



TOWN OF WAITSFIELD

CONSERVATION COMMISSION MEETING Monday, December 15, 2025, 6:30 p.m.

**Meeting – In-person, downstairs in Town Offices, and via Zoom
(see highlighted information below)**

AGENDA

Conservation Commission

James Donaldson
Bruno Grimaldi,
Treasurer
Phil Huffman
Ted Joslin
Leo Laferriere, Vice
Chair
Curt Lindberg, Chair
Chris Loomis
Gail O'Keefe,
Secretary

Town Clerk/ Asst. Treasurer Jennifer Peterson

Town Treasurer/ Asst. Clerk Steve Lewis

Town Administrator York Havercamp

Planning & Zoning Administrator/E-911 Coordinator J.B Weir

Road Foreman Josh Rogers

Fire Chief Jared Young

1. Welcome, Agenda Review (5 min +/-) – 6:30 – Curt
2. Public Input (5 min +/-) – 6:35
3. Review/Approve October minutes (5 min +/-) – 6:40 – Gail
4. Floodplain Reconnection Study Update (15 min +/-) – 6:45 – Brian Voigt
5. Wu/Fairgrounds Consultant RFP (10 min +/-) – 7:00 – Chris, Gail
6. Tri-Town Meeting Highlights, Follow-up (15 min +/-) – 7:10 – Ted, Curt
7. Commission Membership (5 min +/-) – 7:25 – All
8. Other Business (5 min +/-) – 7:30 – All
 - Next meeting: 1/19/26 at 6:30 pm
 - Scrag trail contract
 - Other items
9. Financial Matters (10 min +/-) – 7:35 – Bruno
10. 2026/2027 Budget Discussion (15 min +/-) – 7:45 – All
11. Executive Session (15 min +/-) – 8:00
12. Adjourn – 8:05

For access via Zoom use the following link:

<https://us02web.zoom.us/j/84874802508?pwd=VnJCMEJ2UjAvaTF6VjZKZ2liNjhuUT09>

**To access meeting by phone, call 929 205 6099 Meeting ID: 848 7480 2508,
Passcode: 970922**

In addition to the designated public comment period during the meeting,
questions and comments may be submitted to Curt Lindberg, Chair,
at wcclindberg@gmail.com

Memorandum



To: Brian Voigt, Central Vermont Regional Planning Commission

From: Watershed Consulting

Date: October 15, 2025

Re: ***Upper Mad River Watershed Floodplain Restoration Project Development – Task 5 – Project Development***

Attachments:

A - Upper Mad Floodplain Location Map

B - Site 1 - Lower Fairground Parcel

C - Site 2 - Private Landowner

D - Site 3 - Austin Parcel

E - Site 4 - Lareau Park

F - Site 5 - Virginia Farley Memorial Park

Dear Brian,

This memorandum has been prepared to summarize the priority project sites (Task 5) identified in Waitsfield, VT as a part of the Upper Mad River Watershed Floodplain Restoration Project Development.

Throughout the course of this project, five sites were identified with recommended projects. Three of these sites involve improving the riparian buffer and two involve floodplain restoration projects. Each of these sites are summarized below. An overview map with the locations of each of these sites described below is provided as Attachment A.

Site 1: Lower Fairground Parcel

The Lower Fairgrounds parcel presents the greatest opportunity for a large-scale floodplain restoration project for this project. This parcel is owned by the Town of Waitsfield and is undeveloped. It has previously been used for agricultural use and is accessed via low water crossing from the western side of the Mad River. This parcel is generally not accessible to the Mad River as a floodplain in high water events as described by community members. They noted that only in very extreme events such as Irene would water access the field area, making the existing floodplain connectivity low. A large-scale (9.5 acre) floodplain restoration project is recommended for this site. There is the potential to deposit the excavated material along the tree line on this parcel rather than trucking it offsite, which would decrease costs associated with a large-scale floodplain project. The recommended floodplain area is expected to evolve during the design phases of the project.

