



# ANNUAL REPORT

Fiscal Year 2024



A Newly Installed Chicane

52 Portland Street, 2<sup>nd</sup> Floor, PO Box 1637, Morrisville VT  
(802) 888-4548 [lcpcvt@lcpcvt.org](mailto:lcpcvt@lcpcvt.org)

Founded in 1966 as the Lamoille County Planning and Development Corporation, the Lamoille County Planning Commission (LCPC) continues to be an important resource to the 15 municipalities of Lamoille County—ten towns and five incorporated villages.

For some years, Lamoille County has been the second fastest growing county in Vermont. The County saw additional growth—especially in the Stowe area—during COVID. Although housing units have been developed in some areas, including Morrisville, there is still a significant housing shortage in the County.

The county's economy is primarily tourism-based—including two major ski resorts—with a growing number of home-grown, nationally-renowned businesses, such as Concept 2, MSI, Butternut Mountain Farm, and The Alchemist. The LCPC's mission is to ensure the protection of the region's environment and conservation of natural resources, and to facilitate sustainable economic development for the benefit of all residents and visitors through a coordinated and cooperative planning process at the local level. Recent flooding reinforces the need for resilient economic development.

Each municipality's legislative body (Selectboard or Trustees) determines who will represent them on the LCPC Board of Directors. Member municipalities of 2,500 residents or greater appoint two directors and municipalities under 2,500 appoint one director to represent that municipality's interests in regional affairs. Additionally, the LCPC has five at-large, elected directors to represent regional interests. Directors serve on committees that make recommendations to the full 24-member Board of Directors. The LCPC has nine highly qualified full-time and part-time staff providing support to the Board and its committees and executing the Commission's multifaceted work program.

The Lamoille County Planning Commission continually updates internal financial processes and procedures to ensure compliance with all federal, state and grant requirements. The LCPC regularly updates both the Personnel and Procurement Policies to be in conformance with all State and Federal statutory changes. The LCPC is audited on an annual basis. The organization continues to receive clean audits, and reviews all policies and practices on an ongoing basis.

The LCPC receives most of its funding through grants, and through performance-based contracts with the state. Town assessments constitute a small, but very important, percentage of our funding.

Revenue from the majority of federal and state grantors requires matching funds, and typically non-federal matching funds. Required match ranges from 10 percent (Transportation Planning Initiative) to 50 percent (Emergency Management Planning Grant & Northern Vermont Economic Development District).

For the 2024 fiscal year, the LCPC's total projected revenue of over \$2,000,000 was derived from a mix of regional project grant funding, municipal project grant funding, state performance contract funding, non-profit organization grants, federal economic development funding, and a small amount from town assessments. The LCPC completed its first Federal Single Audit for Fiscal Year 2023, given the large amount of Federal funding received that year.

Virtually all the LCPC's revenue sources are tied to contracts with scopes of work, guidelines, and/or performance measures. The commission's performance contract with the state is also

necessary to provide matching funds required by grantors. The grants we receive enable us to work with municipalities on areas such as transportation, emergency planning, resiliency, community development, brownfields redevelopment, water quality, energy, housing, and natural resources.

## PLANNING & ZONING

### Municipal

Regional Planning Commissions (RPCs) act as a cost-effective professional planning staff for many of Vermont's municipalities. Work in recent years has focused on improving municipal plans and local permitting through education and consultations, bylaw modernization, facilitating housing and economic development, supporting community and infrastructure improvement projects, and assisting with flood recovery and resiliency. Current and clear plans and bylaws are essential for smooth state and local permitting. This work is supported through local and regional planning funds, local contributions, and other grants. All technical assistance provided this year is shown on the At Work map on the final page of the report. Highlights include:

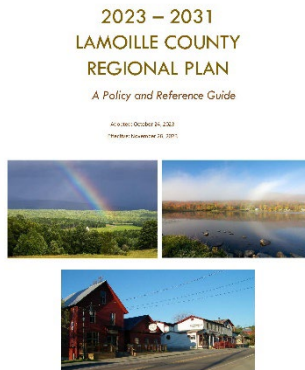
- The LCPC assisted the Town of Hyde Park in securing a Consortia Municipal Planning Grant. This Agency of Commerce and Community Development (ACCD) grant is funding Municipal Plan updates for the Town/Village of Hyde Park, the Town of Cambridge/Cambridge Village, and the Town of Stowe. Municipal Plan updates have a particular focus on flood resiliency and housing issues.
- In FY 24, the LCPC also assisted the Town/Village of Johnson, Town of Eden, and Town of Wolcott with Municipal Plan updates. The Town of Hyde Park is wrapping up a zoning bylaws update funded by the ACCD Bylaws Modernization Grant. This bylaw update is building on goals for a walkable and bikeable North Hyde Park and earlier work undertaken by the town to encourage new housing in its village centers. A hearing on the draft bylaw amendments is anticipated in fall 2024.
- Using a separate funding source, the LCPC is also assisting the Village of Hyde Park in illustrating the intent of bylaws and making them more user friendly.
- The LCPC is developing universal development review templates and a training manual to provide local boards, commissions, volunteers and staff with the resources and information necessary to carry out their statutory duties in an efficient, transparent, and consistent manner.
- The Commission was active in water quality issues including implementing water quality projects and programs to protect water resources, ensuring safe water supplies, enhancing recreational opportunities, and addressing known sources of pollution.
- The LCPC assisted the Town of Elmore with identifying funding/financing sources to relocate their Town Highway Garage, which has reached the end of its useful life. The zoning district for the new garage property required a site larger than strictly necessary for a town garage. The additional acreage provides an opportunity for the Town to explore community recreational uses appropriate for the site. The LCPC provided ideas for potential recreational future programming for the Planning



Commission’s consideration. The visioning anticipated future opportunities for pedestrian and cycling access to the site. The Town is considering surveying levels of resident interest in program elements.

- Since 2019, the LCPC has been assisting the Town of Wolcott with coordinating a project to address wastewater limitations in the Village Center. In June of 2023, a “Preliminary Engineering Report” (PER) identified an option for a “Septic Tank and Effluent Pump” community system which includes a shared leach field located at the Wolcott Elementary School. The site is particularly important for Wolcott, given its location outside of the floodplain. Since the PER was completed in December 2023, the LCPC has coordinated with the Wolcott Wastewater Committee and School Board to share information about the project and secure buy-in for the role the school fields will play in the system. The LCPC also supported the town Wastewater Committee with public engagement and outreach about the project goals leading up to a townwide bond vote in June 2024. We also worked with the Wastewater Committee, project engineers, and consultants to advance engineering and design, and develop a policy for a future wastewater system ordinance. Last but not least, the LCPC helped secure an additional \$2,040,000 to cover design, engineering, and construction of the system to make this a fully funded project.
- Through the Municipal Technical Assistance program (MTAP), the LCPC has provided staff capacity and expertise to assist with the following municipal projects: Town of Wolcott, Community Wastewater Project, Town of Johnson Light Industrial Park, Village of Johnson Wastewater Treatment Facility Mitigation/Relocation, Village of Johnson Water and Light Garage, Town of Belvidere Town Forest, and Town of Belvidere Community Playground.

