



# ANNUAL REPORT

Fiscal Year 2025



Inspecting a Culvert along the LVRT

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Founded in 1966 as the Lamoille County Planning and Development Corporation, the Lamoille County Planning Commission (LCPC) continues to be a resource and partner to the fifteen municipalities of Lamoille County – ten towns and five incorporated villages.

For the last few years, Lamoille County has been the second fastest growing county in Vermont. The County saw rapid additional growth, especially in the Stowe area, during COVID. Although many new housing units have been built in the region, including Morristown, there is still a significant housing shortage in the County.

The County's economy is primarily tourism and recreation based. There are two major ski resorts as well as the Lamoille Valley Rail Trail and numerous biking and hiking options, and the network of mountain bike trails in the region continues to grow. There is also 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 and increased opportunities for development further from river corridors.

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 eleven 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 in Fiscal Years 2023 and 2024 completed clean Federal Single audits. The LCPC reviews all financial and administrative policies and practices on an ongoing basis.

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

Revenue from most federal and state grantors requires matching funds, and typically non-federal matching funds. Required matches range from 10 percent (Transportation

Planning Initiative) to 50 percent (Emergency Management Planning Grant & Northern Vermont Economic Development District).

For the 2025 fiscal year, the LCPC's total projected revenue of just under \$1,700,000 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 a Federal Single Audit for Fiscal Year 2024, because of the large amount of Federal funding received that year.

Virtually all the LCPC's revenue sources stem from 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 developing town plans, transportation, emergency planning, resiliency, community development, brownfields redevelopment, water quality, energy, housing, and natural resources.

## **ACT 181**

The Lamoille County Planning Commission is in the process of amending the 2023 Lamoille County Regional Plan to comply with Act 181 and Act 47 requirements. Since January 2025, the LCPC staff have been meeting monthly with the Regional Plan Committee to review proposed Regional Plan Amendments. As part of this Regional Plan Amendment, the LCPC updated its Vision Statement section to reflect current municipal and regional priorities and meaningful public input gathered from the 2025 Regional Plan Survey. This input helped the LCPC capture a snapshot of regional concerns around flooding, housing, and land use issues concerning future growth and the vision for Lamoille County. Public input and input from the Regional Plan Committee is being reflected in updates to the primary Regional Plan Objectives in the Vision Statement section as well as informing policy and recommendation changes throughout the Regional Plan in key chapters such as Housing, Flood Resiliency, and Land Use.

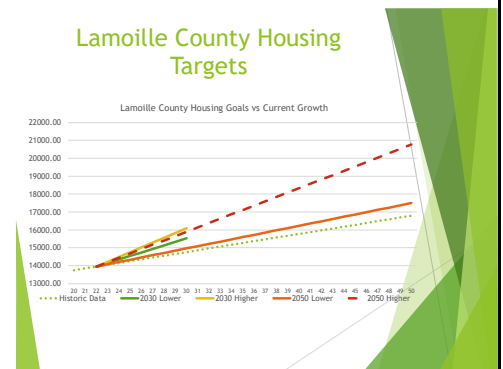
Per Act 181 the LCPC Executive Director and Deputy Director have been meeting with legislative bodies (Selectboards and Village Trustees) to gather input on the update to the Regional Future Land Use map. This will inform existing and future growth areas recognized under Vermont's State Designation Programs such as eligibility for Village Center/ Downtown Designation and Neighborhood Areas Designation as well as housing density exemptions for municipalities requesting Act 250 Tier 1B status.

Municipalities with zoning and subdivision as well as water and sewer services and that meet other requirements may apply for Tier 1B status which provides certain exemptions from Act 250 regulation.

As the LCPC staff meets with legislative bodies at the municipal level, they have also been meeting with local Planning Commissions to inform members of Act 181 and this new statewide standardized approach to how we map future land use at the regional level. This has provided an opportunity for local Planning Commissions to also weigh in on Future Land Use areas mapped in their community and inform the mapping of future growth areas and Village Center expansion opportunities reflected on the draft Lamoille County Future Land Use Map. The LCPC has also been meeting with local Planning Directors/Zoning Administrators to ensure that the Future Land Use maps reflect the goals and vision of communities and are in accordance with Act 181 standards and mapping definitions.

