

South Hero Lavin Vision Steering Committee Meeting Minutes DRAFT

September 8, 2026 1:30PM

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

Members Absent: David Lane

Guests: Greta Brunswick, NRPC; Bridget Kerr, Conservation Commission Clerk

The meeting was opened at 1:37pm by **D Bedard**. **G Brunswick** arrived shortly with handouts for discussion:

Adjustments to the Agenda. None

Public Comment. **B Kerr** asked about plans for the TownPark. Should these be considered, to avoid “redundant visioning”? Current plans for this small under 2-acre parcel are for green space and a pavilion, with a driveway and parking to additionally support public use of the Old White Meeting House.

Debrief on Vision Workshop

a. Review compilation of feedback: **G Brunswick** presented her “Feedback from Lavin Property Visioning Workshop #1” (see attachment) and her summary of comments from the 5 tables/groups at the public visioning session: “Lavin Vision Workshop Notes – 8/18/26” (see attachment). The sign up sheet listed 34 attendees. She drew attention to the 13 “mentions” favoring trails and 13 mentions of housing and 12 mentions of ball parks and other outdoor facilities. **D Carter** felt the community needed affordable housing. Other participants drew attention to recreation opportunities, especially ball fields, and felt housing was not discussed as prominently. **P Zamore** emphasized that the purpose of the Lavin Property was for a town wastewater system and that visioning should reflect the economic realities of a distribution system. He felt we should say why we wanted certain land uses in certain locations. **G Brunswick** stated that the visioning process for our committee was not about the wastewater service area. **B Kerr** asked about the economics of adding more users to Fire District 4. **P Zamore** said that the Fire District is concerned with the impact that increasing capacity would have on increased rates for current customers. **Dave C** said wells are a possibility for water supply. And **B Kerr** questioned whether wells would be feasible or safe given the documented PFAS contamination from the old town dump that is adjacent to the property

b. Brainstorm draft vision statement: **G Brunswick** presented her template for a layout of the Lavin property and land uses suggested in the visioning workshop: “Lavin Property Conceptual Use Diagram” (see attachment). She requested feedback on how her diagram reflects the data.

It was felt that the lots in the diagram should indicate buildable acres. Given the configuration of wetlands, it may be difficult to find a location for the 5 to 8 acres recommended by **P Scott** for ball fields. The diagram showed Lot 1 for commercial activities and all other lots included housing. Active recreation was on Lots 4 and 5, with wastewater on Lots 6 through 8. And conservation on Lot 8. **D Carter** said that CIDER might allow recreational use of some of their 2.29 acre lot. The Town's parcel with trails adjacent to the school could have potential for ballfields. It would be helpful to have a layout of roads and houses with respect to the wetlands. **J Falcao** asked how development would happen, given that the town was not a developer. **D Carter** said a likely option would be an RFP process for a purchase and sale agreement with conditions attached that the town felt were important, such as the size of dwellings or a cap on the sale price. He also said the CHIP Program's tax increment financing could be used. **P Zamore** emphasized that we should consider talking in terms of "living units" not necessarily "housing units", as dense development is an option. Seeking to refocus the conversation, **G Brunswick** said we should propose three options for the next visioning session to start with: 1) maximizing housing, 2) mixed housing and recreation and 3) maximizing conservation. We should consider how these options meet criteria for revenue to support a wastewater facility. **J Falcao** asked why we shouldn't consider maximizing recreation as one of the options, based on the visioning session. Other goals might be connecting existing trails. **B Kerr** suggested a town forest option.

c. Consider concept layouts in relation to vision statement: There was agreement that it would be helpful to see a map showing what roads and maximum housing might look like within the constraints of wetland setbacks. **G. Brunswick** explained that level of detail requires engineering and is not in the scope of this visioning phase. She suggested the Town might consider an MPG to fund a second phase that could work on engineering predevelopment tasks. **P Zamore** suggested that a volunteer may be able to provide indication on housing use capacity. **G. Brunswick** will reach out.