## Regional



Regional Planning Commissions coordinate planning at the regional level through the adoption and implementation of a comprehensive regional plan and related studies. These plans guide local planning and the investment decisions of the public and private sectors. The current Lamoille County Regional Plan was adopted in October of 2023. The Regional Plan Committee and the LCPC staff worked on updating the Plan. The process of updating the plan included consultation with the Justice, Equity, Diversity, and Inclusion (JEDI) committee as well as with the full LCPC board. The LCPC staff and Regional Plan Committee also worked on an update to the Lamoille

County Enhanced Energy Plan as an Amendment to the Regional Plan. This Amendment was adopted by the LCPC Board of Directors in July, 2024 to meet the latest Act 174 standards.

The LCPC has updated its Act 250 review process, making the process more transparent, understandable, and accessible to both developers and municipalities. The Commission has engaged in extensive outreach to increase regional understanding of the Commission’s role in the Act 250 process. In FY24, the LCPC reviewed two Section 248 applications.

## ECONOMIC DEVELOPMENT

Economic growth is supported best when development efforts are partnered with solid planning functions. RPCs work with towns and in strong partnership with Regional Development

Corporations (RDCs), to develop comprehensive strategies that will help to position Vermont for long term economic growth.

Through programs such as MTAP and grant funding, the LCPC directly supports economic development by providing staff capacity, expertise, and grant writing to municipalities. In FY 24, the LCPC secured funding and provided technical assistance to the Town of Johnson in the development of a light industrial park proposed at the edge of the village. Technical assistance and grant writing also helped advance the Wolcott Community Wastewater System, to support economic development and flood resilience in Wolcott Village Center. Additionally, the LCPC became a Northern Borders Regional Commission Local Development District in FY24 in an effort to enhance municipal grant administration support systems.

Outdoor recreation is also a valuable asset for the region's economy. The LCPC supports municipalities and local recreation and trails committees with bike and pedestrian scoping and improvement projects. We also coordinate with the Agency of Transportation on projects, planning, and program development for the Lamoille Valley Rail Trail. This 93-mile, four-season, ADA recreational facility is a welcoming and inclusive economic driver in the region.



In FY24, the LCPC continued to work with the newly formed Lamoille FiberNet Communications Union District (LFCUD). The district now represents all ten towns in Lamoille County. A Communications Union District (CUD) is a unique kind of Vermont municipality comprised of two or more towns and established for the purpose of prioritizing access to unserved and underserved addresses to symmetrical, high-speed, and affordable internet service.

The lack of water and wastewater infrastructure remains a major impediment to revitalization and community development in many Village Centers throughout Lamoille County's rural communities. The LCPC continues to work with member municipalities to address these challenges.

- The LCPC is currently working with the Town of Wolcott to investigate wastewater solutions for the Designated Wolcott Village Center with funding through the Vermont Department of Environmental Conservation and the Agency of Commerce and Community Development. The Town also secured an additional \$2.04 million for implementation of a soil based wastewater system in the Village Center.
- The LCPC is working with the Town of Hyde Park for a similar investigation for wastewater solutions in the North Hyde Park Village Center.
- The LCPC also continues to assist the Village of Jeffersonville with critical upgrades to their municipal water system.
- LCPC provided assistance to the Village of Jeffersonville to receive funding from the Clean Water State Revolving Fund to assess alternatives to restore the Village Wastewater Treatment Plan and mitigate potential future flood damage following the substantial damage to the plant during the July 2023 Flood.
- LCPC assisted the Town of Johnson with stormwater, wastewater, water supply, and transportation infrastructure planning related to a potential industrial park. A bond vote on the industrial park infrastructure is scheduled for September 2024.

The LCPC continues to work closely with the Lamoille Economic Development Corporation (LEDC) to foster development in the region. The Executive Director of each organization serves *ex officio* on the other's board. This level of coordination allows for improved communication, development, and community outreach. The Executive Director of the LCPC and the Director of LEDC serve as co-chairs of the Northern Vermont Economic Development District (NVEDD). The District was designated by the Economic Development Administration of the US Department of Commerce and includes six counties in Northern Vermont.

The Commission, along with members of the Smugglers' Notch Partnership, completed another successful summer of operations at the Barnes Camp Visitors' Center. The LCPC, the Green Mountain Club, and the Vermont Department of Forests, Parks, and Recreation continue to coordinate outdoor volunteer operations at the Barnes Camp Visitors' Center.



Tractor trailer trucks trying to traverse the turns of Smugglers' Notch remain a perennial challenge. Sign improvements identified in a "Road Safety Audit" have had some success in reducing the total number of truck "stuckages". Some drivers, however, continue to attempt to cross through the Notch. During the 2024 summer season, Vtrans conducted a test/demonstration project of temporary "chicanes" at the northern and southern gateways of the Notch. A chicane is a change in the road geometry on Route 108 that mimics the curves in the Notch. This test is a follow up to a scoping study facilitated by the LCPC and Vtrans. Results of the study will be used to evaluate if a permanent chicane would be an effective and desirable solution.

Also in the Notch, the LCPC oversaw construction of the first phase of ecological restoration and parking improvements along Route 108 through the Notch. The project includes replanting and closing "bootleg" parking areas along the road shoulder and streambanks with native vegetation appropriate to the Notch's alpine environment, and relocating parking to safer, less environmentally sensitive areas with modern stormwater management. The project will result in a net reduction of impervious surfaces in the Notch, with an associated reduction in sediment and phosphorus entering the sensitive headwaters of local rivers, while maintaining similar amounts of parking available for visitors. The LCPC is actively working with VTrans and the Vermont Department of Forests, Parks, and Recreation to secure funding for the second phase of the project.



## GRANT WRITING

The LCPC provided help identifying appropriate funding sources, defining project scope, and writing applications for numerous municipalities. Some highlights are included below:

- The LCPC staff is assisting Johnson Village, which was awarded Congressional Discretionary Spending funds to design and construct a new garage facility. The existing building suffers from multiple issues which present challenges to both the staff and the

operational efficiency of operating and maintaining public utilities (water, sewer, electric, stormwater, sidewalks). The LCPC also helped coordinate and facilitate a Phase 1 Brownfields investigation at the site, as well as energy efficiency improvements through the Municipal Energy Resilience Program.

- In FY24, the LCPC assisted the Town of Johnson in applying for a Northern Borders Regional Commission (NBRC) grant. A 2023 NBRC Catalyst Program grant in the amount of \$861,945 was awarded to help the Town fund the development of a light industrial/commercial park outside of the 100-year floodplain along the Lamoille River. This project aims to develop critical infrastructure including an access road, water, wastewater, electric, and telecommunications. Installing this core infrastructure in a safer area will be helpful for Johnson's ability to create local, accessible job opportunities, and be resilient in the face of future climate conditions and extreme weather events.
- The LCPC has been collaborating with the Wolcott Schoolhouse Revitalization Committee on the goal of bringing new life to the Historic Wolcott Schoolhouse. The LCPC staff also helped the Town secure a Municipal Planning Grant (MPG) and issue a Request for Proposals for a Site Feasibility Study funded by the MPG. All of this is an effort to continue moving the Schoolhouse building towards being a focal point and useful facility for the residents of Wolcott and visitors to the Lamoille Valley Rail Trail. The LCPC has worked with the Schoolhouse Revitalization Committee by managing monthly meetings, collaborating with engineers and architects to develop site plans for the schoolhouse, and identifying potential funding opportunities to restore the schoolhouse. In May 2024 the Schoolhouse Revitalization Committee received approval from the Wolcott Selectboard to apply for the Preservation Trust of Vermont's Trust Initiative which provides funding and guidance to the communities looking to establish a community trust.



