavation work so that the surrounding areas and the surface of the ground will be smooth, and present a pleasing appearance. Vegetation will be reestablished.

The Town may use, test, and maintain the dry hydrant or other rural water supply system at any time they deem necessary for continuity of hydrant operations.

The purpose, installation, operation and maintenance of the dry hydrant or other rural water supply system has been explained to us. We fully understand, and agree with the explanations provided as we currently have a dry hydrant in place at this location, identified as #11 in the Cabot Fire Department records.

Gail L. Greaves
John T. Greaves
Brett C. Greaves
Seth A. Greaves

Date: May 28, 2026

Date: 5/28/26

Date: 5/28/26

Date: 5/28/2026

I have fully advised the landowners of the purpose, installation, operation and maintenance of the dry hydrant or other rural water supply system.

Dean D. Deasy
Signature: Dean D. Deasy, Cabot Fire Chief

Date: 5/29/26 0842hrs

Note: the role and/or duties of the Town and Landowners in this agreement may be shared differently between the parties as necessary, and any modification shall be made in written form, signed by all parties.



Cabot Volunteer Fire Department

P. O. Box 26

Cabot, Vermont 05647-0026

Invitation to Submit a Written Proposal For the repair and upgrade of Dry Hydrant #11

Addendum #1

July 1 2026

Addendum #1 serves to modify only the following items in the original Invitation to Submit a Written Proposal for Dry Hydrant #11. All other specifications remain as first published on June 23, 2026.

- 4a. Added: The Height of the overflow will be at current water level with a detachable debris catcher installed.
- 4c. Revised: 10 feet is hereby revised to be 15 feet.
- 5. Revised: The Cabot Volunteer Fire Department reserves the right to decline any and all proposals at its sole discretion. ('all' is added to the original language).
- 6. Added: Subject to final approval from the Chief of the Cabot Fire Department of the project and related bids.
- 7. Added: Contractor will be responsible for roadbank and stabilization (approximately 115ft in length), if so required, and for maintaining blacktop integrity on rt 215 north as it currently is.
- 8. Added: Removal of one 40 ft softwood tree. Wood, stump, and branches must be disposed of off-site.

9. Added: Driveway will be resurfaced with road-grade stone for a total distance of 85 ft. starting at the edge of road toward dry hydrant.
10. Added: one large stone, 35" min high by 4 ft min length x 20" min width, will be placed in front of the dry hydrant for vehicle protection. The exact location will be shown at the time of installation. Stone will not interfere with access to dry hydrant connection.
11. Delete : Two guard posts will be deleted,
- 12: Added: Dry Hydrant will be painted red.

Thank you for your willingness to submit a proposal for this public interest project.

Sincerely,

Dean D, Deasy

Dean D. Deasy, Cabot Fire Chief
June 26, 2026



Cabot Future Land Use Map and Tier 1 Update

Over the last year, CVRPC visited each of our member municipalities to explain the Future Land Use Area (FLUA) mapping process and the new FLUA categories as part of Act 181. This was done as part of updating our Regional Plan, the document guiding future growth and regional decision-making. Part of the Regional Plan review process requires us to give each municipality the information included in this packet.

Attached are the following documents:

1. Memo outlining FLUA Map changes from 2024 to 2026, pages 1-5
- 2a. Cabot Tier 1 eligibility and State Designation information, pages 6-7
- 2b. Information on the differences between Tier 1a and 1b, page 8
- 2c. A draft Select Board resolution to opt into Tier 1b, page 9
3. Regional and Municipal Housing Targets, pages 10-16

Commenting on the Regional Plan

We are collecting feedback and comments on the Regional Plan through August 28th.

CVRPC submitted a preliminary, "pre-application" draft of the Regional Plan to the Land Use Review Board (LURB) in June. The draft documents are available on the Regional Plan webpage at <https://bit.ly/CVRPC2026PLAN>

Commenting on the Future Land Use Map

We are collecting comments on the Future Land Use Map through August 28th.

The interactive map is online at <https://bit.ly/CVRPCFLUMAP>

- Left click on parcel to review its properties in a pop-up box. Use the scroll arrows on the side and the bottom of the pop up to see all the information for the parcel
- To leave a comment, click the blue feedback button at the bottom of the left-hand navigation pane and enter the address.