In addition to the update of the Regional Future Land Use Map, this Regional Plan Amendment will reflect an update of the Housing chapter to incorporate housing targets developed by the state for the County and its municipalities. The inclusion of Housing targets is derived from the 2025 Vermont Housing Needs Assessment and is required by legislation.

The LCPC was provided regional housing targets by the state and took the most equitable approach to allocating these targets across communities based on population.



To ensure all Act 181 requirements are met, the LCPC is amending several key Regional Plan chapters listed below.

#### Regional Plan Chapters Being Amended

- Introduction/Vision Statement
- Housing
- Transportation
- Telecommunications
- Land Use
- Working Lands
- Flood Resilience
- Public Facilities

To reflect recent major flooding events, the LCPC has also revisited the Flood Resiliency section of the Regional Plan to reflect new flooding data and updated policies and recommendations to promote more flood resilient communities.

The LCPC has also undertaken amendments to the Telecommunications chapter in coordination with Lamoille FiberNet, to reflect the Lamoille Communication Union Districts progress in increasing broadband coverage throughout Lamoille County. This Regional Plan amendment continues to elaborate on Health Equity language integrated

into the Regional Plan in 2023 and addresses environmental benefits and burdens in accordance with Act 154, the Vermont Environmental Justice law.

In the introduction and Economic Development Strategy sections of the plan, the LCPC also referred to priorities of the updated Comprehensive Economic Development Strategy (CEDS) developed by the Northern Vermont Economic Development District (NVEDD). The LCPC is currently working with the NVEDD to develop a regional Flood Resiliency and Recovery Plan. The Regional Plan Committee will revisit the Flood Resiliency chapter of the Regional Plan in October 2025 to reflect priorities and recommended actions from the Flood Resiliency and Recovery Plan.

Lastly, the LCPC will incorporate language into the Public Facilities chapter to reflect efforts and policies to promote adaptive re-use of underutilized existing community facilities. The Wolcott School House Project and the potential re-purposing of the Belvidere Central School building are great examples of this strategy.

## **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 previous year \$370,200 grant from the Environmental Protection Agency (EPA), and about \$60,000 in ACCD funds, 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 and recommendation to the LCPC Board. Ongoing site assessments and planning are continuing at sites in Wolcott,



including the Wolcott Town Forest and Gravel Parking Lot. The Wolcott Town Forest progressed through Corrective Action Planning and implemented a Soil Management Plan. The Corrective Action is complete, and the new Town Forest will hold a “grand opening” with new trails in the Fall of 2025. Most of the property is now held in a conservation easement for the community forest, with a small portion of the property intended for redevelopment into an affordable housing site.

A trail along an old logging route will also provide the route for a critical force main serving the new Village Wastewater system. The affordable housing site is in the Corrective Action Planning phase and will pursue clean up funding. The Gravel Parking Lot also completed a Phase II ESA, and Supplemental Site Investigation was needed to

determine the presence of any contamination, in anticipation of sale and redevelopment. An Evaluation of Corrective Action Alternatives was completed, and a Corrective Action Plan is now being drafted.

Other ongoing site investigations under the program involve the Johnson Powerhouse, and the former Pleasant Street Auto in Morrisville. Supplemental Site Investigations continue at this parcel. 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 the Brownfields Reuse and Environmental Liability Limitation Act (BRELLA).

The LCPC also worked with the University of Connecticut (UCONN) Technical Assistance for Brownfields program (TAB), offered for free to all grant recipients in EPA Region 1. A Site Reuse Assessment was done for the Wolcott Gravel Parking Lot, which will support local community engagement around purchasing and redeveloping the property as a municipal park and ride with electric vehicle chargers. A Site Reuse Assessment is also complete for the Pleasant Street Auto property, with a proposed project to construct thirty units of new housing with ground-level commercial space.

## **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 the Municipal Technical Assistance Program (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. In FY25, the LCPC staff continue to assist the Town with navigating the environmental review for the park and the permitting process with project partners, engineers, town and village staff.