1. Site name, sub basin, and latitude & longitude;
 - a. Site 1: Lower Fairground Parcel
 - b. Winooski River Basin; Mad River Watershed
 - c. Lat: 44.17738° N Lon: 72.83309° W
2. ANR project locator map;
 - a. See Attachment B
3. Site photos;
 - a. See Attachment B
4. Basic concept drawings;
 - a. See Attachment B
5. Clean Water Initiative Program eligibility screening form;
 - a. See Attachment B
6. Estimated Phosphorus reduction (Using FFI Tool and DEC Calculator in consultation with Basin Planner);
 - a. Estimated Phosphorus Reduction: 50.7 kg/yr (see Attachment B for FFI Calculations)
7. Estimated project cost (for all future project phases);
 - a. This project is estimated to cost approximately \$1,175,000. This cost reflects mobilization, excavation, and seeding and planting. This results in a cost effectiveness of \$23,175 / kg.
8. Potential co-benefits of the project (beyond phosphorus reduction);
 - a. Flood reduction, resiliency, habitat improvements, invasive species management
9. Description of project development work performed;
 - a. Project extent based on LiDAR-derived elevations has been estimated. Further refinement will be required during the following design phases. See Attachment B for a concept map of the floodplain area.
10. Explanation of feasibility and readiness to proceed (recommended next steps);
 - a. This project is located on town-owned land and would provide significant benefits for the community in addition to a significant phosphorus reduction. It is recommended that it be advanced to preliminary (30%) design.
11. Documentation of any challenges that may complicate eventual implementation (e.g. rights-of-way, infrastructure, invasive species presence, hazardous materials concerns); and
 - a. The completed VDHP review form has not yet been received. There is a significant amount of Japanese Knotweed present along the riverbank, an invasive species.
12. Operation & Maintenance considerations, potential responsible parties, and projected costs.
 - a. It is expected that the Town of Waitsfield and the CWSP would need to determine the ultimate responsible party. Maintenance of the floodplain area is expected to be minimal and may include replanting of trees or shrubs that have died.

Site 2: Private Landowner (Perot Property)

The private landowner property included in this study, owned by Kinney Perot, is the second area of recommended floodplain improvements. This property does have an easement on it from the Vermont River Conservancy. There have been extensive invasive species control efforts on this parcel. There is the opportunity to provide a floodplain restoration project along the lower section of the parcel. While this floodplain area (0.95 acres) could be extended from what is depicted on the map in Attachment C, it would require significantly more earth work and disturbance to the parcel due to elevation change. The area that is currently recommended for this practice is more low lying but is disconnected from the river due to the steep stream banks. A larger project would also more significantly impact the property for other uses by the landowner.

1. Site name, sub basin, and latitude & longitude;
 - a. Site 1: Private Landowner (Perot Property)
 - b. Winooski River Basin; Mad River Watershed
 - c. Lat: 44.17063° N Lon: 72.83408° W
2. ANR project locator map;
 - a. See Attachment C
3. Site photos;
 - a. See Attachment C
4. Basic concept drawings;
 - a. See Attachment C
5. Clean Water Initiative Program eligibility screening form;
 - a. See Attachment C
6. Estimated Phosphorus reduction (Using FFI Tool and DEC Calculator in consultation with Basin Planner);
 - a. Estimated Phosphorus Reduction: 5.6 kg/yr (see Attachment C for FFI Calculations)
7. Estimated project cost (for all future project phases);
 - a. This project is estimated to cost approximately \$155,000. This cost reflects mobilization, excavation, and seeding and planting. This results in a cost effectiveness of \$27,679 / kg.
8. Potential co-benefits of the project (beyond phosphorus reduction);
 - a. Flood reduction, resiliency, habitat improvements, invasive species management
9. Description of project development work performed;
 - a. Project extent based on LiDAR-derived elevations has been estimated. Further refinement will be required during the following design phases. See Attachment C for a concept map of the floodplain area.
10. Explanation of feasibility and readiness to proceed (recommended next steps);