To find out more about the criteria for the different FLUA classifications, follow this link: <https://bit.ly/VAPDAFLUA>

Information on Housing Targets

For information about Regional and Municipal Housing targets, including a downloadable copy of the document on page 9, follow this link: <https://bit.ly/CVRPC2026HOUSINGTARGETS>

Town of Cabot Tier 1 Eligibility and Changes to State Designation Programs

Tier 1 Eligibility

Cabot has areas that could meet the criteria for Tier 1b eligibility.

Eligibility requires certain Future Land Use Area (FLUA) categories in the Regional Future Land Use Map. **Downtown Center, Village Center, Planned Growth Area, and Village Area** FLUAS all qualify for Tier 1 exemption. Another requirement of Tier 1 eligibility is having subdivision regulations. CVRPC understands that Cabot is currently working on adding subdivision regulations. Please let us know if CVRPC can be of assistance in your efforts. It is important to note that *Regional FLUA classifications do not override local zoning, subdivision, or river corridor regulations, and will not replace your own Future Land Use Map or goals in your Town Plan. Local regulations and planning decisions will continue to guide development in Cabot.*

Pursuing Tier 1 status is entirely optional. Having eligible areas does not obligate your municipality to pursue Tier 1 status. Opting into Tier 1 is a local decision made by resolution of your Select Board. A sample resolution is included on page 9. Once approved, Tier 1 status remains in effect until modified or revoked.

Enrolling in Tier 1 affects Act 250 state oversight of development in selected areas. Tier 1a areas are fully exempt from Act 250 review. In Tier 1b areas, housing and mixed-use development of up to 50 units on 10 acres or less are exempt from Act 250 review. Development in exempt areas would instead be reviewed entirely through local permitting processes. See page 8 for more information on the differences between Tier 1a and 1b, including differences in responsibility for enforcing existing Act 250 permits and conditions in the exempt area. If you have questions about Tier 1 or how it may affect your municipality, CVRPC is here to help.

If you are applying for Tier 1b status, we ask that you submit your resolution to CVRPC by August 28th. If you are pursuing Tier 1a status, you will be able to apply directly to the Land Use Review Board (LURB) once the 2026 Regional Plan is approved. If you choose not to pursue Tier 1 status this fall, your municipality may apply in the future through a Regional Plan amendment.

Process for Updating State Designated Area Boundaries

State Designations allow municipalities to access incentives for community investment and development. Under Act 181, the five legacy state designation programs (Downtowns, Village Centers,¹ New Town Centers, Growth Centers, and Neighborhood Development Areas) have been consolidated into two new designation programs: **Centers** and **Neighborhoods**.² All legacy benefits will be retained under the new designations. The Vermont Department of Housing & Community Development has an overview and explainer document here: <https://bit.ly/VTSTATEDESIGNATIONS>

Going forward, the regional FLUA map defines Centers and Neighborhoods. The 2026 map FLUA categories of Downtown Centers and Village Centers on the regional map will be automatically enrolled in the **Center** designation program. Planned Growth Areas and Village Areas will be automatically enrolled in the **Neighborhood** designation program. These changes will go into effect when the Land Use Review Board (LURB) approves the 2026 Regional Plan. *All legacy benefits will be retained under the new designations.*

No action is required for your current state designation benefits to roll into the correct center and neighborhood categories.

Making future changes to the boundaries of designated Centers and Neighborhoods will require changing the FLUA map via a regional plan amendment and approval of the amendment by the LURB.³ CVRPC will guide municipalities who want to make changes through the process.

Sincerely,

Christian Meyer

Christian Meyer
Executive Director

¹ Although they have similar names, Vermont's legacy *state designation programs* for Downtowns and Village Centers—which determine eligibility for certain community investment incentives - are different from the new *FLUA* categories of Downtown Centers and Village Areas.

² 24 V.S.A. Chapter 139

³ 24 V.S.A. 4348(j)

Act 181 – Tier 1A and Tier 1B Information for Municipalities

Act 181 created Tier 1-eligible areas where certain development may be exempt from Act 250 review. In these areas, development is reviewed through the municipality's local permitting process instead of Act 250. Eligibility for Tier 1 is based on Future Land Use Area classifications in the Regional Future Land Use (FLU) Map. Below are more details, including the difference between Tier 1A and Tier 1B.