- The LCPC assisted in securing Clean Water Service Provider funding for Preliminary Design planning projects in the Lamoille Basin (Floodplain Restoration on a Vermont Studio Center property near the Gihon River in Johnson, Floodplain Restoration/Bridge Replacement of the Gulf Road Bridge in Wolcott). The LCPC submitted a Congressionally Directed Spending (CDS) Request for installation, operation, and maintenance of ten stream gages and two precipitation sensors for the mainstem of the Lamoille River and its key tributaries. If funded, the data collected will aid in forecasting, early warning, flood modeling, and future mitigation work.
- The LCPC assisted eleven of our municipalities with hazard mitigation project development and/or Hazard Mitigation Grant Program (HMGP) Pre-Applications, resulting in thirty-four pre-applications submitted. The LCPC also developed HMGP Pre-Applications to update and enhance Local Hazard Mitigation Plans and associated documents for fourteen of our municipalities as well as the stream gage and precipitation sensor proposal in the event the CDS request is unsuccessful.
- The LCPC assisted the Town of Wolcott with multiple funding requests for construction of the Community Wastewater project. In the Fall of 2023, we assisted with a Community Recovery and Revitalization Program grant request to the Agency of Commerce and Community Development. In the Spring of 2024, the LCPC also helped prepare a Congressionally Directed Spending (CDS) request, as well as a Northern Borders Regional Commission Catalyst Program grant request for this project.

- The LCPC assisted the Village of Johnson and Town of Hyde Park with “mini grant” requests through the Municipal Energy Resilience Program.
- LCPC worked in partnership with the other RPCs and Regional Development corporations in the Northern Vermont Economic Development District (NVEDD) to secure a half million dollar (\$500,000) grant from the US Economic Development Administration to assist with flood recovery planning efforts in Lamoille County, Franklin/Grand Isle, and Northeast Kingdom Regions. The grant will also support community recovery planning throughout Northern Vermont. The grant will extend the LCPC’s existing hydraulic model of the Lamoille Main Stem into Franklin County and the Northeast Kingdom. The model will assist communities in identifying potential ways to reduce flood risks, as well as safer areas for future economic development.

## BROWNFIELDS

The LCPC Brownfields Committee meets bimonthly to review requests for funding to support the assessment of environmental contamination at sites within Lamoille County. With a \$370,200 grant from the Environmental Protection Agency (EPA), the LCPC was able to continue the important work of public outreach, property assessment, and corrective action planning, with the goal of redevelopment.

The LCPC staff facilitates the bi-monthly Brownfields Committee meetings and helps bring site nominations forward for their consideration. One new site in Morrisville was nominated and accepted under the LCPC Brownfields program in the past year. Ongoing site assessments and planning are continuing at two sites in Wolcott, including the Wolcott Town Forest and Gravel Parking Lot. A Phase II Environmental Site Assessment (ESA) was completed at the Town Forest, and corrective action planning began. Most of the property will be sold and held in a conservation easement, with a small portion of the property intended for redevelopment into an affordable housing site. The Gravel Parking Lot also completed a Phase II ESA to determine the presence of any contamination, in anticipation of sale and redevelopment. Supplemental site investigation is needed before corrective actions can be evaluated. A Phase I ESA was also completed in Morrisville for Denoia's Dry Cleaners. The site moved onto a Phase II ESA. Other ongoing site investigations under the program involve the Johnson Powerhouse, Fred’s Auto Garage in Hyde Park, and as of this fiscal year, the former Pleasant Street Auto in Morrisville. To support these projects, the LCPC staff helps coordinate ongoing communication with consultants, property owners, and other regional partners.

In Jeffersonville, the LCPC assisted the new owner of the Granary building with site planning ideas to enhance this Brownfield property’s appearance and its repurposing as a local food business hub, as well as restoring a segment of a former railroad bed as a bike/ped connection to the adjacent village. A strong vision of the site’s reuse and the positive impact this creates in the broader community set a solid foundation for the project’s permitting under BRELLA.



The LCPC is also working with the University of Connecticut (UConn) Technical Assistance for Brownfields program (TAB), offered for free to all grant recipients in EPA Region 1. The UConn TAB program is helping develop a “StoryMap” of the Jeffersonville Granary to help showcase the brownfields process and what a successful redevelopment project looks like. The TAB team is also helping develop a one-pager to be shared with the region’s communities about brownfields redevelopment, as well as a site reuse assessment for the Wolcott Gravel Parking Lot.

## HOUSING

Lamoille County’s population continues to grow. Towns in Lamoille County are within commuting distance to regional jobs in Montpelier and Chittenden County. How growth occurs impacts housing affordability. New housing for Lamoille’s workforce can be constructed on sites that can support new development, but barriers exist to building housing types that match demographics and financial situations and can fit successfully in neighborhoods.

In Fiscal Year 2023, the LCPC began a collaborative effort with the Lamoille Housing Partnership, the Stowe Land Trust, the Lamoille Area Board of Realtors, and the Lamoille Economic Development Corporation to update a Housing Needs Assessment for the County. The report was finalized and distributed in FY24.

The LCPC partnered with the Working Communities Challenge and Housing and Homelessness Coalition to develop a Housing Resources Guide for municipalities, community groups, property owners, and individuals with the goal of supporting diverse housing development, opportunities, and solutions. The Guide will be available on LCPC’s website and distributed to municipalities and community groups to use and/or disburse more widely.

The Town of Hyde Park finalized work on a “Bylaw Modernization Grant” from the Vermont Department of Housing and Community Development. The Lamoille Area Board of Realtors also contributed to this project with a sizeable grant. The LCPC worked with the Town to explore zoning tools to encourage “missing middle” housing options while maintaining the community’s unique sense of place. “Missing middle” housing refers to housing that is affordable to working families who earn too much for most subsidized, affordable housing, but are still priced out of most of an area’s market rate housing. Missing middle housing often consists of house-scale buildings with 2-4 units that are compatible in scale and form to existing single family homes. As the Town noted in its application, *“Lamoille County is at the highest cost-burdened level at 20% per State housing data. Residents and business owners are faced with the challenge of finding housing at all for workers and young adults.”* In recognition of this need, the Lamoille Area Board of Realtors provided supplemental funds for this effort.

The Regional Plan Committee and the LCPC staff updated the Lamoille County Housing chapter as part of the Regional Plan update. This is an area where future Plan Amendments are expected to reflect Act 47, the state’s new housing legislation, and current efforts to update the Vermont Housing Needs Assessment.



The LCPC continued to provide project management and grant administration services to the Town of Johnson and Jenna’s

Promise related to a Community Development Block Grant (CDBG). Through the CDBG, Jenna's Promise restored a vacant building on Johnson's Main Street, creating eight units of recovery housing and a community café that creates job training and employment opportunities for people in recovery.

## **TRANSPORTATION PLANNING**

Through a contract with Vermont Agency of Transportation, each RPC coordinates the Transportation Planning Initiative (TPI). This effort has provided a statewide framework for public involvement in planning the improvements to Vermont's transportation system, with local communities represented through regional Transportation Advisory Committees (TACs). The TAC includes representatives from local communities with transportation stakeholders having the opportunity to provide input. Each regional TAC prioritizes projects, identifies local and regional transportation needs, and provides the platform for public involvement in the planning and development of the state's transportation system. RPCs serve as the point of delivery for the statewide transportation planning process to support local, regional, state, and federal transportation network advancement.

