South Hero Lavin Vision Steering Committee SPECIAL Meeting Minutes

November 12, 2026 9.00am via ZOOM

Attendance: David Lane, Joan Falcao, David Carter, Phil Scott

Members Absent: Don Bedard, Peter Zamore

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

The meeting was opened at 9:02am by **D Lane.**

Adjustments to the Agenda: J Falcao asked that the possibility of a town-wide survey discussed favorably by **Nate Hayward** and **D Lane** at the April 14 meeting be placed on the agenda. **J Falcao** had emailed an AI-created mock-up draft community survey to attendees in advance.

Public Comment: None

Review updated draft, vision statement, guiding principles and elements and statement: P Scott commented on the importance of funding for implementing the community vision. He felt housing was needed to "finance all this" and was concerned about any new taxes. **G Brunswick** responded that she wanted to hear suggestions from the community. **D Lane** suggested that the next step might be to work with a developer. **G Brunswick** agreed that there were opportunities in partnership with a developer. **D Carter** stated that the developer will shoulder costs for infrastructure [wastewater] up front and over time, by taking out a bond under the CHIP program. Under CHIP, 85% of new real estate tax revenue from the new development over the next 20 years will be diverted to pay off the developer's infrastructure bond. **D Carter** has talked with people experienced in CHIP, including a neighbor who is familiar with a 1,200 housing unit in Burlington. **G Brunswick** asked **D Carter** to frame bullet points around CHIP for the upcoming visioning session to reflect a balanced and accurate presentation. He wants to communicate that the town has a financing opportunity that does not require the town to take on bonding or debt. **D Carter** shared that the Select Board is supportive of this direction, with respect to CHIP, but has taken no formal action or motion yet.

. Discussion on the draft was brief, with only a few edits**:**

- **Vision Statement Language:** Soften "will provide" to "**could provide**" regarding the multi-use sports field to avoid the appearance of a "done deal" before community input.

- **Terminology:** Use "**attainable**" instead of "affordable" in certain contexts to be more inclusive of seniors and avoid controversy, while still including "**affordable**" in the first sentence of the housing section.
- **Document Formatting:** Bold and underline section headers (e.g., "Defining Factors") to ensure accessibility for those printing in black and white.
- **Content Clarification:** Add a statement that there is **no deadline on implementation** for the community wastewater project.
- **Recreation Scope: B. Kerr** suggested expanding "passive recreation" examples to include **hiking, walking, and bird watching**.
- **Field Sizing: J Falcao** suggested specifying a "**youth**" baseball/softball field to clarify that a full-sized professional field is not intended.
- **Buffer Terminology: J Falcao** requested the use of the legal term "**wetland buffer zone**" or "**construction exclusion buffer**" or technically correct term for clarity.

Review updated draft use diagrams and site plans #1, #2, #3 and #4: B Kerr thought the housing should be closer to Route 2, but **D Lane** explained that the builder would need to propose a final design, based on "the numbers". **P Scott** suggested the diagrams add overlays to show the **mini-golf** and **CIDER/Granny's Attic** parcels for better context. **D Carter** reported that the "CIDER" property may offer the southern half of their lot for recreation, but this requires further discussion with Jordan [Posner], the Executive Director of CIDER.

Review Concept Use Diagram Surveys: P Scott asked whether participants at the upcoming visioning session would be asked to produce forced rankings of the four site plans. **G Brunswick** advised not to do so, because it creates expectations with respect to reality and Select Board implementations. **D Carter** added that a developer's input with respect to costs, financial practicality, etc. is missing. G Brunswick hoped to coalesce on two choices, which would be a "great product" for the visioning study. The final vision and preferred conceptual layout depend on feedback from the upcoming visioning forum and online comments.

Discuss format of the public meeting on Wednesday November 18: G Brunswick will prepare worksheets and posters for the visioning forum to collect community feedback on the vision statement, guiding principles, and conceptual diagrams. **G Brunswick** recommended just closing remarks afterwards -- not returning to presentation mode, which is difficult to do after group sessions. **G Brunswick** and **D Carter** agreed to collaborate on introductory slides for the Wednesday presentation to explain the **CHIP financing** opportunity.

Other Business: Town-wide survey: D Carter commented on the cost of a survey. He said we have provided a forum for the public, and we do not want to risk changing course. **D Lane**

suggested that we review the outcome of the visioning session and consider a town-wide survey, if needed.

Minutes from October 13: P Scott moved, **J Falcao** seconded and all approved.

Adjournment at approximately 9:59am

Next Regular Meeting Date and Agenda – Regular meeting is December 8, 1:30 pm at the new Town Hall (if the move-in has happened) or other location TBD.

Respectfully submitted,
Joan Falcao, secretary