	Tier 1A	Tier 1B
Which Future Land Use Areas (FLUAs) are eligible for Act 250 exemptions?	Future Land Use Areas (FLUAs) identified on the Regional Future Land Use Map that meet the criteria in 10 V.S.A. § 6034(b): - Centers (Downtowns & Villages) - Planned Growth Areas	Future Land Use Areas on the Regional Future Land Use Map which meet the criteria in VSA 6033(c): - Centers (Downtowns & Villages) - Planned Growth Areas - Village Areas
What are the Act 250 exemptions?	Fully exempt from Act 250 state review	50 units or fewer on 10 acres or less for housing and mixed-use development are exempt from Act 250 state review
Will our municipality have to enforce existing Act 250 conditions?	Yes. Within Tier 1A areas municipalities must carry forward conditions of prior Act 250 permits for new development permits, with a few exceptions. In approved Tier 1A areas the LURB will no longer enforce permit conditions unless the municipality fails to do so.	No. The land Use Review Board (LURB) will continue to enforce existing Act 250 permits and conditions in Tier 1B areas.
How do municipalities apply?	The Select Board or City Council applies directly to the Land Use Review Board (LURB)	The Select Board or City Council requests CVRPC include Tier 1b exemption as part of the 2026 Regional Plan FLU Map.
When do municipalities have to decide whether to apply for to Act 250 (Tier 1) exemptions?	Applications may be submitted after the Regional Plan is approved. The target date is 1/1/2027.	Resolutions are due to CVRPC by August 28, 2026 for submission with the final regional Future Land Use Map. Applications can be requested in the future through an amendment or a separate Tier 1b application.
Are state planning designations tied to Act 250 (Tier 1) exemptions?	No. The state designation programs and Tier 1 Act 250 exemptions are separate, although both are based on the same FLUA categories in the Regional Future Land Use Map. Centers and Neighborhoods affect eligibility for state community investment incentives and, are established automatically when the LURB approves the Regional Future Land Use Map. Tier 1A and Tier 1B affect how development is reviewed and require a municipality to opt in.	

TIER 1B SAMPLE MUNICIPAL RESOLUTION

Municipality: The Town of Cabot

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The Town of Cabot has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The Town of Cabot has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

[AND/OR]

- Whereas The Town of Cabot has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the necessary standards.
- Whereas The Town of Cabot has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.
- Whereas The Town of Cabot has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Now, therefore be it resolved that

The Town of Cabot hereby requests to have the [Downtown Center, Village Center, Planned Growth Area, Village Area] mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on **DATE**

Attest:

Signature _____

Name _____

Title _____ (Secretary or Chair)

2026 Central Vermont Municipal Housing Targets

Where State Housing Targets Came From

State law 24 V.S.A. § 4348a directed the Vermont Department of Housing and Community Development (DHCD) to identify future housing needs and establish housing targets for Vermont and each planning region. This law also requires Regional Plans to assign a portion of those regional targets to each municipality.

DHCD contracted with the Vermont Housing Finance Agency (VHFA) to prepare the *2025-2029 Vermont Housing Needs Assessment*⁴ which established the following targets:

	2025-2030 Housing Targets		2025-2050 Housing Targets	
	Low	High	Low	High
Central Vermont Planning Region	2,540	3,864	8,045	15,856
State of Vermont	27,867	41,185	79,018	172,044

The state targets were based on the following factors:

- The need to replace the 15% of homes that become second homes, seasonal homes, or short-term rentals.
- The need to maintain a healthy number of homes available for rent or purchase.
- The need to provide housing for the 7,000 Vermonters experiencing homelessness or housing insecurity.
- The need for more homes as the population grows.

Population growth calculations:

- The state-wide **2030 lower target** assumes the number of year-round households will grow by **1.02% per year**, based on the average growth rate from **2016–2019** (before the pandemic). The statewide **2030 higher target** assumes the number of year-round households will grow by **1.77% per year**, based on the average growth rate from **2019–2022** (during and after the pandemic).
- The state-wide **2050 lower target** looks at how many people are expected to be in different age groups and estimates how many homes they may need as they move through different stages of life. The state-wide **2050 higher target** assumes the population will grow by **1.4% per year**, which is the long-term average growth rate from **1950–2024**.