In this reporting period, the Lamoille County Transportation Advisory Committee (TAC) met six times, with an average member participation rate of 58%. Some of this year's TAC activities included Municipal Roads General Permit (MRGP) review, where municipal representatives were shown the MRGP reporting map and website and instructed on how to enter data once road work has been completed; Equity in Transportation where the importance of having reliable and affordable transportation options are critical to serving at-risk communities; Public Transport Study Presentation on "Micro-Transit". This program allows for at-the-ready drivers to respond and provide rides to appointments, grocery stores, and other needs; Transportation Planning Updates regarding Smugglers' Notch as the first phase of construction was completed for the parking and stormwater project. A project to implement chicanes on either side of Smugglers' Notch was also discussed and implemented during this year.



The Lamoille County Road Foremen Network did not meet during this year. Given the hardships towns have faced due to multiple flooding events and the ongoing coordination between towns, the State, and FEMA we did not schedule a road foreman meeting in FY24. We intend on planning a meeting in the fall of 2024. Although we did not meet formally, at various times the LCPC staff met with road foremen, superintendents, and commissioners individually to offer technical assistance, discuss municipal issues of concern, and act as liaison to VTrans and other state agencies. The LCPC spent many days conducting site visits and coordinating with towns on various grant projects and funding opportunities.

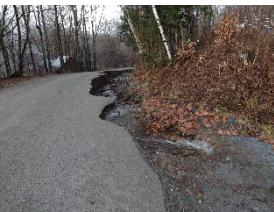
The LCPC also helped organize and facilitate meetings for the regional Lamoille Valley Rail Trail (LVRT) Committee. We also worked with VTrans and neighboring regions to develop updated

trail-wide map content, and roll out the LVRT Ambassador Program and Trail Friendly Business Program.

Outreach and Municipal Assistance requests increased this year compared to the prior year, as needs continued to arise. The LCPC staff served on several Committees and Boards including the Regional Older Adults & Persons with Disabilities (O&D) committee, the Rural Community Transportation's Board of Directors, and the Green Mountain Transit's Board of Commissioners.

Municipalities sought assistance stemming from public complaints about roads. Additionally, as established during the COVID pandemic, the LCPC continued to partner with our regional human services agencies to support and assist with an increased need for services and assistance. The LCPC worked directly with public transportation providers to ensure the needs of flood damaged communities were met.

Outreach and Municipal Assistance provided by the LCPC staff covers a broad array of topics, including quarterly O&D meetings, human services transportation meetings, quarterly water quality and fish habitat partners meetings, seasonal site visits with towns, multiple meetings with towns about bike/ped grant projects, TAC meetings, erosion mitigation planning, regularly recurring Smugglers' Notch & Barnes Camp meetings, and Green Mountain Byway Committee meetings.



The LCPC provides ongoing assistance to Eden and Belvidere for transportation project planning and management including project management services for Better Roads, Grant in Aid, Building Resilient Infrastructure, and Communities Grant projects as well as project prioritization and grant writing.

Data collection activities by the LCPC for the Vermont Agency of Transportation included 21 tube traffic counts, 1 turning movement count, 1 manual and 1 automatic bike/ped count, 4 park and ride counts, and annual town complete streets reporting. The LCPC takes requests for these counts year-round, and prioritizes them during the field season. We continue to attempt to fill data gaps within our traffic count data.

The LCPC continued to participate in the Vermont Better Roads Program, which works to promote use of Best Management Practices for erosion control and maintenance techniques along municipal roads that preserve infrastructure while protecting Vermont's lakes and streams.

All 10 towns in the County are participating in Grant in Aid this year and multiple towns request aid annually on transportation related grants.

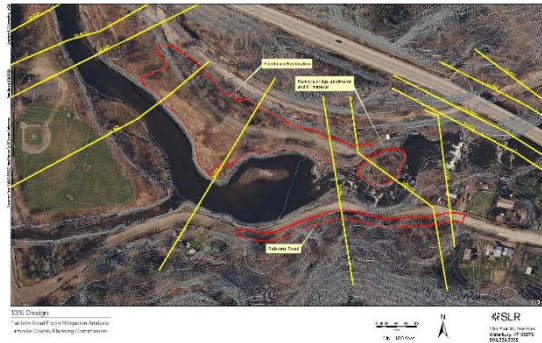
The LCPC continues to assist towns in recovering from the 2023 July Flooding. LCPC assists with reporting damage from flood events to the state in an effort to help the towns receive recovery funding. This process included making calls to every town and reporting their road and infrastructure damage to the state.

The LCPC participated in the Green Mountain Byway Committee in partnership with Central Vermont Regional Planning Commission (CVRPC). The expanded Byway is now a 71-mile loop from Waterbury to Stowe, Morristown, Hyde Park, Johnson, and Cambridge, including the Smugglers' Notch Scenic Highway which takes you back to Stowe.

The TPI workplan provides several task categories which support municipal planning and technical assistance, and over 50% of the LCPC's total TPI budget supports municipal technical assistance. Example projects that fall under municipal technical assistance are:

- **Water Quality:** provided coordination with the Agency of Natural Resources (ANR) and facilitated group and individual discussions with municipal staff, boards, and other partners in all 10 towns.
- **Compliance with the Municipal Roads General Permit (MRGP):** continued providing technical services and guidance to towns to comply with the MRGP via Better Roads and Grant In Aid funding. This also includes data collection and entry on state databases to ensure each town is shown in compliance.
- **Planning Studies:** Prepared for implementation of parking and stormwater improvements for the Smugglers' Notch State Park area in partnership with Vermont Department of Forests, Parks, and Recreation, and Vermont Agency of Transportation; participated in VT108/VT100 Corridor and Congestion Planning; participated in Vermont Emergency Management (VEM) funded planning for a structure in Belvidere; Project management for Johnson Scribner Bridge, Cambridge Greenway Trail Extension, Johnson Sidewalk Extension, and Belvidere Scoping for multiple culvert replacements.

- LCPC also worked with communities to identify vulnerable transportation infrastructure that was damaged during the three recent major flood events that devastated the region. For example, LCPC assisted the Town of Wolcott in identifying potential alternatives to reduce future flood impacts to the Flat Iron Road – one of only two connections between the Wolcott Fire Station and Highway Garage and areas of Town located north of the Lamoille River.



- The Town of Elmore has developed a new and 100% “green” town garage on an 18 acre publicly owned property just outside the village. LCPC staff have been assisting the Town of Elmore in developing a vision for the future recreational use of the property. The town intends a program of multiple outdoor activities – walking trails, sports fields, garden space, local events, and other communal uses – to bring residents together socially and make a healthy lifestyle available to everyone in Elmore. The LCPC assisted the Elmore Planning Commission with a survey to send to Elmore residents to gather a broad range of residents’ opinions on how this property should be used in the near term and in the future.
- The Lamoille Valley Rail Trail (LVRT) runs through the village of Wolcott. Parking facilities to access the popular trail are insufficient and options to address this are limited because the village experiences severe flooding. The LCPC assisted the Town in working with engineers to create additional parking that complies with State Floodplain and River Corridor permitting and local zoning. An analysis of existing conditions, parking needs, and permitting implications determined a minor .2 acre expansion of the parking lot was possible. This expansion would accommodate 6-8 trucks/trailers, making the trail more available to snowmobilers, kayakers, and horseback riders. To show how the property could be used year-round by LVRT users, kayakers, and for Town events in the village, the LCPC prepared a conceptual plan for welcoming visitors using signage, a shaded but rustic picnic area, and wetland appropriate native vegetation that could be planted between the parking lot and the floodplain to curb establishment of Japanese knotweed and other invasives.

