Lamoille County Planning Commission

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MEMORANDUM

TO: Town of Wolcott
FROM: Lamoille County Planning Commission
DATE: October 7, 2026
RE: CDBG-DR - Lamoille County Longterm Flood Mitigation & Resiliency Planning & Project Development – ***Project Identification***

SUMMARY:

The Lamoille County Planning Commission (LCPC) was awarded $1,000,000 to support *planning and project development initiatives* that enhance long-term flood mitigation and resiliency. This funding has been provided through the Vermont Agency of Commerce and Community Development's (ACCD) Community Development Block Grant for Disaster Recovery (CDBG-DR). The grant covers the entirety of Lamoille County with a four-year period of performance (July 1, 2026 – June 30, 2030).

Several flood mitigation and restoration projects were pre-determined in communication with municipalities. LCPC is now working with municipalities to identify additional projects that fit the categories below:

Flood Mitigation & Resiliency Planning & Project Development:

1. Planning Technical Assistance,
2. Infrastructure (Public Utilities) Technical Assistance,
3. Housing Technical Assistance, and
4. Critical Facilities & Services Assessment.

The full scope of work can be provided upon request.

A list of potential Town of Wolcott projects eligible for funding can be viewed below. The ideas and concepts outlined are based on our on-going work with Wolcott and were generated for discussion. Municipal Officials are encouraged to share their own ideas about potential projects. Municipal input is necessary to solidify priorities and determine which projects are supported by the municipal bodies.

PROCESS:

Autumn of 2026 - LCPC will meet with each municipality to develop a county-wide project list.

Late Autumn/Early Winter 2026 - LCPC will evaluate the county wide project list and develop a work plan. The initial round of selected projects will be announced, and LCPC staff will communication and coordinate with communities on timeline and next steps.

CDBG–DR POTENTIAL PROJECTS (WOLCOTT)

Municipality	Project Category & Title	Project Summary
	Planning Technical Assistance	This project will assist municipalities in developing and/or updating municipal land use documents (i.e. ordinances, bylaws, plans, assessments, and mapping). This work will be carried out in partnership between LCPC, municipal officials, property owners, stakeholders and the community.
County Wide	Act 121 (Floodplain Bylaws & River Corridors) Presentation	
Town of Wolcott	Buyout Reuse Planning & Community Engagement	Engage with municipal bodies, stakeholders and the public regarding reuse opportunities and progress design/approvals for preferred alternative. *(Currently Underway)*
Town of Wolcott	Flood Bylaw Updates	If additional resources are necessary, continue to develop floodplain bylaws that conform with minimum NFIP requirements and consider code options such as compensatory storage, freeboard, etc.
	Infrastructure (Public Utilities) Technical Assistance	This project will focus on infrastructure needs, including but not limited to expansion of **public water, wastewater, electricity, and communication services (does not include roads, culverts or bridges)** to safer areas adjacent to Village Centers and Downtowns in order to shift community development outside of floodplains and flood-prone areas as well as assistance with the development of policies, such as ordinances and connection fee policies, that support future low- and moderate-income housing in these safer areas, where desired. This work will be carried out in up to five municipalities in partnership between LCPC, consultants, municipal officials, property owners, stakeholders and the community.
County Wide	Municipal Public Utility Mapping	Map existing public utility infrastructure as it relates to land use and the 100- & 500-year floodplain.

Town of Wolcott	Wastewater Extension	During the final design phase of the Wolcott Wastewater project, some property owners on Flat Iron Road at the base of School Hill Drive expressed interest in connecting to the system. At the time, the area was outside the area eligible for funding under the State ARPA grant funding the system. CDBG-DR funds could be used to conduct a feasibility study and conceptual design for a Flat Iron Road extension.
	Housing Technical Assistance	This project will identify resources to develop housing outside of floodplains and flood prone areas to offset losses and individual/household displacement caused by buyouts and/or abandonment with a goal to increase low to moderate income housing beyond units lost due to DR 4720. This will involve assisting communities in identifying policies to support future housing, as well as coordination with housing partners to evaluate potential. This work will be carried out in partnership between LCPC, municipal officials, property owners, stakeholders and the community.
County Wide	Online Housing Resource Guide	Expand and improve the existing LCPC Housing Resource Guide.
County-Wide (Johnson, Stowe, Morristown, Cambridge, Wolcott?)	CHIP Presentation	Community & Housing Infrastructure Program (CHIP) is a statewide tax increment financing (TIF) tool designed to help communities fund public infrastructure to allow for new housing opportunities. It allows a municipality, developer, or qualified independent agency to finance infrastructure using future property tax increments generated by the specific housing development parcel.
Town of Wolcott	Are there municipal and/or vacant buildings or parcels the municipality would like to investigate for housing?	Examples: The owner of the former Nazarene Church has expressed an interest in housing. LCPC is also able to provide technical assistance to advance the Green Mountain Habitat for Humanity housing project.

	Critical Facilities & Services	This project will identify critical facilities and services that would benefit from relocation outside of flood prone areas and/or assist with the advancement of on-going relocation and/or mitigation efforts. Furthermore, this element of the project will investigate post-removal floodplain restoration and mitigation opportunities, if and where suitable. This work will be carried out in partnership between LCPC, consultants, municipal officials, property owners, stakeholders and the community.
County-Wide	Critical Facilities & Services Mapping	Map critical facilities and services and municipally owned property in relation to the 100- and 500- year floodplain.
County -Wide	Emergency Generator Funding	Research potential funding opportunities for critical facility and service emergency generators.
Town of Wolcott	Fire & Highway Facility Relocation Alternatives Analysis *(Pre-Determined Project)*	This project will advance relocation of the facility through the identification of suitable alternative locations and progressing a viable plan towards shovel-readiness. Furthermore, it will investigate post-removal floodplain restoration and mitigation opportunities, if and where suitable.
Town of Wolcott	The Highway and Fire Department Facility will be investigated under this grant. Are there additional critical facilities and/or services the community has determined at risk and/or is concerned about?	