The lack of water and wastewater infrastructure remains a major impediment to revitalization and community development in 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 create 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 continues to assist the Village of Jeffersonville with critical upgrades to their municipal water system. The Village is unable to permit new or expanded connections to its municipal water system until these upgrades are made.
- The LCPC helped the Village of Johnson to receive funding from the Clean Water State Revolving Fund to assess alternatives to restore the Village Wastewater Treatment Plant and mitigate potential future flood damage following the substantial damage to the plant during the July 2023 Flood.
- The LCPC assisted the Town of Johnson with stormwater, wastewater, water supply, and transportation infrastructure planning related to a potential industrial park.
- The LCPC assisted the Village of Morrisville in identifying potential funding sources to protect the Village drinking water system, which was also damaged during the July 2023 flood. The effort involves relocating one of the system wells to a less flood prone location and protecting the village aquifer from erosion damage.
- The LCPC worked with the Town of Stowe to evaluate funding opportunities to upgrade the community's water, sewer, and transportation infrastructure to support work force housing to meet the region's growing recreation sector.

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 others board. This level of coordination allows for improved communication, development, and community outreach. The Executive Director of the LCPC and the Director of the 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 LCPC, along with members of the Smugglers' Notch Partnership, completed another successful summer of operations at the Barnes Camp Visitors' Center located in Stowe at the base of Smugglers' Notch. 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, and work on plans to refine and update interpretive panels displayed outside of the Visitors' Center. Looking forward, the

Smugglers' Notch partners plan to update and refine an agreement covering operations at Barnes Camp.

Tractor trailer trucks trying to traverse the turns of Smugglers' Notch and then getting stuck between the boulders remain a perennial challenge. Sign improvements identified in a "Road Safety Audit" have had moderate success in reducing the total number of large trucks stuck in the Notch. Some drivers, however, continue to attempt to cross through the Notch. During the 2024 and 2025 summer seasons, VTrans conducted a 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. Initial results of the 2024 season showed significant decline in stuck trucks. Results of the study will help evaluate if permanent chicanes would be an effective and desirable solution.

Also in the Notch, the LCPC began implementation of the second and final phase of ecological restoration and parking improvements along Route 108 through the Notch. The project includes closing "bootleg" parking areas along the road shoulder and streambanks, replanting those areas 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 project was bid in June 2025, with construction beginning in August 2025 and anticipated completion in October 2025.

## **CLEAN WATER & INFRASTRUCTURE**

The Lamoille County Planning Commission works with the Agency of Natural Resources (ANR) to assist with 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 including Act 121, the Flood Safety Act.

- The LCPC continues to assist with municipal outreach as needed 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 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. Meghan Rodier, Regional and Natural Resources Planner, serves as a member of the Lamoille Basin Water Quality Council and was recently elected to serve as Vice Chair.
- The LCPC continues to participate in Basin-wide Coordination Meetings to foster collaboration and information sharing of water quality issues, projects, and strategies for implementing the Lamoille River and Winooski River Tactical Basin Plan priorities.
- As part of a NVEDD-wide effort funded by the US EDA, the LCPC will enhance and expand the hydraulic model of the Lamoille River, developed over several years, to include more detailed information related to the Lamoille River Main Stem and key tributaries such as the Seymour River in Cambridge and the Gihon River in Johnson. The river model will also expand into Franklin County and the Northeast Kingdom. In the fall of 2025, the model will be used to further evaluate flood mitigation options throughout the Lamoille watershed.
- The LCPC is assisting in managing five 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, Floodplain Restoration at the Gihon Confluence buyout properties in Johnson, and Floodplain Restoration along Wescom Road in Johnson).
- The LCPC assisted multiple Lamoille County municipalities in submitting Hazard Mitigation Grant Program (HMGP) 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 a 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. A spring planting was also completed for this project in 2025.

- The LCPC also assisted Vermont Fish and Wildlife Department in securing a Watersheds United Vermont (WUV) Grant to implement the Dorothy Smith Access Area Floodplain Restoration Project in 2026.