The LCPC is committed to coordinate with each municipality within the county to ensure their needs are heard and provided for. We strive to continue to facilitate productive relationships between each municipality and the state to ensure funding opportunities are pursued and projects are completed to a high standard.

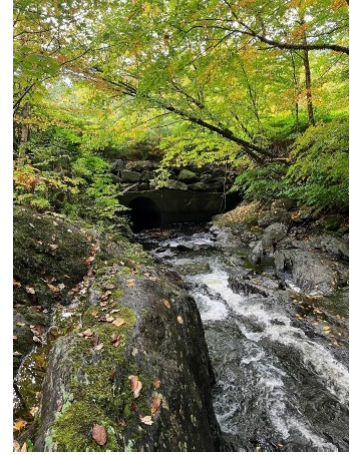
## **EMERGENCY PLANNING & RESPONSE**

Regional Planning Commissions play key roles in the mitigation and preparedness phases of emergency management in partnership with Vermont Emergency Management, the Vermont Homeland Security Unit, Vermont Agency of Transportation, and the Agency of Natural Resources. RPCs provide direct staff to the State Emergency Operations Center, administrative support to the Regional Emergency Management Committees, and coordination among responders and planners throughout the State's four Public Safety Districts. RPCs also help update floodplain bylaws and FEMA-required hazard mitigation plans, coordinate updates to municipal emergency plans, and assist as needed in special circumstances like the July 2023 flood and other declared disasters.

Notable projects in FY24 included:

- The LCPC was awarded Disaster Recovery Technical Assistance funds from USDA Rural Development to provide direct technical assistance to further develop projects that show high potential to protect important community facilities in Lamoille County that are vulnerable to flooding. The grant performance period ended in October 2023. The grant enabled numerous projects that are important to Lamoille County's resiliency and long-term recovery following the major flooding in 2023 and 2024. These include both ecologically based mitigation efforts such as floodplain restoration projects in Wolcott, Johnson, and Cambridge, and economic recovery such as the redevelopment of the Granary in Jeffersonville by a local, agricultural based business.
- Staff worked with Eden to update their Local Hazard Mitigation Plan.
- Managed a Flood Resilient Communities Fund (FRCF) grant for acquisition and floodplain restoration at the "Holmes Meadow" in the Village of Johnson. Flood modeling completed in 2019 identified the potential for floodplain restoration in this location to reduce damage from flooding and ice jams in Johnson Village.
- Managed a Flood Resilient Communities Fund (FRCF) grant for acquisition of a floodplain property in the Town of Cambridge.
- Nine of ten (90%) municipalities in the region currently have an updated local emergency management plan (LEMP).
- The LCPC continued to provide administrative and technical assistance to the Lamoille REMC (Regional Emergency Management Committee) to host trainings and emergency preparedness discussions. In FY24, the REMC hosted speakers that presented on emergency management topics such as fire safety and post-flood response.
- Staff coordinated with Vermont Forests, Parks, and Recreation and FEMA to implement the plan derived from the Smugglers' Notch Drainage Study that identified alternatives to mitigate flood and erosion damage to Route 108.

- Staff worked with the Town of Hyde Park to hire a consultant to study possible alternatives at the Garfield Road Culvert and Whitcomb Island Bridge. The consultant proposed alternatives for the selectboard to choose between. The LCPC will continue working with Hyde Park to pursue additional funding for final design and construction of both sites.
- Managed a grant where the funds were subcontracted to all RPCs in Vermont to assist municipalities with updating their flood hazard bylaws in preparation for the update of FEMA Floodplain Maps. The LCPC prioritized all their municipalities in order to assist the towns and villages that need the most help.
- The LCPC continues to work with communities along the Lamoille River to develop a hydraulic model of the Lamoille River Main Stem. The model is designed to show floodwater levels during various-sized storm events. The model can also show the impacts of structures, such as roads and bridges, on upstream and downstream flood levels. The LCPC, in partnership with other Regional Planning Commissions (RPCs) and Regional Development Commissions (RDCs) in the Northern Vermont Economic Development District, received a grant from the US Economic Development Administration (USEDA) to expand the model into Franklin County and the Northeast Kingdom, and to include key tributaries. The model is a public document available to any community. Every time the model is used for a community project, additional data is added, making it more accurate and valuable for the Region.
- The LCPC has provided direct assistance to municipalities still in recovery from flooding by providing staff capacity and expertise on a wide variety of projects. Specifically, the LCPC has been assisting: the Village of Johnson with the Wastewater Treatment Facility Alternatives Analysis to determine whether the facility should be relocated or mitigated on-site; the Town of Wolcott with redevelopment of Flat Iron Road, an important emergency route; Alternatives for sites of frequent erosion on North Wolcott Road; additional mitigation efforts on Route 15 in Jeffersonville; and floodplain restoration efforts in several communities along the Main Stem.
- In FY24, the LCPC coordinated the development of the new Lamoille Flood Resiliency and Hazard Mitigation Working Group. The working group, comprised of municipal representatives from the region, began meeting monthly in March to discuss regional coordination. The group developed a list of priority mitigation projects, resulting in thirty-four HMGP pre-applications. Another important aspect of the group has been sharing experiences, challenges, gaps, and successes following repeated flood events in the past several years. This has resulted in increased emergency communications between upstream and downstream communities, better preparedness, and earlier warning. The group has also been exploring the idea of regional response and the expansion of mutual aid agreements.
- The Lamoille Area Recovery Network (LeARN), a long-term recovery group (LTRG), was formed to assist flood survivors. The LCPC has formed a strong partnership with LeARN. This partnership has resulted in increased regional coordination, an increased understanding of on-the-ground impacts, better human services, important linkages between LeARN and Vermont Emergency Management (VEM), direct assistance to individuals and households, buyout and elevation workshops, and a comprehensive understanding of response and recovery gaps, needs, and how/where the region can



improve. The LCPC is also working with LeARN to incorporate long-term recovery groups into regional, town, and local emergency management plans.

## **JULY AND DECEMBER 2023 FLOODING**

The July 2023 flood had devastating impacts on communities along the Lamoille River. Neighborhoods in Wolcott, Johnson, Jeffersonville, and Cambridge Village flooded. The flood had disproportionate impact on neighborhoods with high percentages of rental housing, older housing stock, mobile homes, and mobile home park communities. Critical facilities such as the Wolcott Town Garage and Fire Station and Johnson Wastewater Treatment Plant were impacted by the flood. The flood forced the closure of the Sterling Market in Johnson and the temporary closure of Kinneys in Cambridge Village.



The Lamoille Valley Rail Trail , which was scheduled for a grand opening the weekend after the flood, suffered severe damage, including several bridge washouts. Although the trail remains closed in some locations it is fully open in Lamoille County.

Another major flood of the Lamoille River occurred again in December 2023 and then in July 2024, on the anniversary of the July 2023 storm. Three of the five largest Lamoille River floods in history have occurred in the recent twelve month period.

As the flood waters receded and communities shifted from response to cleanup, it became clear that recovery will take years, and that rethinking, planning, and priorities will be needed.