⁴ <https://vhfa.org/pubs/vt-hna-2025.pdf>

For regional housing targets and more information about how they were calculated, click here: <https://vhfa.org/sites/default/files/publications/Housing-Targets-Appendix.pdf>

CVRPC Municipal Housing Target Methodology

The Regional Plan includes a Future Land Use Map that places land into 10 Future Land Use Areas (FLUAs).⁵ State law encourages most new housing to be located in Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas, where development is generally more concentrated and services are often available. You can view and comment on individual parcels using the interactive map here: <https://bit.ly/CVRPCFLUMAP>.

To reflect this state policy, CVRPC assigned 60% of the regional housing targets to these four Future Land Use Areas.

40% to Downtown Centers and Planned Growth Areas. These are higher-density areas with infrastructure, or areas planned for future growth. They are expected to accommodate a significant share of future housing growth. See the Future Land Use Acreages by Municipality table on page 6 for additional details.

Downtown Center

Planned Growth Area

20% to Village Centers and Village Areas: These are locations with existing development and services that can support additional housing growth. While generally smaller and more locally focused than Downtown Centers and Planned Growth Areas, they are still identified by state law as appropriate places for new housing.

Village Center

Village Area

40% by population: The remaining 40% of the regional housing target was distributed based on each municipality's share of the total population of the region. This aligns with VHFA's *2025 Housing Needs Assessment methodology*. You can see each municipality's 2024 population and % of the regional population on the next page.

Municipal housing targets are advisory, not mandatory

These housing targets are not requirements. Communities are not required to build this housing, and the targets do not require new homes to be built in town centers or villages. Instead, these are goals intended to help communities plan for the future by providing information about expected housing needs, statewide housing goals, and how growth may affect development patterns over time.

⁵ The classifications are done according to the established Vermont Association of Planning and Development Agencies methodology, which can be found here: <https://bit.ly/VAPDAFLUA>

Local decisions will continue to determine housing development, including: whether to develop or seek regional approval for a municipal plan; adopt or update zoning, subdivision, or river corridor regulations; invest in infrastructure to support development; make town land available for housing; or take other actions to facilitate development.

As stated in the draft 2026 CVRPC Regional Plan:

"[The] Plan establishes the objective of strategically planning population growth around dense mixed-use core areas. While CVRPC believes there are advantages for municipalities to focus new growth in their centers, there is nothing in these targets to prevent the majority of new housing from being in low-density suburban or exurban districts. Further, we recognize that many folks moving to Central Vermont mostly prefer to live in rural or very rural locations; therefore, it would be folly not to plan for continued growth in our rural municipalities. Therefore, this plan will continue to use the statutory language of *targets*, while in practice these numbers describe both targeted growth and also predicted growth."