Other efforts include:

- Securing a small Project Development Block Grant from the Lamoille Clean Water Service Provider to explore potential floodplain restoration opportunities along the Lamoille River near Foote Brook Farm and the MSI Fields.
- Assisting 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.
- Partnering with the Lamoille County Conservation District and participating in the Lamoille County Aquatic Organism Passage (AOP) Culvert Committee to identify and implement projects that improve aquatic organism passage and restore stream habitat.
- Updating the Watershed project database using funding through the 604B program administered by the Rutland Regional Planning Commission. The LCPC also expanded their work through this program to include municipal outreach and coordination for the Water Infrastructure Sponsorship Program and to enhance regional planning for water quality as it relates to climate, flood resilience, and environmental justice. Staff worked with the VEM RIVERS Program and hired engineers to develop conceptual level design plans and cost estimates for a variety of water quality and flood mitigation projects in Cambridge, Johnson, and Wolcott.

## **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 technological 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.

## **EMERGENCY PLANNING & DISASTER RECOVERY**

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, and assist as needed in special circumstances like the July 2023 and July 2024 floods and other declared disasters.

Notable projects in FY25 included:

- Staff worked with the Town and Village of Cambridge, Town and Village of Hyde Park, Town of Wolcott and Village of Jeffersonville to update their Local Hazard Mitigation Plans.
- Staff worked extensively with local communities to assist them in navigating the FEMA process after major flooding, provided administrative support, and assisted in securing Public Assistance funds.



- The LCPC 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. The Town closed on the purchase of the property and final design plans were complete in spring 2025. Construction should begin in fall of 2025, pending final permit approvals.
- Staff managed a Flood Resilient Communities Fund (FRCF) grant for floodplain restoration at the North Wolcott Recreation Fields.
- The LCPC continued to provide administrative and technical assistance to the Lamoille REMC (Regional Emergency Management Committee) to host training and emergency preparedness discussions. In FY25, the REMC hosted speakers on emergency management topics such as Red Cross of America resources before, during and after a disaster and long-term recovery groups. Further, staff assisted with regional sheltering, road closure and evacuation planning.
- Staff coordinated with Vermont Forest and Parks 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.
- The LCPC continues to work with communities along the Lamoille River Main Stem to develop a hydraulic model of the Lamoille River Main Stem and key tributaries. The model estimates 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 RPCs and 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 gained, 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; floodplain restoration and mitigation of buyout properties and areas frequently impacted by flooding along the Gihon and Lamoille Rivers in Johnson; Managed the Johnson Visioning Project in an effort to develop a cohesive and collaborative physical recovery plan for the community; Additional mitigation efforts on Route 15 in Jeffersonville; floodplain

restoration efforts in several communities along the Main Stem; and FEMA buyout and elevation projects.

- The LCPC also worked with the Village of Johnson to secure engineering services to evaluate repair and mitigation options for an electric line threatened by erosion from the Gihon River. The electric line serves the core of the Village and most of the community's critical facilities.
- The LCPC worked with the Village of Morrisville to address impending erosion risks to their Village drinking water system and aquifer. The drinking water system serves the regions service center, 50% of the affordable housing in the Region, and the Regional Hospital.
- The LCPC continues to partner with communities to research and implement stream and precipitation data collection technologies and early warning systems. In FY 25, staff submitted a Congressionally Directed Spending (CDS) application for county-wide United States Geological Survey (USGS) stream gauge and precipitation sensor development.
- 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.

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

The Board of the LCPC continues to have a Belonging and Inclusion Committee. This ad hoc committee of the LCPC Board of Directors meets bi-monthly or as requested by the Chair. The Belonging and Inclusion Committee developed an Equity Impact Assessment Toolkit intended to be shared with municipalities as they develop their own policies. This Equity Impact Assessment Tool was used when evaluating policies and actions in the 2023 Regional Plan.

In FY 25 the LCPC began a Regional Plan Amendment process to comply with Act 181 and Act 47 as discussed in the Act 181 section of this report. This Regional Plan amendment continues to elaborate on Health Equity language integrated into the Regional Plan in 2023 and addresses environmental benefits and burdens in accordance with Act 154, the Vermont Environmental Justice law.