- a. This project is located on private land with a willing landowner and would provide significant benefits for the community in addition to a significant phosphorus reduction. It is recommended that it be advanced to preliminary (30%) design.
- 11. Documentation of any challenges that may complicate eventual implementation (e.g. rights-of-way, infrastructure, invasive species presence, hazardous materials concerns); and
 - a. The completed VDHP review form has not yet been received. There has been significant investment in removing invasives from the property including Japanese Knotweed.
- 12. Operation & Maintenance considerations, potential responsible parties, and projected costs.
 - a. It is expected that the Town of Waitsfield, the landowner, and the CWSP would need to determine the ultimate responsible party. Maintenance of the floodplain area is expected to be minimal and may include replanting of trees or shrubs that have died.

Site 3: Austin Parcel

The Austin parcel has had a significant amount of work invested including tree planting and invasive removal. This parcel is well elevated above the river and is located at the confluence of the Mad River and Mill River. There is a bridge on VT Route 100 where Mill River crosses under the road and the area is constrained by VT Route 100. Given these complicating factors, it is not recommended that a floodplain restoration project be proposed for this parcel. Additional riparian buffer planting and invasive removal would be recommended. At a minimum, it is recommended that a 50 ft riparian buffer be planted with native species, which would result in an area of approximately 1 acre of improved riparian buffering. There is an existing grass walking path that loops around the site, and this path could potentially be relocated to allow a wider buffer in some areas.

- 1. Site name, sub basin, and latitude & longitude;
 - a. Site 3: Austin Parcel
 - b. Winooski River Basin; Mad River Watershed
 - c. Lat: 44.17905° N Lon: 72.83440° W
- 2. ANR project locator map;
 - a. See Attachment D
- 3. Site photos;
 - a. See Attachment D
- 4. Basic concept drawings;
 - a. See Attachment D
- 5. Clean Water Initiative Program eligibility screening form;

- a. See Attachment D
6. Estimated Phosphorus reduction (Using FFI Tool and DEC Calculator in consultation with Basin Planner);
 - a. Estimated Phosphorus Reduction: 1.2 kg/yr (see Attachment D for FFI Calculations)
7. Estimated project cost (for all future project phases);
 - a. Depending on the density of trees and shrubs desired for the area, a conservative cost estimate for the site would be between \$40,000 and \$50,000. Note that this is accounting for existing trees and native plants, which would remain.
8. Potential co-benefits of the project (beyond phosphorus reduction);
 - a. Stream bank stability, habitat improvements, invasive species management
9. Description of project development work performed;
 - a. See Attachment D for a concept map of the riparian buffer planting area.
10. Explanation of feasibility and readiness to proceed (recommended next steps);
 - a. This project is located on town-owned land and would provide significant benefits for the community in addition to a phosphorus reduction. It is recommended that the CWSP coordinate with the Town of Waitsfield to assess interest in improving the riparian buffer on this parcel. The cost effectiveness of this project, assuming the low end of the implementation cost estimated above, is \$33,333 / kg. This cost effectiveness may be able to be improved depending on the availability of volunteers to plant the buffer and density of plantings.
11. Documentation of any challenges that may complicate eventual implementation (e.g. rights-of-way, infrastructure, invasive species presence, hazardous materials concerns); and
 - a. There has been significant investment in removing invasives from the property including Japanese Knotweed.
12. Operation & Maintenance considerations, potential responsible parties, and projected costs.
 - a. It is expected that the Town of Waitsfield and the CWSP would need to determine the ultimate responsible party. Maintenance of the riparian buffer area is expected to be minimal and may include replanting of trees or shrubs that have died.

Site 4: Lareau Park

Opportunities for floodplain restoration at Lareau Park are very limited due to the constraints of the walking path, park amenities, bridge, and VT Route 100. There are a few areas where a small flood bench could be installed. However, as the area to the east of the river is also available for potential floodplain restoration and is owned by the Town, it is recommended that efforts are focused on the eastern side of the river rather than the western park side. There is a small area where the riparian buffer could be enhanced in conjunction with ongoing invasive species removal of Japanese Knotweed.