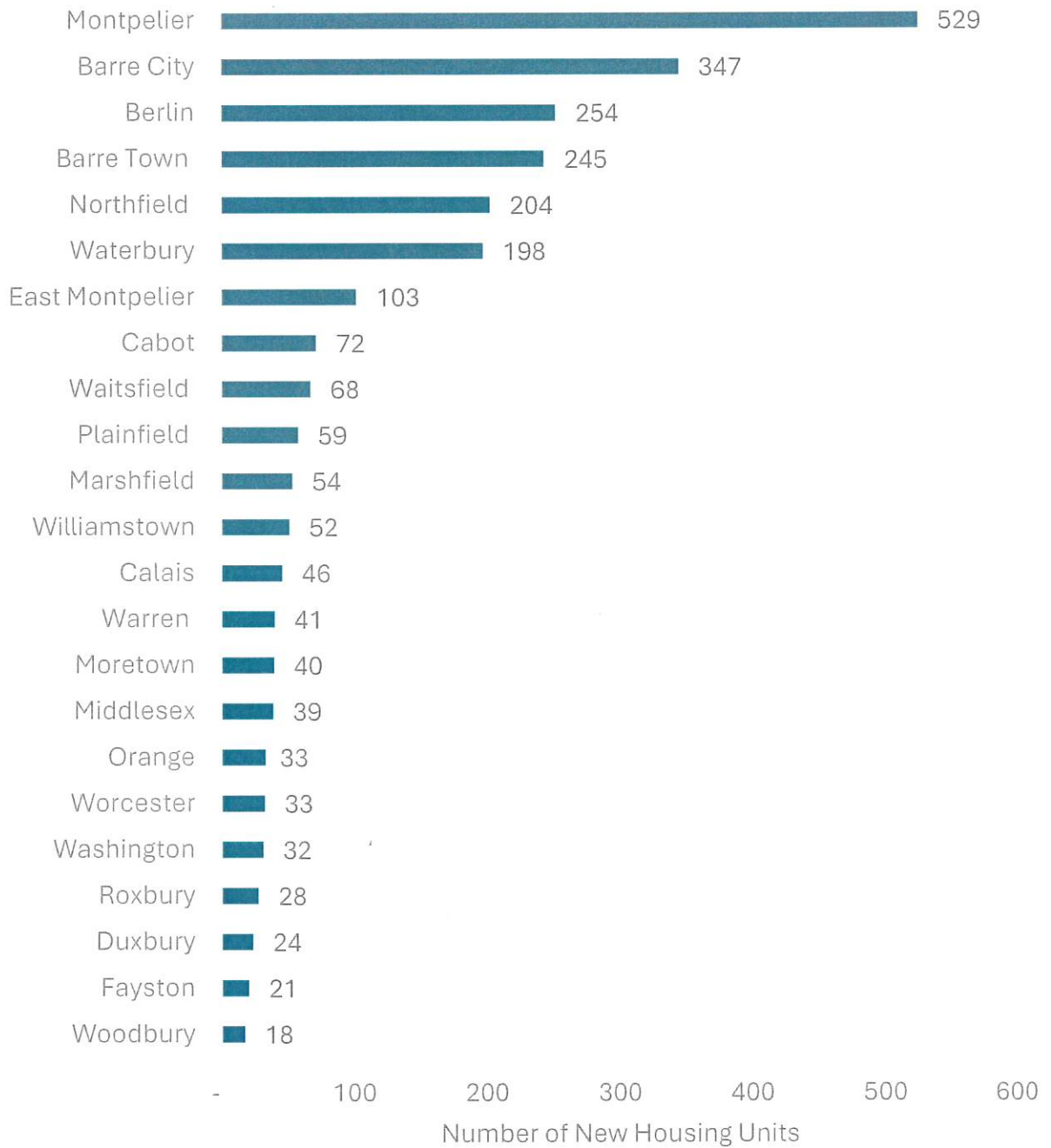
Central Vermont Municipality Populations

Town	Total Population	% of Regional Population
Barre City	8,412	12.82%
Barre Town	8,005	12.20%
Berlin	2,880	4.39%
Cabot	1,579	2.41%
Calais	1,713	2.61%
Duxbury	1,548	2.36%
East Montpelier	2,612	3.98%
Fayston	1,342	2.05%
Marshfield	1,863	2.84%
Middlesex	1,943	2.96%
Montpelier	8,014	12.21%
Moretown	1,532	2.34%
Northfield	5,920	9.02%
Orange	957	1.46%
Plainfield	1,314	2.00%
Roxbury	942	1.44%
Waitsfield	1,918	2.92%
Warren	1,585	2.42%
Washington	1,056	1.61%
Waterbury	5,405	8.24%
Williamstown	3,579	5.46%
Woodbury	659	1.00%
Worcester	831	1.27%
Total	65,609	100.00%

Source: US Census 2024 American Community Survey DP05

2030 Municipal Housing Targets

2,540 new units across the region



2030 and 2050 Municipal Housing Targets

2025-2030 Housing Targets

2025-2050 Housing Targets

	Lower	Upper			Lower	Upper
Barre City	347	528		Barre City	1,100	2,167
Barre Town	245	372		Barre Town	775	1,528
Berlin	254	386		Berlin	803	1,583
Cabot	68	104		Cabot	216	426
Calais	46	71		Calais	147	290
Duxbury	24	36		Duxbury	76	150
East Montpelier	103	156		East Montpelier	325	641
Fayston	21	32		Fayston	66	130
Marshfield	52	79		Marshfield	165	325
Middlesex	40	61		Middlesex	127	251
Montpelier	529	804		Montpelier	1,674	3,299
Moretown	39	60		Moretown	125	246
Northfield	198	302		Northfield	628	1,238
Orange	33	50		Orange	104	206
Plainfield	54	83		Plainfield	172	339
Roxbury	28	43		Roxbury	89	176
Waitsfield	59	89		Waitsfield	186	367
Warren	41	62		Warren	129	253
Washington	32	48		Washington	100	198
Waterbury	204	310		Waterbury	645	1,272
Williamstown	72	110		Williamstown	229	452
Woodbury	18	27		Woodbury	56	111
Worcester	33	51		Worcester	106	209
Region	2,540	3,864			8,045	15,856