G Brunswick's task is to arrive at a community supported vision with a preferred alternative. And municipal planning grants are available to assist later with engineering drawings. The Planning Commission needs to approve municipal planning grants.

Next Regular Meeting Date and Agenda – October 13, 1:30 pm at the Town Hall. The November meeting would need to be moved to the library or school, due to construction/logistics of moving to the new town hall.

Adjournment at approximately 3:20pm

Respectfully submitted,
Joan Falcao, secretary

4) Discuss Format and Date of Next Visioning Session

G. Brunswick reported that the next visioning session will be held in November.

5) Minutes from last meeting

6) Other Business

DRAFT

Feedback from Lavin Property Visioning Workshop #1

August 18, 2026

Each worksheet collected at the workshop was entered into a survey monkey online platform, which then summarized the results based on mentions.

PRIORITY USES FOR THE LAVIN PROPERTY

1. Recreation

- Trails: 13 mentions

- Mentioned with other recreation - "recreational trails & fields"; "trails + rec (playground/pavilion/pickleball/senior exercise equipment)"; "year-round rec (trails + indoor)"; "pickleball/baseball, trails, outdoor rec..."; "trails → disc golf, skating rink, curling
- Nature walk; bike and pedestrian trail; trails with crosswalk connection, 2–3 mile loop, picnic spaces, overlooks; park/trail; VAST trails
- "Prefer recreation paths" (vs. teepees/stone huts)
- Trails connecting to other networks (pedestrian, x-c ski)
- Lot 6/7/8 rec path connecting school to Route 2

- Outdoor Fields & Other Outdoor Facilities: 12 mentions

- Mentioned with trails and other recreation - "recreational trails & fields"; "trails + rec (playground/pavilion/pickleball/senior exercise equipment)"; Lot 5 rec courts & playgrounds (kids and seniors); recreation field; sport fields + basketball; skate park (from "roller rink or skate park"); community rec complex (basketball court, playground, outdoor exercise equipment, mini golf, splash pad); "pickleball/baseball, trails, outdoor rec, playground, senior exercise equipment"; baseball; two ball fields (~10–15 acres); multi-sport fields (baseball, softball, soccer, bocce, horseshoe pits); disc golf/skating rink/curling (from the trails comment).

- Indoor Recreation Facilities: 9 mentions

- Four-season rec center; mentioned with trails "year-round rec (trails + indoor)"; roller rink (from "roller rink or skate park"); workout space/gym; indoor pool; rec center/gym (from the community rec complex comment); fieldhouse (indoor rec, walking track, gym access); rec fieldhouse; indoor rec/soccer.

2. Housing — 13 mentions

- Family-designated housing; moderate priced housing; affordable small housing for families & seniors; possible housing; Lot 1 affordable housing + apartments; modest multi-family affordable housing; Lot 2 & 4 senior housing; housing trust;

single-family homes Lots 4–8 (under \$500,000, 0.33–0.5 acre, 1,000–1,500 sf, 2–3 bdrm); reserve residential areas; affordable housing for young families (multi-unit/duplex/triplex/PUD, possibly Lot 5 or 6); low-income/first-time homebuyer housing tied to school funding; "sprinkle" housing among other uses.

3. Commercial / Retail — 12 mentions

- Pharmacy; commercial mini shop center; commercial targeted toward food enterprises; market/deli with apartment above; grocery store on Lot 1; "Supermarket!!!!"; named-brand supermarket; mixed-use commercial along Route 2; pharmacy/hair salon/barber shop; commercial with apartments above (Lot 1); supermarket open past 8pm; commercial space — pharmacy, private business.

4. Conservation / Green Space — 7 mentions

- Wildlife habitat/corridors (x2); town forest; pollinator beds/pond/sculptures/ornamental trees; town forest; garden community/green space; green space/park.

5. Sell the Property / Tax Relief — 4 mentions

6. Community / Civic Space — 3 mentions

7. No Preference / Undecided — 2 mentions

8. Infrastructure / Supporting Use — 2 mentions

9. Mixed-Use — 1 mention, Energy — 1 mention, Flexible/Interim Use — 1 mention

Priority Uses Takeaway: Recreation and trails dominate the input, nearly double the next-highest category (housing) and commercial. Grocery/supermarket shows up with unusually strong emphasis (repeated mentions, exclamation points).