1. Site name, sub basin, and latitude & longitude;
 - a. Site 4: Lareau Park
 - b. Winooski River Basin; Mad River Watershed
 - c. Lat: 44.17401° N Lon: 72.83228° W
2. ANR project locator map;
 - a. See Attachment E
3. Site photos;
 - a. See Attachment E
4. Basic concept drawings;
 - a. See Attachment E
5. Clean Water Initiative Program eligibility screening form;
 - a. See Attachment E
6. Estimated Phosphorus reduction (Using FFI Tool and DEC Calculator in consultation with Basin Planner);
 - a. Estimated Phosphorus Reduction: 0.3 kg/yr (see Attachment E for FFI Calculations)
7. Estimated project cost (for all future project phases);
 - a. Depending on the density of trees and shrubs desired for the area, a conservative cost estimate for the site would be between \$20,000 and \$30,000.
8. Potential co-benefits of the project (beyond phosphorus reduction);
 - a. Stream bank stability, habitat improvements, invasive species management
9. Description of project development work performed;
 - a. See Attachment E for a concept map of the riparian buffer planting area.
10. Explanation of feasibility and readiness to proceed (recommended next steps);
 - a. This project is located on town-owned land and would provide benefits for the community in addition to a phosphorus reduction. The CWSP could coordinate with the Town of Waitsfield to assess interest in improving the riparian buffer on this parcel. However, the cost effectiveness of this proposed project is very low and is likely not worth the investment at this time (\$66,667 / kg assuming the low range of estimated cost).
11. Documentation of any challenges that may complicate eventual implementation (e.g. rights-of-way, infrastructure, invasive species presence, hazardous materials concerns); and
 - a. There has been significant investment in removing invasives from the property, specifically Japanese Knotweed.
12. Operation & Maintenance considerations, potential responsible parties, and projected costs.
 - a. It is expected that the Town of Waitsfield and the CWSP would need to determine the ultimate responsible party. Maintenance of the riparian buffer area is expected to be minimal and may include replanting of trees or shrubs that have died.

Site 5: Virginia Farley Memorial Park

At the Virginia Farley Memorial Park site, it was discussed that there are plans for the development of a public park with multiple amenities in this location. These plans coupled with the high bank height in this location limit opportunities for floodplain restoration projects to the northern section of the parcel where bank heights are lower and plans for the park do not extend. However, given the dynamic nature of this area and the location directly upstream of the bridge, this is not a recommended project to pursue. Additional riparian buffer planting and invasive removal would be recommended. A 50ft riparian buffer was recommended for the site. However, this area assumes that the proposed park would allow for this wide of a buffer, which may not be the case. The larger potential buffer area is presented below in the event that the park development allows for a 50ft buffer area along the river.

1. Site name, sub basin, and latitude & longitude;
 - a. Site 5: Virginia Farley Memorial Park
 - b. Winooski River Basin; Mad River Watershed
 - c. Lat: 44.17222° N Lon: 72.83321° W
2. ANR project locator map;
 - a. See Attachment F
3. Site photos;
 - a. See Attachment F
4. Basic concept drawings;
 - a. See Attachment F
5. Clean Water Initiative Program eligibility screening form;
 - a. See Attachment F
6. Estimated Phosphorus reduction (Using FFI Tool and DEC Calculator in consultation with Basin Planner);
 - a. Estimated Phosphorus Reduction: 0.9 kg/yr (see Attachment F for FFI Calculations)
7. Estimated project cost (for all future project phases);
 - a. Depending on the density of trees and shrubs desired for the area, a conservative cost estimate for the site would be between \$45,000 and \$55,000.
8. Potential co-benefits of the project (beyond phosphorus reduction);
 - a. Stream bank stability, habitat improvements, invasive species management
9. Description of project development work performed;
 - a. See Attachment F for a concept map of the riparian buffer planting area.
10. Explanation of feasibility and readiness to proceed (recommended next steps);
 - b. This project is located on town-owned land and would provide benefits for the community in addition to a phosphorus reduction. The CWSP could coordinate with the Town of Waitsfield to assess interest in improving the riparian buffer on this parcel. However, the cost effectiveness of this proposed project is very low

and is likely not worth the investment at this time (\$50,000 / kg assuming the low range of estimated cost).