Future Land Use Area Acreages By Municipality

	Downtown Center	Village Centers	Planned Growth Area	Village Areas
Barre City	132.39	-	916.27	0.01
Barre Town	-	181.99	179.77	764.73
Berlin	248.09	75.59	153.90	215.50
Cabot	-	276.16	-	-
Calais	-	50.95	-	136.98
Duxbury	-	-	-	-
East Montpelier	-	103.86	0.20	531.65
Fayston	-	-	-	0.35
Marshfield	-	42.76	-	190.84
Middlesex	-	63.82	-	-
Montpelier	188.01	-	1,961.78	-
Moretown	-	24.98	-	135.46
Northfield	99.01	38.74	204.59	97.90
Orange	-	114.38	-	-
Plainfield	-	53.52	-	297.16
Roxbury	-	85.82	-	-
Waitsfield	-	56.85	-	233.15
Warren	-	32.73	-	126.11
Washington	-	96.97	-	-
Waterbury	140.17	18.71	65.78	224.56
Williamstown	-	107.12	-	-
Woodbury	-	47.30	-	-
Worcester	-	130.02	-	-
Regional Total	808	1,602	3,482	2,954

Appendix: Housing Target Statutory Requirements

V.S.A. 24 § 4302: Encourage Compact Development

(c) ...This chapter shall be used to further the following specific goals:

(1) To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

(A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

(B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.

(C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

V.S.A 24 § 4348a: Regional Housing Element

(a) A regional plan shall be consistent with the goals established in section 4302 of this title and shall include the following:

(9) A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.



State of Vermont
Department of Taxes
133 State Street
Montpelier, VT 05633-1401

Agency of Administration

June 29, 2026

Cabot Municipal Officials
PO Box 36 Cabot, VT 05647

You are receiving this letter because the Vermont Department of Taxes is notifying towns required to reappraise Education Grand List properties. Vermont law 32 V.S.A. § 4041a(b), requires that a municipality maintain its Education Grand List with a coefficient of dispersion (COD) that is at or below 20%, as determined by the Director of Property Valuation and Review (PVR). If the Education Grand List falls outside this parameter, the Director must order the municipality to reappraise. Additionally, Act 68 of 2023 requires Vermont towns to conduct a full reappraisal every 6 years starting January 1, 2025. Regardless of reappraisal order status towns should prepare to adhere to this 6-year schedule.

Based on the results of the 2025 Equalization Study, the COD in Cabot was outside the acceptable parameters, and therefore, an order to reappraise is issued. The municipal CLA was 88.78% and COD was 21.67%. The last year of reappraisal in Cabot was 2024.

What do you need to do?

1. **Please provide this information to your Board of Listers or Assessor.** Additional information about reappraisals, required forms, reappraisal rules, PVR guidance and helpful resources can be found on the Tax Department website at: <https://tax.vermont.gov/municipal-officials/listers-and-assessors/reappraisals>. Please reach out to PVR/your District Advisor with any additional questions.
2. **Within 30 days respond** to this order to indicate receipt of order and intention to develop a detailed compliance plan. A response form is attached. The response must be signed by the chair of the legislative body of the municipality or their designee. If contesting the order, a response in writing is required.
3. **Plan a reappraisal as soon as possible.** Work with PVR/your District Advisor and send a completed detailed compliance plan, Form RA-308, within 150 days of this order. Based on the date of this order the town response is due by Wednesday, November 26, 2026.

If your municipality has already voluntarily scheduled a reappraisal and submitted a detailed compliance plan (Form RA-308), a municipal response within 30 days is still required to indicate receipt and acknowledgement of the order. The municipality does not need to resubmit Form RA-308. The municipality should check in with their District Advisor (DA) about the status of the reappraisal. If any details or the timeline of the reappraisal has changed, please send updated information.