VISION IDEAS FOR LAVIN PROPERTY

1. Route 2 frontage → commercial / mixed-use

- Multiple respondents independently placed commercial along the road frontage: "mixed-use commercial along Route 2," pharmacy/salon/barber, supermarket, and commercial space with apartments above specifically on **Lot 1**. This is the most consistent single data point across both response sets — Lot 1 keeps coming up as the commercial/mixed-use anchor closest to the road.

2. Interior/back lots → housing

- Housing proposals consistently point to the lots furthest from the road frontage: single-family homes on **Lots 4–8** (with specific pricing/size targets), affordable multi-unit or small PUD possibly on **Lot 5 or 6**, and senior housing on **Lots 2 and 4**. Commercial up front, residential behind it — repeats without anyone stating it as an explicit design principle.

3. Active recreation / fields → Prioritize for larger open acreage or squeeze in to leftover acreage

- Ball fields and multi-sport complexes get sized in one response ("~10–15 acres"), suggesting respondents are picturing this on the property's larger open parcels rather than squeezed into a leftover corner
- Potential conflict with housing and commercial development in terms of priority.

4. Perimeter/connective trails

Trails are consistently described as *linking* rather than standalone: connecting to Folsom's existing trail network, a crosswalk to Community Lane, VAST trails, and a path connecting the school to Route 2 via **Lots 6/7/8**. This suggests trails threading around and through the property's edges, tying the whole site into the surrounding walking/biking network rather than being an isolated feature.

5. Pockets of conservation/green space, distinct from active rec

One respondent explicitly distinguished a garden/conservation green space from the "rec park behind the town meeting house" — implying there's already an active rec park nearby, and this new green space is meant to be a *quieter* complement (pollinator beds, a pond, ornamental plantings) rather than duplicate active recreation.

6. Supporting infrastructure

Beyond the understanding that a municipal wastewater system will be part of the property's development, there was reference to parking "sized to support whatever is selected" and having the wastewater system include a septic reserve for failing systems.

Initial Vision Summary: Commercial/mixed-use fronting Route 2, housing behind it, active recreation on land not used for housing, trails stitching the perimeter into the existing network, and conservation land in rear/wetland areas.

Lavin Vision Workshop Notes – 8/18/26

Group 1

- Prioritize young families and kids: Ball field, shared rec facility w softball, baseball, etc. complimenting mini golf
- Housing and commercial along Route 2
- Paths and walking trails in the back
- 1-2 all-purpose fields that kids could utilize from greater Grand Isle Co community (not enough in the county)
- Community center, pharmacy, skating rink / curling, all connected to ball fields

Group 2

- 2 people wanted to just sell the lots
- Natural area
- Ball fields
- Recognize need for housing, but this is maybe not the best location for it
 - Small amount of housing?
 - Ag based businesses? Town can develop its reputation for local food
- Rec paths

Group 3

- Biking / walking trails: 2-3 mile loop, picnic spaces
- Crosswalk to community lane
- Affordable housing, Planned Unit Development that's closer-knit and less spread out on lots 5-6
- Mixed use commercial/residential on Lot 1
- Community garden / green space
- Lot 4: Field house, active recreation, baseball field, indoor track?

Group 4

- Trails over wetland area
- Playground, pickleball/basketball courts
- Try to keep large portion of the land undeveloped/open to recreation (town forest?) but still having some affordable housing / more senior housing
- Septic mound: set aside some of that capacity for existing failing systems
- Apartments/commercial/supermarket on Lot 1