The Board is committed to ensuring that the LCPC seeks extensive public input, that all policies and practices recognize the many voices and perspectives around the county, and that the Regional Plan reflects the entire community and its future.

In FY25, 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 March of 2025. 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 Health Equity Toolkit received the Vermont Planners Association Project of the Year Award, an FY25 NECAPA (New England Chapter of the Association of American Planners) Award and a NADO (National Association of Development Organizations) Award.

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 designated 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 help 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 engage 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.

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. This Wellness chapter was used as a model for other health and wellness chapter updates during the Town Plan update for Elmore and Wolcott. The Hyde Park Planning Commission and LCPC received recognition for this informative model and received a Michelle Salvador Prevention Award through Healthy Lamoille Valley.

## **GRANT WRITING & ADMINISTRATION**

The LCPC provided help identifying appropriate funding sources, defining project scope, and writing applications for numerous municipalities. Highlights include:

- The LCPC staff is assisting Johnson Village with their Congressionally Directed Spending award 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.

- The LCPC has been collaborating with the Wolcott Schoolhouse Revitalization Committee on the goal of bringing new life to the historic Wolcott 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 Town received a Village Trust Initiative (VTI) Grant, and the Schoolhouse Revitalization Committee is now applying to become a 501c3 non-profit Community Trust. The VTI is also working to secure additional

project funds to advance final design and implementation of renovations at the Schoolhouse. The LCPC helped the VTI and new Trust prepare an application to the Vermont Housing and Conservation Board, and a pre-application for Community Development Block Grant funding.

- The LCPC secured three new Clean Water Service Provider grants for Preliminary Design planning projects in the Lamoille Basin (Floodplain Restoration along the Lamoille River in Johnson, near the Gihon River confluence in Johnson, along the Gihon River in Johnson.)
- 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 Applications for design and implementation of flood mitigation projects in Cambridge, Johnson, and Wolcott.
- The LCPC assisted the Town of Wolcott with multiple funding requests for construction of the Community Wastewater project. In the Spring of 2024, the LCPC also helped prepare a Congressionally Directed Spending (CDS) request, as well as a Northern Borders Regional Commission (NBRC) Catalyst Program grant request for this project. The project was nominated for \$1,000,000 in Congressionally Directed Spending, and was awarded a \$750,000 Northern Borders Regional Commission Catalyst Program grant. LCPC staff continue to support the town with grant administration and reporting requirements for all funding sources in the capital stack, including the state Wastewater program funding, Agency of Commerce and Community Development (ACCD) Community Recovery & Revitalization Program (CRRP) grant, and NBRC.

- 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.
- The LCPC sought and received a Municipal Planning Grant to assist the Towns of Wolcott and Elmore in updating municipal bylaws consistent with new statutory requirements.

## 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.

Lamoille County continues to face a significant housing shortfall and LCPC continues to work with municipalities and local housing groups to identify possible projects for future development. The key underlying issue that restricts the development of housing in Lamoille County is the lack of infrastructure.

The Town of Hyde Park finalized work on a Bylaw Modernization Grant from the Vermont Department of Housing and Community Development. The Town adopted the updated bylaws in late 2024. 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 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 LCPC is also assisting the Village of Hyde Park with similar updates to the Village Bylaws. Hearings for adoption are anticipated in fall 2025.

The Regional Plan Committee and the LCPC staff updated the Lamoille County Housing chapter as part of the Regional Plan update. Future Plan Amendments will 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.



The LCPC assisted with multiple municipal plan housing chapter updates per Act 47 (the Homes Act) including updating the Elmore, Hyde Park, and Wolcott Town Plans. As noted above in the Act 181 section of this report, the LCPC also assisted in amending the Regional Plan Housing chapter per Act 47 and Act 181. This included adding a section on regional housing targets.

## **PLANNING & ZONING**

### **Municipal**

Regional Planning Commissions (RPCs) are 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 in this report.

Highlights include:

- In FY 25, the LCPC assisted the Town/Village of Johnson, Town/Village of Cambridge, Town of Eden, and Town of Wolcott with Municipal Plan updates. The Town of Hyde Park adopted zoning bylaws. The update was funded by an 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.