Send communications to: tax.pvr@vermont.gov and your DA (electronic submissions are preferred)
Vermont Department of Taxes, Property Valuation and Review, ATTN: Reappraisal, 133 State Street FL 1,
Montpelier, VT 05633

Sincerely,

Jill Remick, Director, Property Valuation and Review
cc: Selectboard, Board of Listers/Assessor



July 24
Event date

Application ID: DLL - Application - 80163
Application for: Special Events Permit (Manufacturer)
Category of Business: Manufacturer

Business/ Entity Information

Business/ Entity Name: West Hill Cider, LLC
Business ID: 0366401
Business Address:
,
,
Entity Type: Limited Liability Corporation
Phone: 8025951935
Management Type if LLC:
Email: cedar@wildbranchcider.com

People Information

- **Person:** Cedrus Hannan

Business Role: Business Principal
Business Address: 1163 West Hill Rd,
Craftsbury, Vermont, 05826
Phone:

Email: cedar@wildbranchcider.com
US Citizen?
Political Position Craftsbury, VT
Name: Cedrus Hannan
Office: School Board Member
Jurisdiction: Craftsbury, VT

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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Location/ Premises Detail

Location Name:

Burt's Orchard

Do you lease this Premises:**Health License:**

Food:

Lodging:

Location Address:238 Cabot Plains Road,
Cabot, Vermont 05647**Vermont Tax Department:****Local Jurisdiction/ Town Clerk:**

Cabot

Education Details**Student Name:****Training Completion Date:****Mode of Training:****Type of Training:****Foundational License (if applicable)****License Type:**

Manufacturer

License Number:

LP-022152

Licensee Name:

West Hill Cider (4th)

License Status:

License issued-new application

Licensee Address:1163 West Hill Road ,
Craftsbury, Vermont 05826**License Start Date:****License End Date:****Documents Attached**

Name	Document Type	Assosicated With
D-05699	Other	West Hill Cider, LLC
D-05701	Other	West Hill Cider, LLC
D-05703	Other	West Hill Cider, LLC
D-05704	Other	West Hill Cider, LLC
D-06056	TTB Permit	West Hill Cider, LLC
D-06057	TTB Permit	West Hill Cider, LLC
D-06103	Map/Area Sketch	West Hill Cider, LLC
D-10071	Other	West Hill Cider, LLC
D-10072	Other	West Hill Cider, LLC
D-10073	Other	West Hill Cider, LLC
D-12495	Other	West Hill Cider, LLC
D-16286	Other	West Hill Cider, LLC
D-16289	Other	West Hill Cider, LLC
D-16290	Other	West Hill Cider, LLC
D-16291	Other	West Hill Cider, LLC
D-16292	Other	West Hill Cider, LLC

D-16470	Other	West Hill Cider, LLC
D-16471	Other	West Hill Cider, LLC
D-18324	Other	West Hill Cider, LLC
D-27637	Other	West Hill Cider, LLC
D-27686	Other	West Hill Cider, LLC
D-27687	Other	West Hill Cider, LLC
D-27688	Other	West Hill Cider, LLC
D-27812	Other	West Hill Cider, LLC
D-27813	Other	West Hill Cider, LLC
D-33774	Other	West Hill Cider, LLC
D-33873	Other	West Hill Cider, LLC
D-33874	Other	West Hill Cider, LLC
D-01085	Other	West Hill Cider, LLC
D-01086	Other	West Hill Cider, LLC
D-01223	Other	West Hill Cider, LLC
D-01224	Other	West Hill Cider, LLC

Payment and Acknowledgement

Signed by:

Cedrus Hannan

Date of Submission:

2026-07-14 13:18:51

Local Application Fee:

0

State of Vermont / DLL Application Fee:

35.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:

false



Aug 1 Event date

Application ID: DLL - Application - 80246
Application for: Special Events Permit (Manufacturer)
Category of Business: Manufacturer

Business/ Entity Information

Business/ Entity Name: White Mountain Distillery, LLC
Business ID: 0008131
Business Address: 17 Town Farm Lane,
Stowe, Vermont 05672
Entity Type: Limited Liability Corporation
Phone: 8022532065
Management Type if LLC:
Email: info@stowecider.com

People Information

- **Person:**
Rachel Steed

Business Role:
Solicitor License Holder

Email:
rachel@stowecider.com

Business Address:
17 Town Farm Lane,
Stowe, Vermont, 05672

US Citizen?