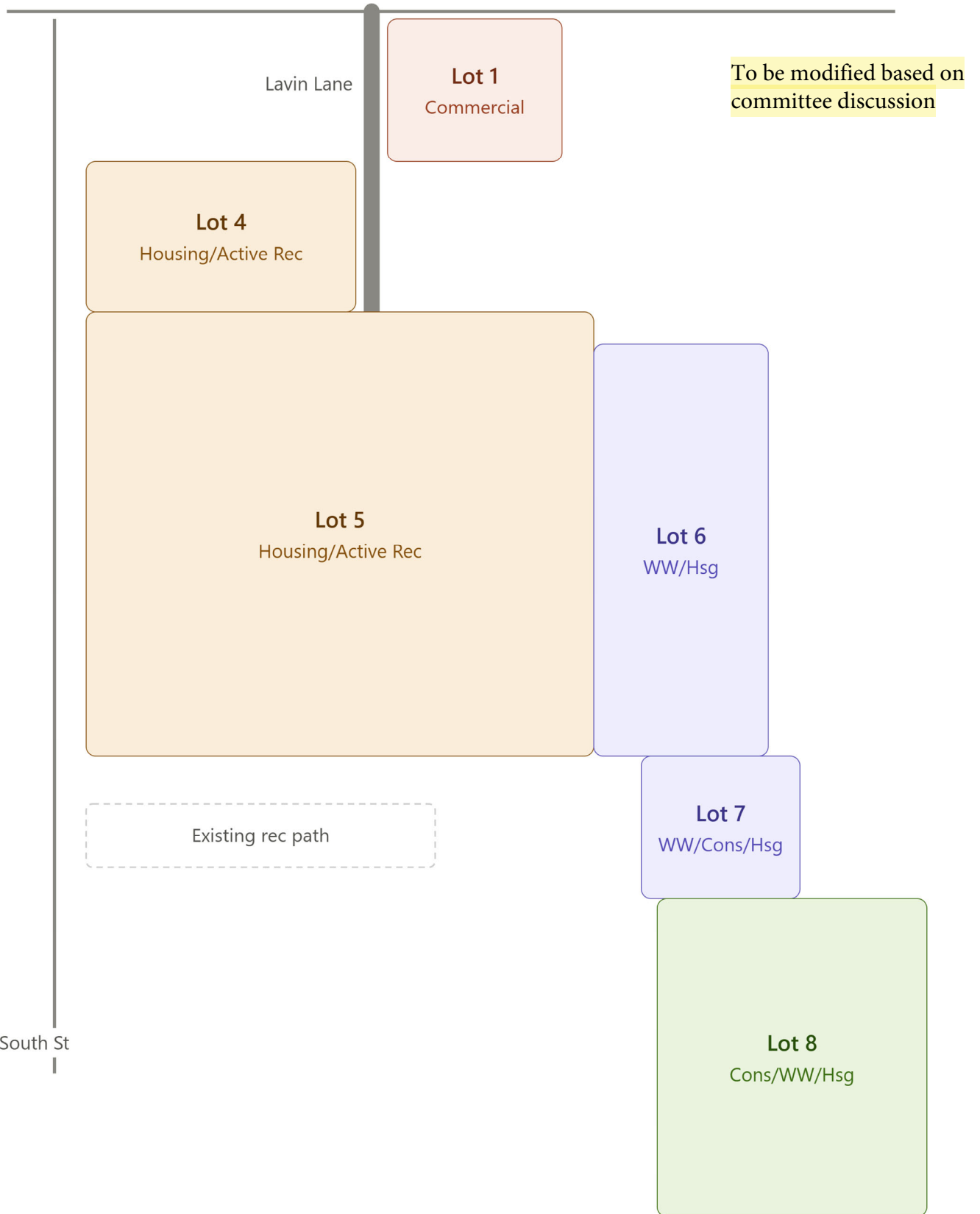
Group 5

- Businesses (mixed use deli, bank) to help pay for the public infrastructure (rec park, indoor basketball court & soccer field)
- Income sensitive housing that would be geared toward families (idea: somewhere for people too young for senior housing)
- Walking trail

Lavin Property Conceptual Use Diagram_Example Draft 9.8.26



US Route 2



To be modified based on committee discussion

-  Commercial / mixed-use
-  Housing / Active recreation
-  Wastewater / Housing (WW/Hsg)

-  Conservation / Wastewater / Housing
-  Road