- Using a separate funding source, the LCPC is also assisting the Village of Hyde Park in updating the bylaws to support main street revitalization, 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.
- 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 and a petitioned revote in September. 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. The LCPC is helping coordinate environmental review requirements across all funders to help advance the project through final design and permitting phase.



- 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 updated the Plan, incorporating public input. 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.

Ongoing updates to the Regional Plan for Lamoille County are discussed in the Act 181 section of this report.

## **MAPPING**

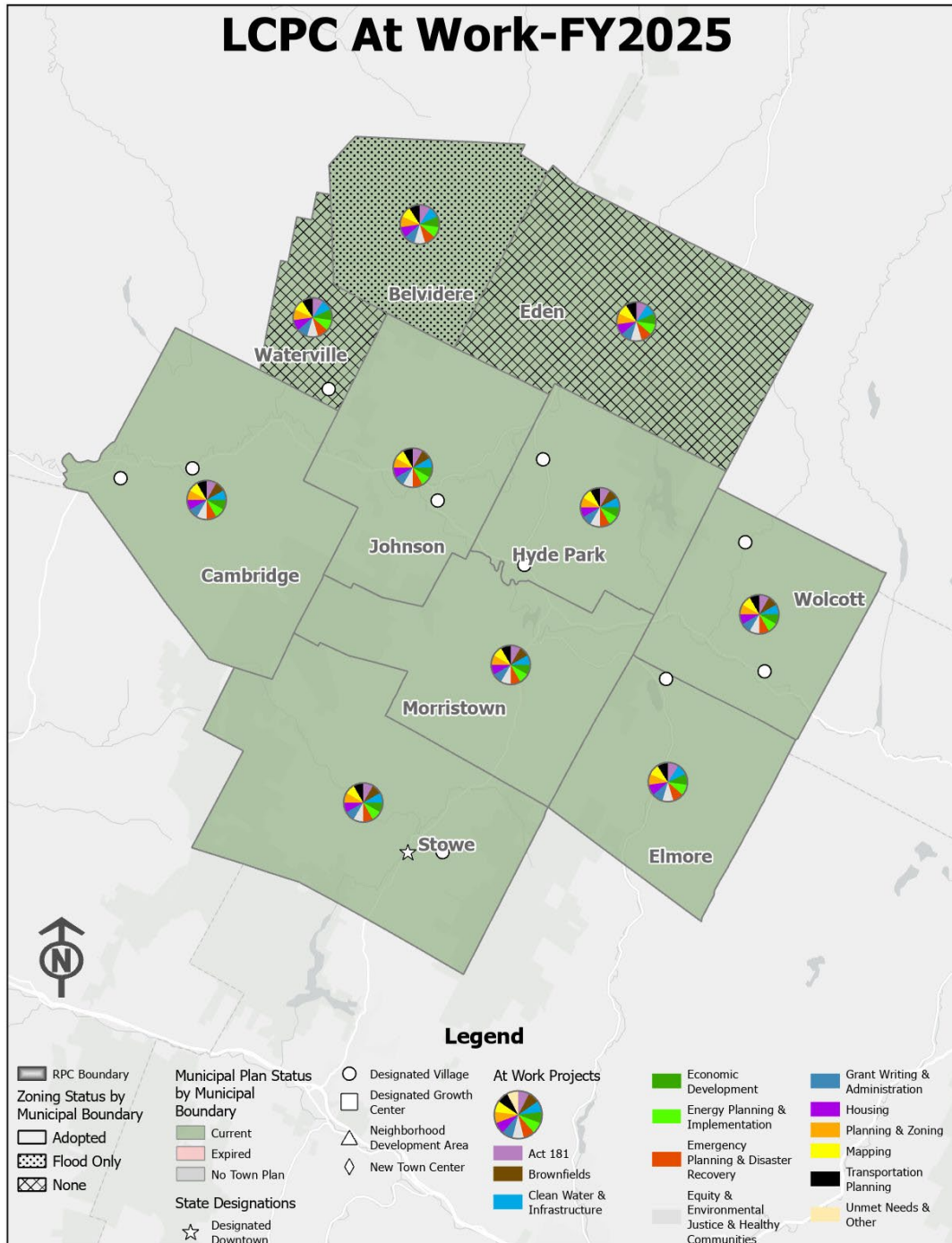
In addition to enhancing the LCPC's work, our GIS specialists provide municipalities, state agencies, and regional groups with mapping and data analysis in support of their projects.

