

South Hero Lavin Vision Steering Committee Meeting Minutes

May 12, 2026 1:30PM

Attendance: David Lane, Don Bedard, Joan Falcao, Peter Zamore, David Carter, Nate Hayward, Phil Scott

Guests: Greta Brunswick and Luke Slomba, NRPC; Guy Maguire, South Hero Land Trust

The meeting was opened at 1:40pm, after a 12:30pm walk by committee members through the Lavin Property. **Bridget Kerr** from the Conservation Commission accompanied the walk and provided copies of a draft town forest map and maintenance plan prepared by county forester Charlie Hancock. She also referred to the Conservation Commission's community values maps, hanging in the town office, as a resource for the committee.

Adjustments to the Agenda. None

Public Comment. None

General Updates

Committee - none

NRPC – An updated website hosted on NRPC site. It is accessible through the South Hero town website, under the Lavin Property Vision Project.

Existing Conditions Analysis - Review maps and outline

Ten maps prepared by Luke Slomba were presented for review by the committee:

- 1) Context and Land Use
- 2) Easements
- 3) Zoning and Setbacks
- 4) Wetlands
- 5) Flood Hazard and River Corridor
- 6) Building Envelope
- 7) Preliminary Wastewater Sites (additional wastewater capacity proposed by Otter Creek Engineering, 2025)
- 8) Forest and Wildlife Habitat
- 9) Prime Agricultural Soils
- 10) All Constraints

D Carter pointed out that Lots 3 and 4 should be switched. Also Lot 4 is town property and should be designated by red hatch marks. As an additional resource, there is a title opinion written by Bob Rushford, town attorney. Map 4 needs to be updated when the wetlands assessment, now underway, is completed. **D Carter** said the wetlands buffer is 25' for housing; otherwise, it is 50'. This is important and could impact lot 5, which is a possible site for housing. Map 5 is an old one from the early 1980's. **N Hayward** said the state just updated Grand Isle wetlands effective April 17. And we now have 11% more wetland. **P Scott** noted that the Lot 5 swale may be a concern for building homes. Another concern is that one of the new proposed mounds on Map 7 crosses the existing sewer easement. On Map 8, it is worth noting that ESTA (Ecologically Significant Treatment Area) can be put into current use and managed differently from a forest. **N Hayward** explained that Stand 1 is older than Stand 2 and has different trees. A habitat block is high value land for wildlife to live and travel. The watershed line crosses the Lavin property. **G Brunswick** said maps will be updated and a topo map will be added to the collection of maps. The town-owned Lot 4 will be researched for easements on Map 2. Another useful map would be a Birdseye view of the Lavin property in relation to other town properties. **G Maguire** presented an annotated "concept map" of possible temporary trails which had been prepared by the South Hero Land Trust. The hope of trail enthusiasts is to connect the Lavin parcel to the lake via the Round Pond State Park. **D Carter** advised against considering the private Dubuque Lane as part of a trail system. NOTE: during the committee walk, **B Kerr** pointed out the path used by cross country skiers and snowmobilers in the VAST (Vermont Association of Snow Travelers) network.

Plan Community Walk Event in June – Tentative date was set for Sunday June 14

Sunday, June 14 2PM was confirmed as the best date for the community walk, and Saturday, June 20 was agreed to be a good rain date. **G Brunswick** framed the walk as an opportunity to connect people to this property. All agreed a map should be available to participants with "you are here" points (6 of them) to help participants understand what they are viewing. NRPC will install 6 corresponding posts along the path. The first 20-30 minutes of the event would be an orientation that talks about the planned visioning outreach, the history of acquiring the property, the planned wastewater projects that justified the acquisition of the property at no cost to the town. The latter was emphasized by **P Zamore**. Another map is desirable to depict development constraints such as already dedicated wastewater sites, wetlands, easements, development regulations, vernal pond, etc. **G Maguire** suggested the committee may want to provide an FAQ. **D Lane** wants the walk to encourage the public to submit questions to the committee.

The committee expressed strong hope that a path could be developed before the community walk to connect the very nearby Rec Center Trail, at Folsom recreational area, to the Lavin property. **D Lane** volunteered to lead such an effort. **N Hayward** and **G Maguire** will assist.

G Brunswick will prepare a flyer for posting and coordinate advertising and outreach with the Committee via email. This will include Islander publication, Front Porch Forum and physical postings. G Brunswick and L Slomba will install the stakes and “You are Here” maps on the 9th in coordination with the next Committee meeting.

Next Meeting Date and Agenda – June 9, 1:30pm at the town hall, a few days prior to the community walk.

Other Business – none specified

Adjournment at 2:40pm

Respectfully submitted,
Joan Falcao, secretary