- The LCPC Staff provided ongoing support to road crews to see if they needed help getting technical assistance from VTrans or VEM.
- Provided guidance to Towns to document their damages via the VEM Local Liaison network.
- Participated in discussions between communities and Rural Community Transportation (RCT) to distribute flyers and work with human service partners in publicizing new emergency bus service between Johnson and Morrisville because Johnson’s grocery store was destroyed in the flood.
- Attended 2 VEM Applicant Briefings, including discussing Lamoille County needs with state and federal officials in person, including but not limited to the Wastewater Plant in Johnson and housing needs in Cambridge, Johnson, and Wolcott.
- Distributed VTrans and VEM announcements about Public Assistance sign-up protocols for assistance.
- Facilitated site visits with VTrans District 6 staff to Flat Iron Road and other damaged locations in Wolcott.



- Organized site walks in Wolcott, Johnson, Jeffersonville, and Cambridge Village with professional civil engineers and local leaders to review and gather information about flood damage in preparation for planning repairs and future mitigation.
  - Helped to coordinate a regionwide tour with representatives of State Agencies and non-profit organizations.
  - Coordinated requests for Grant In Aid time extensions for 50% of Lamoille County towns with significant damage and disruptions to planned project schedules.
  - Coordinated requests for municipal assistance from the LCPC staff with FEMA filing and administration.
- Began organizing the Lamoille Flood Resiliency and Hazard Mitigation Working Group to improve coordination of recovery and resiliency efforts and identify mitigation efforts with crosstown benefits.

## ENERGY PLANNING & IMPLEMENTATION

A renewed focus on clean, renewable, sustainable, and affordable energy presents Vermont with great opportunities and significant challenges. RPCs integrate energy planning with land use, transportation, and natural resource planning, and work with municipalities to assist with project implementation. RPCs participate in Section 248 proceedings and support comprehensive planning at the local and regional level to inform the permitting process.

In FY24, in accordance with Act 172, the LCPC continued working with the Department of Buildings and General Services to support the administration of the Municipal Energy Resilience



Grant Program (MERP). The LCPC staff reached out to municipalities across the region and educated them about opportunities to explore and fund energy efficiency improvements in municipally owned buildings. The LCPC staff provided technical assistance to participating municipalities, and helped gather utility data and submit requests for free energy assessments of municipally-owned buildings in Belvidere, the Town of Cambridge, Eden, Elmore, the Town and Village of Hyde Park, the Town and Village of Johnson, Morristown, Stowe,

Waterville, and Wolcott. Building assessments were completed for all towns except Cambridge and Elmore in FY24. As building assessment reports were made available, the LCPC staff met with town officials, staff, and committees to review the outcomes of the reports and help prioritize projects.

The LCPC also helped the Villages of Johnson and Hyde Park administer their \$4,000 “mini grant” funding awarded under MERP.

In FY24, the LCPC amended the Lamoille County Regional Plan to include an updated Energy Chapter in accordance with Act 174 standards. The LCPC also assisted the Town of Johnson in updating their Enhanced Energy Plan as a part of the Town Plan update.

The LCPC continues to provide guidance and assistance to Stowe Electric in the Department's efforts to restore hydroelectric power generation at a former mill in Moscow. The historic Moscow Mills Dam in Stowe is being modernized and restored to generate renewable energy. Federal funding investment in the site and facilities will help reduce local flood risk, create opportunities to preserve and interpret part of Vermont's history, and offer safe public recreation access to the Little River. UVM students initiated a site concept to stabilize and restore streambanks, reduce flood risk, and provide public access. The LCPC proposed options that built on their work and expands potential visitor use of the site.

The LCPC proposed building a public overlook on a small utility owned property across the river that offers spectacular views of the dam. This area could be developed as a picnic area with bike repair station; locations for public access to the site from Moscow Road whose development would support traffic calming in the Village of Moscow; ideas to convey dam history and change over time at the property; and more detail on a portage route through the site.



In FY 24, the LCPC assisted the Vermont Public Service Department by providing outreach and hosting listening sessions to provide input on Vermont's Electricity policies and programs. Outreach was conducted under a subgrant agreement with the Addison County Regional Planning Commission (ACRPC). The LCPC conducted two hybrid listening sessions. One was hosted during the Lamoille County Regional Plan and Clean Water Advisory Committee (CWAC) meeting, and the second session was in collaboration with the Town of Stowe Energy Committee. Twenty-six people attended the hybrid events, and seven responded to the online survey created for those who could not attend an event. The following list includes key takeaways from the events and surveys.

- Affordability of electricity and renewable energy is a common theme and concern. This includes the ability to pay electric bills and structural upgrades to residential infrastructure needed to accommodate technology advancements (e.g., upgrading electrical panels).
- Grid capacity is also a common concern. The ability for Vermont's electric grid to accommodate increased generation and electrification of thermal and transportation technologies needs to be addressed.
- Conversations about generation should be paired with energy efficiency, conservation, and battery storage to help offset loads on the grid.
- Carbon and other greenhouse gas emissions should be factored in when considering where Vermont gets its electricity.
- A mix of small-scale generation sources should be included in Vermont's electricity generation profile. Primary sources should be solar, rooftop solar, and micro-hydro.

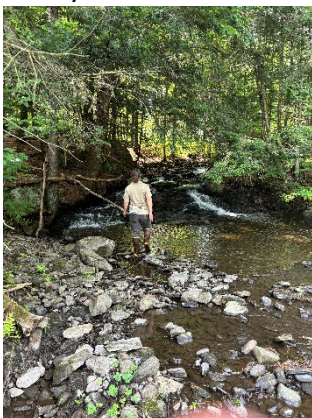
Consideration should be given to new small-scale nuclear technology (e.g., sand technology).

- Educational opportunities are important to help increase understanding and awareness.

## **CLEAN WATER**

The Lamoille County Planning Commission works with the Agency of Natural Resources (ANR) to assist with the completion of the Environmental Protection Agency's (EPA) required Tactical Basin Plans and works toward phosphorus reduction goals outlined in the Lake Champlain Total Maximum Daily Load (TMDL) Plan. The LCPC works closely with ANR and municipalities to assess and implement water quality projects. The LCPC also works with municipalities to implement River Corridor Plans and priorities through local watershed planning, to develop regulations which result in better and safer growth management decisions.

- As part of the Clean Water Initiative, the LCPC conducted outreach on updates to water quality standards, river corridor planning, storm water management, and flood resiliency. The LCPC has engaged with ANR regarding changes to River Corridor policies and related statewide incentive programs.
- The LCPC assisted with municipal outreach regarding the 3 Acre Rule and General Stormwater Permit, and new rebate programs/funding opportunities for 3 Acre Rule sites.
- The LCPC continues to engage with other RPCs and Vermont Department of Environmental Conservation (DEC) regarding the framework and operations of Clean Water Service Providers (CWSP). The LCPC assisted with outreach to municipalities in Lamoille County regarding the opportunity to serve as a representative on the Lamoille and Winooski Basin Water Quality Councils that will play a key role in prioritizing water quality projects for CWSP funding in these Basins. The LCPC actively participates in the Lamoille Basin Water Quality Council.
- The LCPC conducted outreach to Lamoille County municipalities regarding the update of the Winooski River Tactical Basin Plan. The LCPC participated in Basin Plan Coordination Meetings and conducted outreach to the Lamoille Clean Water Advisory Committee (CWAC), the LCPC Board of Directors, and municipalities in Lamoille County in the Winooski watershed regarding the update of the Winooski River Tactical Basin Plan. The LCPC provided comments on the draft Winooski River Tactical Basin Plan.
- The LCPC utilized the LCPC's hydrological model to further evaluate flood mitigation options in Johnson, Cambridge, and Wolcott – including options for recovery from the July 2023 flood.