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 Plans for Eden, Elmore, Hyde Park, Wolcott, and Cambridge
  - Local Hazard Mitigation Plans for Wolcott, Hyde Park, Cambridge, and Jeffersonville
  - The Regional Plan update for all sections
  - Cambridge Viewshed Analysis
  - Regional emergency shelter and roads for the Regional Emergency Management Committee.
  - FEMA FIRM estimates for towns with large amounts of flood zones.
  - E911 Address Maps for Elmore, Cambridge, and Wolcott
  - Lamoille Valley Rail Trail Trailhead Kiosk Maps
  - Commercial Property Flood Risk Maps
  - Proposed Morristown Zoning Updates
  - Developed and continually refined Future Land Use Maps for Selectboards', Trustees' and Planning Commissions' review as part of the Act 181 update to the Lamoille County Future Land Use Map.

## 'AT WORK' MAP

The 'At Work' map depicts the range of services provided by the LCPC to member municipalities.



## 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 eight 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; Municipal project prioritization; Discussions regarding mutual aid in response to the major flooding events Lamoille County has seen the past two years; Transportation Planning Updates regarding Smugglers' Notch as the second phase of construction was started for the parking and stormwater project, and a training on street tree implementation practices.



The Lamoille County Road Foremen Network met on February 19, 2025 at Elmore's new town garage. Staff provided training and led a discussion on the upcoming Road Erosion Inventory. LCPC staff also met with road foremen, superintendents, and commissioners individually to offer technical assistance, discuss municipal issues of concern, and liaison with VTrans and other state agencies. The LCPC conducted site visits and coordinated 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. Staff 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 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 meet the needs of flood damaged communities.

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 thirty-one tube traffic counts, one turning movement count, two automatic bike/ped counts, four park and ride counts, and annual town complete streets reporting. The LCPC accepts municipal 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 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 and 2024 July Flooding. The LCPC assists with reporting damage from flood events to the state to help ensure 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.

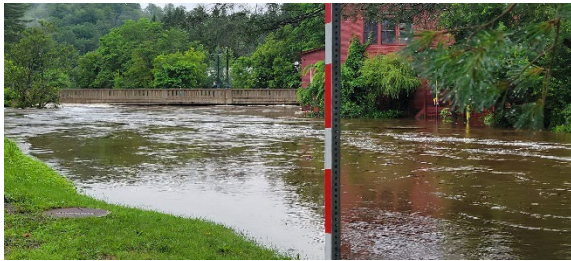
The TPI workplan provides several task categories which support municipal planning and technical assistance, and over 50% of the LCPC's total TPI budget supports municipal technical assistance. Example projects that fall under municipal technical assistance are:

- **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 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 the renovation of the Johnson Village Garage.
- The LCPC also worked with communities to identify vulnerable transportation infrastructure damaged during the three recent major flood events that devastated the region. For example, the 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 LCPC assisted Johnson Village in applying for and managing a U S Department of Agriculture Rural Development (USDA-RD) grant to fund the reconstruction of the Johnson Village Garage. This project is set to finish in the fall of 2025 with demolition and construction happening in the spring and summer of 2025. This project involves multiple funding sources including USDA-RD, Municipal Energy Resilience Program (MERP), and American Rescue Plan Act (ARPA) funds.
- The Lamoille Valley Rail Trail (LVRT) runs through the village of Wolcott. Parking facilities to access the popular trail are insufficient and options 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 allowed a minor expansion of the parking lot. 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 working with each municipality within the county to understand and meet their needs. We aim to facilitate productive relationships between each municipality and the state to pursue funding opportunities and to complete projects to a high standard.