Political Position

Phone:
8607105705

Name: Rachel Steed

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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- **Person:**
Stephen Maturo

Business Role:

Email:

Solicitor License Holder

stephen@stowecider.com

Business Address:

17 Town Farm Lane,
Stowe, Vermont, 05672

US Citizen?

Yes

Political Position

Phone:

802-253-2065

Name: Stephen Maturo

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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• **Person:**

Ruth Krams

Business Role:

Solicitor License Holder

Email:

krams.cpt@gmail.com

Business Address:

17 Town Farm Lane,
Stowe, Vermont, 05672

US Citizen?

Political Position

Phone:

8022532065

Name: Ruth Krams

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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• **Person:**

Dean LoRusso

Business Role:

Solicitor License Holder

Email:

dean@stowecider.com

Business Address:

17 Town Farm Lane,
Stowe, Vermont, 05672

US Citizen?

Political Position

Phone:

203-260-1878

Name: Dean LoRusso

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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• **Person:**

Claire Knowles

Business Role:

Solicitor License Holder

Business Address:

17 Town Farm Ln,
Stowe, Vermont, 05672

Phone:

(802) 253-2065

Email:

knowles.claire3@gmail.com

US Citizen?

Political Position

Name: Claire Knowles

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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• **Person:**

Zachary Draper

Business Role:

Solicitor License Holder

Business Address:

17 Town Farm Lane,
Stowe, Vermont, 05672

Phone:

802-253-2065

Email:

zedraper@gmail.com

US Citizen?

Political Position

Name: Zachary Draper

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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• **Person:**

Joseph Raitano

Business Role:

Solicitor License Holder

Business Address:

17 Town Farm Lane,
Stowe, Vermont, 05672

Phone:

802-253-2065

Email:

joe@stowecider.com

US Citizen?

Political Position

Name: Joseph Raitano

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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Location/ Premises Detail**Location Name:**

One LoVermont Freedom & Unity Festival

Location Address:

234 Pransky Road,
Cabot, Vermont 05647

Local Jurisdiction/ Town Clerk:

Cabot

Do you lease this Premises:**Health License:**

Food:

Lodging:

Vermont Tax Department:**Education Details****Student Name:****Training Completion Date:****Mode of Training:****Type of Training:****Foundational License (if applicable)****License Type:**

Manufacturer

License Number:

LP-017680

Licensee Name:

Stowe Cider (MANU)

License Status:

License issued-new application

Licensee Address:

17 Town Farm Lane ,
Stowe, Vermont 05672

License Start Date:**License End Date:****Documents Attached**

Name	Document Type	Assosicated With
D-17979	Map/Area Sketch	White Mountain Distillery, LLC
D-19304	Other	White Mountain Distillery, LLC
D-21990	Other	White Mountain Distillery, LLC
D-24130	Other	White Mountain Distillery, LLC
D-30354	Other	White Mountain Distillery, LLC
D-30355	Other	White Mountain Distillery, LLC
D-30356	Other	White Mountain Distillery, LLC
D-37307	Map/Area Sketch	White Mountain Distillery, LLC
D-37406	Map/Area Sketch	White Mountain Distillery, LLC
D-37407	Other	White Mountain Distillery, LLC

D-37408	Other	White Mountain Distillery, LLC
D-44285	Other	White Mountain Distillery, LLC
D-44507	Map/Area Sketch	White Mountain Distillery, LLC
D-50982	Map/Area Sketch	White Mountain Distillery, LLC
D-50983	Map/Area Sketch	White Mountain Distillery, LLC
D-50984	Map/Area Sketch	White Mountain Distillery, LLC
D-00451	Federal Employee Identification #	White Mountain Distillery, LLC
D-00452	Proof of Worker Compensation Insurance	White Mountain Distillery, LLC
D-00453	Articles of Organization	White Mountain Distillery, LLC
D-00454	Operating Agreement	White Mountain Distillery, LLC

Payment and Acknowledgement

Signed by:

Dean LoRusso

Date of Submission:

2026-07-15 13:08:05

Local Application Fee:

0

State of Vermont / DLL Application Fee:

35.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:

false