- The LCPC is assisting in managing three Clean Water Service Provider funded projects for Preliminary Design planning in the Lamoille Basin (Floodplain Restoration on a Vermont Studio Center property near the Gihon River in Johnson, Floodplain Restoration/Bridge Replacement of the Gulf Road Bridge in Wolcott, Potential Dam Removal of the Centerville Brook Dam in Hyde Park).
- LCPC assisted multiple Lamoille County municipalities in submitting Hazard Mitigation Grant Program (HMGP) Pre-applications for flood mitigation and floodplain restoration projects.

- Staff provided project development and landowner outreach for floodplain restoration projects in the towns of Cambridge, Wolcott, Johnson, and in Jeffersonville Village.
- Staff managed Clean Water Block Grant and Flood Resilient Communities Fund funding for three floodplain restoration projects—one for floodplain restoration design planning at the Dorothy Smith Access Area in Jeffersonville and two in Wolcott along the Lamoille River and Wild Branch, one for a Berm Removal Project at the Vermont Fish and Wildlife Access Area off Elmore Pond Road and one for floodplain restoration along the Wild Branch near the North Wolcott Recreation Field. The LCPC assisted in providing grant management and project coordination for the implementation of the Vermont Fish and Wildlife Department (VFWD) Berm Removal project, completed in spring of 2024, and the North Wolcott Recreation Fields Floodplain Restoration Project which began construction in the summer of 2024. This construction project is expected to be completed in the fall of 2024 with some stream buffers follow up plantings scheduled for spring of 2025.

Other efforts include:

- Enhanced flood mitigation efforts along the Wild Branch in Wolcott, by utilizing funding under a 2020 USDA Technical Assistance Grant to evaluate floodplain restoration/erosion control alternatives along North Wolcott Road.
- Managed a Project Development Block Grant to continue development of water quality projects in the Lamoille and Winooski Basins.
- Worked with Stowe to review and revise flood hazard bylaws.
- Assisted the town of Johnson in exploring funding to further the design for replacing the Scribner Bridge and exploring flood mitigation alternatives such as flood chutes to mitigate flooding in downtown Johnson.
- Continued to partner with the Lamoille County Conservation District and participate in the Lamoille County Aquatic Organism Passage (AOP) Culvert Committee to identify and implement projects that improve aquatic organism passage and restore stream habitat.
- Updated the Watershed project database using funding through the 604B program administered by Rutland Regional Planning Commission.
- Developed water quality projects, including floodplain restoration and stormwater projects in Cambridge, Johnson, and Wolcott under the ACRPC Project Development Block Grant. This grant was instrumental in helping communities move water quality projects to the next phase of development.



## **EQUITY, ENVIRONMENTAL JUSTICE, & HEALTHY COMMUNITIES**

The Board of the LCPC continues to have a Belonging and Inclusion Committee. This sub-committee of the LCPC Board of Directors meets bi-monthly. The LCPC Board adopted a Declaration of Inclusion which will be included in all policies of the LCPC going forward. The Belonging and Inclusion Committee developed an Equity Impact Assessment Toolkit which will be shared with municipalities as they develop their own policies. This Equity Impact Assessment Tool was utilized when evaluating policies and actions in the 2023 Regional Plan.

The Board is committed to ensuring that the LCPC is fully inclusive in seeking public input, that all policies and practices recognize diversity, and that the Regional Plan reflects the entire community and its future.

In FY24, The Lamoille County Planning Commission finished coordinating a statewide regional planning effort to increase Health Equity in the State of Vermont. The Vermont Department of Health (VDH) awarded Center for Disease Control Federal funds to coordinate the efforts of all 11 Regional Planning Commissions to focus on health equity in municipal planning. This grant extended through the end of May 2024. As the lead Regional Planning Commission, the LCPC coordinated the project with the other ten Regional Planning Commissions to design a [Health Equity Toolkit](#), increase our knowledge of health equity through specific training, and work with the municipalities and diverse populations to create a sustainable approach to improving long term health outcomes for all Vermonters. The Toolkit was finalized and posted on LCPC's website in January of 2023. The Health Equity Toolkit received the Vermont Planners Association Project of the Year Award. The Toolkit also received national recognition from the National Association of Development Organizations.



The toolkit is being used by planners, municipal staff, and health equity partners to include health and equity language and policies in town plans, municipal bylaws, and Regional Plans. The LCPC recently incorporated health equity language into the update of the Lamoille County Regional Plan and is using it while working with Vermont Department of Health and Healthy Lamoille Valley partners to develop a Health and Wellness chapter in the Hyde Park

Municipal Plan. The purpose of the toolkit is to help municipal leaders increase their understanding and capacity for including health equity language in municipal plans and to support municipalities in mobilizing local partners to enhance equitable, community-based resources for physical activity and healthy food access. While developing the toolkit, all Regional Planning Commissions participated in health equity training to help prepare for municipal implementation.

The equity focus of this grant designates the following as target populations:

- People of color
- Indigenous people
- Refugees & English language learners
- LGBTQ+ individuals
- People experiencing homelessness
- Vermonters who are Justice involved
- People living with disabilities

- People living in rural communities

Each Regional Planning Commission was granted funds to provide stipends to individuals who helped contribute to the planning process and review of documents within these target populations. Together with the support of VDH, the LCPC is working to support the creation and dissemination of health equity planning resources and helping municipalities implement pilot community-based health equity and physical activity projects with the goal of improving at least one of the following:

The natural environment	Aesthetic elements
The built environment	The social environment
Recreational settings	Across-sector partnerships
Physical barriers	Community inclusion efforts

Each Regional Planning Commission worked on a variety of Health Equity community planning projects to implement concepts from the Health Equity Planning Toolkit. The LCPC worked on the following Health Equity Projects under this grant:

- Health Equity Audit of Elmore Welcome Packet.
- Survey development to gauge Elmore residents in exploring recreation/community greenspace ideas for the new Town Garage property.
- Supported Wolcott Health Equity TA Pilot Outreach and Community Health Assessment Survey.
- Incorporated Health Equity into the Wolcott Wastewater project outreach materials.
- Incorporated Health Equity into the Regional Plan, and the Johnson and Hyde Park draft Municipal Plans.

In Fiscal Year 2024, The Executive Director, Deputy Director, and a Board Member of LCPC participated in the Vermont League of Cities and Towns 'Inclusion and Belonging' Training.