11. Documentation of any challenges that may complicate eventual implementation (e.g. rights-of-way, infrastructure, invasive species presence, hazardous materials concerns); and
 - a. There has been significant investment in removing invasives from the property, specifically Japanese Knotweed.
12. Operation & Maintenance considerations, potential responsible parties, and projected costs.
 - a. It is expected that the Town of Waitsfield and the CWSP would need to determine the ultimate responsible party. Maintenance of the riparian buffer area is expected to be minimal and may include replanting of trees or shrubs that have died.

It should be noted that all costs provided are reflective of the very early development stage of these projects. They are expected to change over the course of the following design phases.

Sincerely,



Andres Torizzo
Principal



Kerrie Garvey
GIS Program Manager



208 Flynn Ave #2H, Burlington, VT 05401
Phone: (802) 497-2367 Website: www.watershedca.com

Drawn: SK

Checked: AT

Approved: AT

Client:

Central Vermont
Regional Planning Commission

Project Title:

Upper Mad Valley
Floodplain
Waitsfield, VT

Drawing Title:

Proposed Conditions
North Floodplain

Location Map



Notes

- 1) Plan oriented to NAD83 (2011) Vermont State Plane (horizontal) and NAVD88 (vertical).
- 2) Base orthophoto (captured 2020) sourced from VCGI.
- 3) Parcel boundaries are sourced from VCGI statewide parcel GIS database and do not represent survey grade boundary information.

Date

10/15/2025

Scale

1" = 100'

Drawing No.

M1



Waitsfield Conservation Commission Meeting

Minutes

October 20, 2025

Members Present: Bob Cook, James Donaldson, Phil Huffman, Ted Joslin, Leo Laferriere, Curt Lindberg, Chris Loomis, Gail O'Keefe

Members Absent: Bruno Grimaldi

Others Present: Lisa Coyle

The meeting was called to order by Curt at 6:00 pm. The meeting was held in person at the Town Offices and remotely via Zoom.

1. Welcome, Agenda Review

No changes were made to the agenda.

Curt noted that Bob had tendered his resignation from the CC, due to the amount of time being taken up by his work on the Wastewater Project. Commission members thanked Bob for his time and work on the CC.

2. Public Input

Lisa Coyle spoke of learning that Scrag Trail abutters would be approached regarding trail development, accounting for her presence at the meeting. It was clarified that the property being discussed during that conversation was the former Virginia Houston property, and not the Coyle's parcel.

3. Review/Approve June minutes

The minutes of September 15, 2025 were approved.

4. Lake Champlain Basin Program (LCBP) Grant Proposal

Curt indicated that this grant program has not been cancelled, and then outlined some of the new elements in the submission he is drafting, explaining that they build on previous efforts from the current grant. These include addressing multiple invasive species, continuation and expansion of the goat herd experiment, restoration of knotweed sites through plantings of trees and shrubs as well as other vegetation; and building connections with staff and students at Harwood Union to provide both classroom time and field experience related to floodplain restoration topics. Several maps will be submitted with the proposal. Curt noted that the draft document is available for those who would like to review the content.

Gail reported on a community service project with Harwood students, where knotweed was cut behind Waitsfield Elementary . She also detailed the logistics involved in moving the goat herd, and the benefit of grazing contiguous parcels along the riverbank. Further logistics, including the estimated cost per acre of goat treatment, were discussed. Gail will gather information regarding other goat programs and report on her findings at the next meeting.