## **UNMET NEEDS & OTHER**

### **Flood Response and Recovery**



Lamoille County has experienced significant flood events in recent years. Three of the top five flooding events in the region have occurred over the last five years. There are considerable unmet needs related to flood recovery and flood mitigation.

The Village of Johnson had eight feet of water in the wastewater treatment plant during the 2023 flooding. That plant has still not been replaced, and the Village continues to wait for a Public Assistance estimate from FEMA.

There are property buyouts resulting from the 2023 flooding in Wolcott, Johnson and Cambridge. The long process for managing these properties delays recovery in these communities.

There are an extensive number of mitigation projects needed to reduce flooding threats throughout the county. A number of these projects are on Vermont Emergency Management's priority list.

Important mitigation and infrastructure projects needed in the County include;

- Floodplain restoration in Wolcott;
- Protection and relocation of Morrisville Wells from Lamoille River Scouring. These wells are crucial to serving the regional hospital;
- An additional flood water culvert in Jeffersonville;
- The relocation of critical community assets away from flooding areas. The Wolcott Fire Station and Garage should move as it is inaccessible during and after flood events.

### **Infrastructure**

All of Lamoille County has less Wastewater capacity than the City of Essex Junction. To develop village growth areas and support additional housing, the need for wastewater must be addressed. The lack of wastewater capacity is the most significant barrier to housing development in the County.

Town Bridges and Roads continue to age and need repair throughout the county. Adequate funding sources for such projects have not yet been identified.

The Town of Stowe continues to be a huge economic engine for Lamoille County and the State of Vermont. Constraints on the transportation network, including two lane roads, continue to cause significant delays during peak travel times and could significantly constrain the town's ability to develop additional housing, including the workforce housing the town wishes to support.

Stowe also has aging water and sewer infrastructure. There are significant costs associated with improvements. The Town is not eligible for many funding sources available to lower income towns but does not have the capacity to make all these investments.

The Village of Jeffersonville, where additional housing could be built, lacks an adequate water source and is constrained from further development until the water issue is resolved.

## 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 agencies 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 & Natural Resources 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 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 manages LCPC's contract with the Vermont Agency of Commerce and Community Development and a variety of other grants and projects.



**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 & Economic Development 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.



**Melissa Manka, Senior 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 assists LCPC and municipalities with Municipal Technical Assistance Program projects, town plan and bylaw updates, housing initiatives, flood resiliency and mitigation, and emergency planning.



**Marc Mastrangelo, Planner**

Marc Mastrangelo graduated from the University of Vermont with a degree in Sociology and Environmental Studies in May of 2024 and started his planning career as an intern at LCPC in June. He has since grown into a Planner position and enjoys collecting transportation data, working with municipalities demographic information and analyzing local survey data. In the winter, Marc enjoys skiing at Smugglers' Notch and learning how to play ice hockey. During the summer months, you can find him playing basketball in Burlington's downtown parks or cooling off in Lake Champlain.



**Conrad Becker**

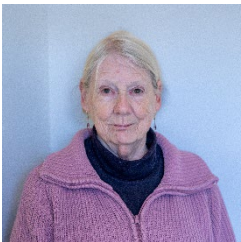
Conrad joined LCPC in August 2024. He is a recent graduate of the University of Vermont with a BS in Environmental Science. Conrad acts as a planner, providing LCPC and municipalities with technical assistance for a variety of planning areas, including GIS projects, data collection, transportation, and outdoor recreation. Outside of work, you can find him skiing at Smuggler's Notch, playing pick-up soccer, and riding his gravel bike around Lamoille County.



**Diedre Gish, Finance Manager**

Dee provides financial management for the Commission, including account reconciliations; payroll and tax reporting; cash flow; end-of-year account auditing functions; indirect rate preparation; grant management and budget planning. Dee is glad to call Vermont home for the last 17 years and serves on her town's energy committee and planning commission. Dee was TRORC's finance manager for many years and most recently worked as executive assistant at the Vermont Law and Graduate School's Environmental Law Center. Dee holds a Master's in Business

Administration from Western Washington University, a Master's in Environmental Law and Policy from Vermont Law and Graduate School, and a Bachelor's in International Business from Temple University.



**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.