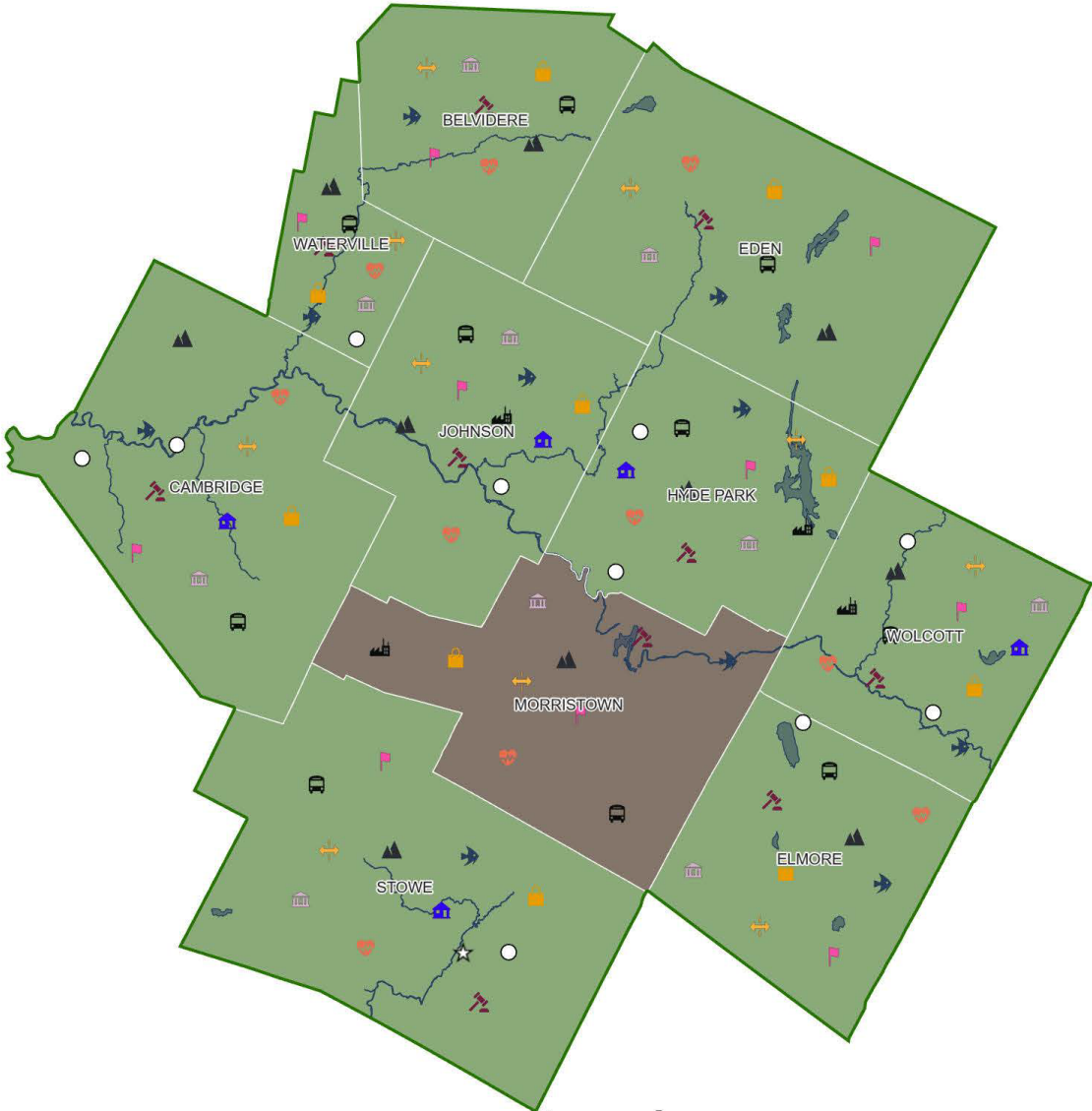
## **MAPPING**

In addition to enhancing the LCPC's work, our GIS specialists provide municipalities, state agencies, and regional groups with mapping and data analysis in support of their projects.

This year the LCPC:

- Worked with multiple towns to inventory and map bike and pedestrian infrastructure.
- Provided mapping services for residents regarding FEMA Flood Insurance Rate Map (FIRM) data and their property locations.
- Developed maps for the following:
  - Municipal Plan for Eden
  - Updated road maps for all towns in Lamoille County
  - The Regional Plan update for all sections
  - Cambridge Enhanced Energy Plan update
  - Viewshed analysis Cambridge Roads
  - Johnson Town Plan update
  - FEMA FIRM estimates for towns with extensive flood zones.

# Lamoille County Planning Commission at Work FY 2024



## Legend

**Designation**

- ☆ Designated Downtown
- Designated Village
- Designated Growth Center
- △ Neighborhood Development Area

**Projects**

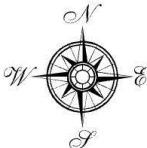
- ◇ New Town Center
- Transportation Planning (including Bridge/Culvert, REI & Traffic Counts)
- Energy Planning & Implementation

- Clean Water
- Emergency Planning & Response
- Planning and Zoning Assistance
- Mapping
- Economic Development
- Grant Writing

- Equity & Environmental Justice & Healthy Communities
- Housing
- Brownfields

**Municipal Plan Status**

- Green box: Current
- Brown box: Expired
- Light blue box: No Town Plan



## Appendix Our Staff



**Tasha Wallis, Executive Director**

Tasha Wallis works with the Board and staff to provide strategic direction, budgeting and organizational oversight. She works closely with municipal representatives, regional partners, state agency as well as federal entities. She has been responsible for updating all of the internal processes and financial procedures at LCPC. Tasha serves as the co-chair of the Northern Vermont Development District.



**Seth Jensen, Deputy Director**

Seth manages the Smugglers' Notch Project, and conducts Act 250 review for developments. He also provides training to municipalities and assists with bylaw and zoning updates. With his extensive background, he is a great source of knowledge for municipalities and staff.



**Meghan Rodier, Regional Planner**

Meghan works on a broad spectrum of planning projects. She assists LCPC and municipalities with natural resource, hazard mitigation, transportation, land use, and energy planning. She manages the LCPC Water Quality contract for Tactical Basin Planning Services with ANR and subsidiary water quality grants. Meghan acts as a water quality planner on staff and assists municipalities and partners with project development, management, and implementation. Meghan also manages LCPC's core funding contract with the Vermont Agency of Commerce and Community

Development and a variety of other grants and planning projects. Meghan is the second in-house resource for GIS mapping requests.



**Alec Jones, Transportation and GIS Planner**

Alec works on a wide range of GIS mapping and other planning projects for the municipalities of Lamoille County. Alec took over as Transportation Planner this year and now manages LCPC's Transportation Planning Initiative program. He manages transportation projects for LCPC as well as municipalities. Though his priorities have shifted to transportation related projects, he continues to assist LCPC and municipalities with town plan updates, data collection, flood recovery, and emergency management coordination.



**Kate Lalley, PT Regional Planner**

Kate, a Landscape Architect, has again joined the LCPC Team as a part-time employee. Kate was instrumental in developing the Health Equity Toolkit. Her expertise in landscape design is instrumental in several current projects.



**Victoria Hellwig, *Regional Planner***

Victoria completed a master's program with the University of Vermont and Vermont Law School. She joined LCPC in November 2022 and is excited to plan for the future of this beautiful area with the LCPC. She typically works on planning projects that involve natural resources, energy, and outdoor recreation.



**Alberto Della Torre, *Assistant Planner***

Alberto joined LCPC in September 2023. He holds a Bachelor of Environmental Studies from the University of Michigan. Alberto acts as an assistant planner for the staff at LCPC, providing technical assistance for a variety of planning areas including natural resources, transportation, town plans, energy planning, and more. He is the resident emergency management planner. He is the lead at LCPC for the Wolcott Schoolhouse Revitalization project.



**Melissa Manka, *Regional Planner***

Melissa joined LCPC in November of 2023. She served as a Town Planner for 18 years after receiving a BS in Environmental Science - Natural Resource Management & Policy from Johnson State College. Melissa will be assists LCPC and municipalities with Municipal Technical Assistance Program projects, town plan and bylaw updates, housing initiatives, flood resiliency and mitigation, and emergency planning.



**Georgeana Little, *Office Manager***

Georgeana is responsible for the smooth operation of the office and helps with bookkeeping as needed. She has served on the LCPC Board of Directors, which gives her a view from both sides. She currently is minute taker for most LCPC committee meetings and acts as (reluctant) IT specialist.