The full cost of the work proposed is anticipated to be covered by the LCBP grant over a two-year period, with some funds continued to be provided by the towns for intern work; no increase in town expenditures is anticipated. The grant proposal is for \$120-\$130K, with \$90K in match (volunteer time and funds) from the towns.

MOTION: *Leo moved to recommend to the Selectboard that they approve the submission of this application to the LCBP Grant program. The motion was seconded by Ted, and passed unanimously.*

5. Floodplain Reconnection Study Update

Brian Voigt had not received the report in time to provide an update at this meeting, and Curt will reschedule this item to the November agenda.

6. 2025 Native Tree and Shrub Planting

Curt reminded the group of the upcoming planting at the Farley property, and indicated that Intervale will be on site the following week to complete the planting (700 total stems to be placed), mostly in Waitsfield and some in Fayston. He noted that Intervale is also donating some time for invasive species removal, and that the new BEE app has provided a small grant for the serving of refreshments at the planting event.

7. Wu/Fairgrounds Consultant RFP

Chris sought feedback on some portions of the draft RFP. It was agreed that the natural resource assessments, legal documents, and Act 250 permit for the Hastings subdivision should all be made available, as they are referenced in the 2014 Management Plan. The recorded letter of donor intent for the Fairgrounds property should also be included in the list of documents available for viewing. The inclusion of a document outlining the process was also discussed. The logistics and ordering (reverse chronology) of the document index were agreed upon.

Chris indicated his intent to publish the RFP within the coming week, and it was agreed to have a due date of December 1, with the CC committing to providing answers to any questions raised by November 24.

Chris and Gail will finalize the draft and publish it/email it to those known to be interested in responding.

8. Initial 2026/2027 Budget Discussion

Curt requested that members give some thought to upcoming program and financial needs so that a budget discussion with Bruno can take place at the November meeting. He confirmed that currently there is \$5K allocated for General Operating expenses, \$20K for Conservation Reserve, and \$10K for Invasive Species, of which \$2500 is designated for addressing emerald ash borer.

9. Financial Matters

Curt reported that this year's \$20K has been transferred to the Conservation Reserve Fund. Two invoices were presented for approval.

MOTION: *James moved to approve the reimbursements to Curt in the amounts of \$186 from the General Operating Fund for native seed sown on the Farley parcel and \$1114.48 from the Invasive Species Reserve for Plantra tree tubes used at the Farley site. The motion was seconded by Gail, and passed unanimously.*

Curt noted that Bruno has requested input on the proposed agenda for November's Tri-Town meeting, and suggested some discussion take place at that event regarding how the CRV project fostered collaboration as well as some discussion on the Northfield Ridge meetings. Leo suggested some discussion of what natural resource features which are currently underrepresented on public or conserved lands should potentially be conserved; it was agreed that a general discussion of the state of conservation in the area would be beneficial.

10. Other business:

- Next meeting: The next meeting will be held on November 17, 2025.
- Community Connections Fair – Leo reported a good turnout of organizations, as well as good attendance; Gail noted that there was appreciation expressed for the CC's work at Scrag and Wu Ledges, and that there were a few attendees who expressed interest in helping out or becoming a member of the CC.
- Other items – Phil reported that the stone bench has been installed at the Farley property, and that the opening celebration for that site will be held on May 2, 2026. Phil also reported that there has been no progress to date on Hadley Gaylord's installation of fencing; Gail offered to speak with Hadley about what system could be put in place to keep the cattle from the river.

10. Executive Session

MOTION: *A motion to enter Executive Session for the purpose of discussing real estate passed unanimously.*

The meeting entered Executive Session at 7:42 pm and returned to open session at 8:29 pm.

MOTION: *Phil moved to authorize Chris Loomis to work with the Town Administrator to develop a contract to engage a surveyor for research related to a Town-owned parcel, with costs not to exceed \$3000. The motion was seconded by James, and passed unanimously.*

11. Adjournment

The meeting adjourned at 8:30 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary