
Town of South Hero
Lavin Property
Visioning Workshop
When: Tuesday, August 18, 2026, 6-8pm
Where: Folsom School Gym



Visioning Workshop AGENDA

- Steering Committee Welcome
- Presentation
  - Project Overview
  - Wastewater Planning Update
  - Visioning Workshop Guidelines
  - Existing Conditions Overview
- Create Property Visions in Groups
- Vision Presentations
- Closing Remarks

Project Team

Lavin Vision Steering Committee:

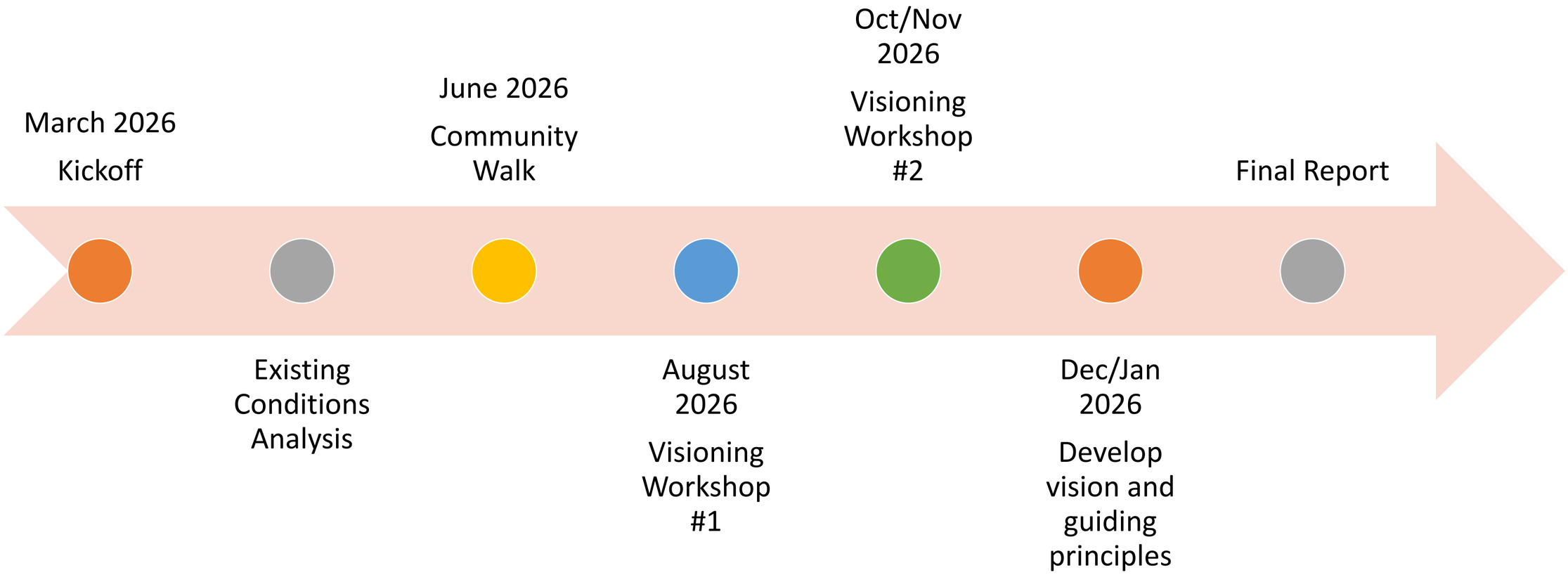
- David Lane, Chair (Selectboard member)
- Don Bedard, Vice Chair (Planning Commission member)
- Joan Falcao, Secretary (Planning Commission Member)
- Peter Zamore (Wastewater Committee member)
- David Carter (Selectboard member)
- Phil Scott (Recreation Committee)

NRPC Northwest Regional Planning Commission

Greta Brunswick, Senior Planner
Luke Slomba, Regional Planner

Funded by a Municipal Planning Grant from the Vermont Department of Housing and Community Development

Timeline


March 2026
Kickoff
Existing Conditions Analysis
June 2026
Community Walk
August 2026
Visioning Workshop #1
Oct/Nov 2026
Visioning Workshop #2
Dec/Jan 2026
Develop vision and guiding principles
Final Report

Lavin Property Visioning – Project Purpose



Town acquired property for purpose of developing a community wastewater system.

- Used 100% grant funding
- Use for community wastewater is non-negotiable



The property consists of 96 acres, a fair amount of which is not suited to community wastewater. This is an opportunity for the community.



Selectboard seeks input from the community to guide decision making around use of the property that will not be used for community wastewater.

Status of Wastewater Planning

What?

- Committee formed in October 2021 to explore feasibility to serve 2 villages. Eventually narrowed to just South Hero Village.

Why?

- To provide affordable, environmentally responsible wastewater options for existing homes and businesses and for new smart growth

How?

- Acquired funding from state to complete feasibility analysis and hired engineer
- Identified properties with potential soils and location for wastewater capacity to serve both South Hero Village and Keeler Bay, conducted test pits on those that would allow it.
- Found some limited capacity at Allenholm Farm and at the Lavin Property. Lavin property was more feasible for community wastewater.
- Found 6,800 to 10,500 potential capacity, depending on pretreatment. Could serve development on property or in village area, or a combo.

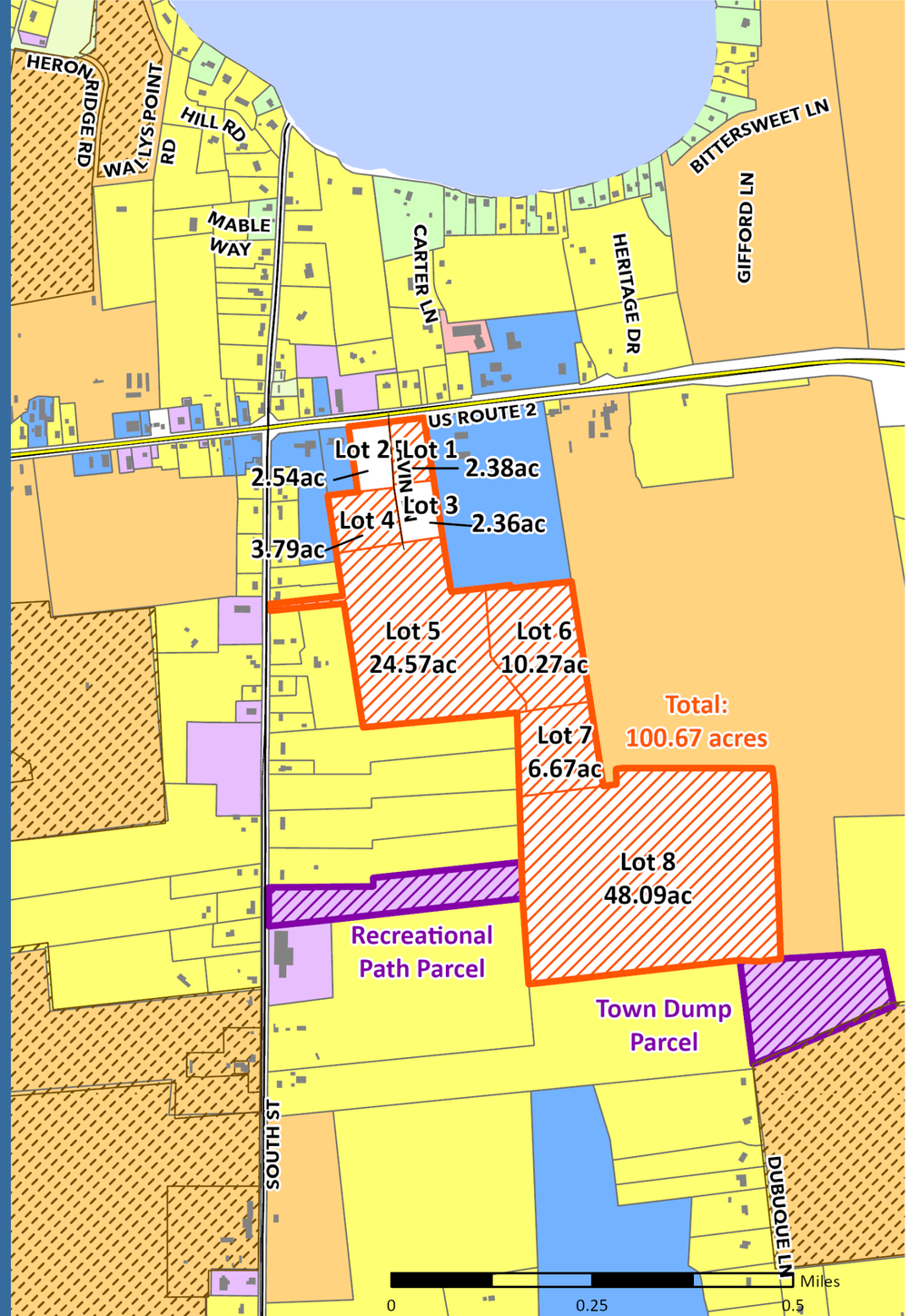
What Next?

- Seek additional funding for the next phase of design. Town has access to another $150,000 loan with 100% subsidy. Wastewater Committee is actively building funding stack for construction - nominated for a $1 million earmark, and plan to seek additional funding from Northern Border Regional Commission next Spring.

Lavin Property
Existing
Conditions

Existing Conditions - Overview

- Town owns Lots 1 and 4-8 of the Lavin Property (95 acres)
- Frontage on Route 2, Lavin Lane and a small portion of South Street
- Adjacent to two other town-owned properties (Rec Path parcel and Town Dump parcel)



Map 1: Context and Land Use

Lavin Property Boundary
Town-Owned Lavin Parcels
Other Adjacent Town-Owned Parcels

Current Land Use

- Residential - Single Unit
- Residential - Multiunit
- Residential - Seasonal
- Agricultural
- Commercial
- Public / Municipal
- Conservation Easement

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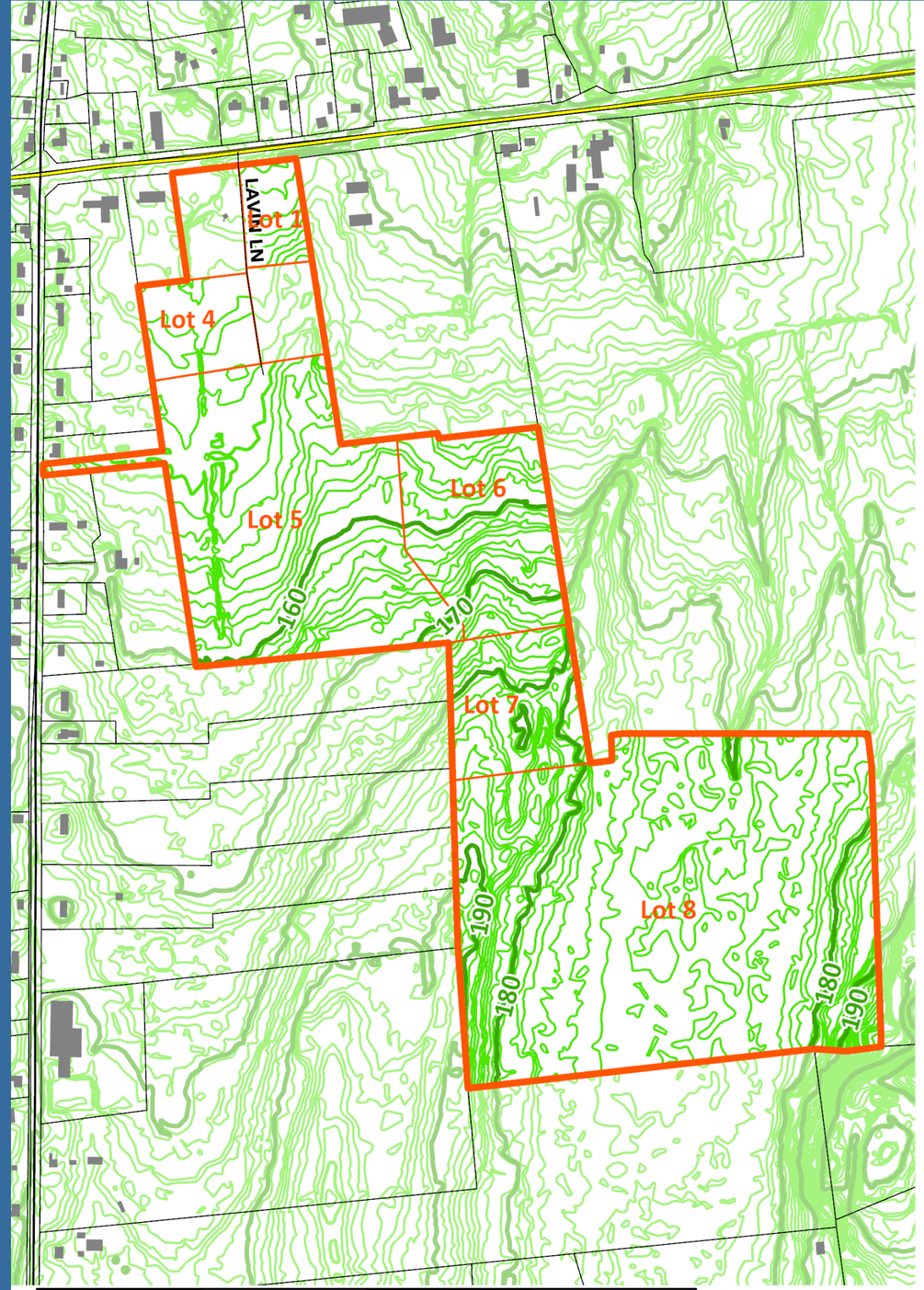
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802.524.5958
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May 2026.

Existing Conditions - Overview

- Property gradually slopes upward toward the back (Lot 8)
- Lot 8 slopes downward on both sides to a large wetland in the middle



Map 2: Topography

Lavin Property Boundary
1-foot Contours
10-foot Contours
170 Elevation

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2 Types of Constraints:

Development Constraints

Directly impact where you can build (e.g. Class II Wetlands, which are state regulated)

Land Use Constraints

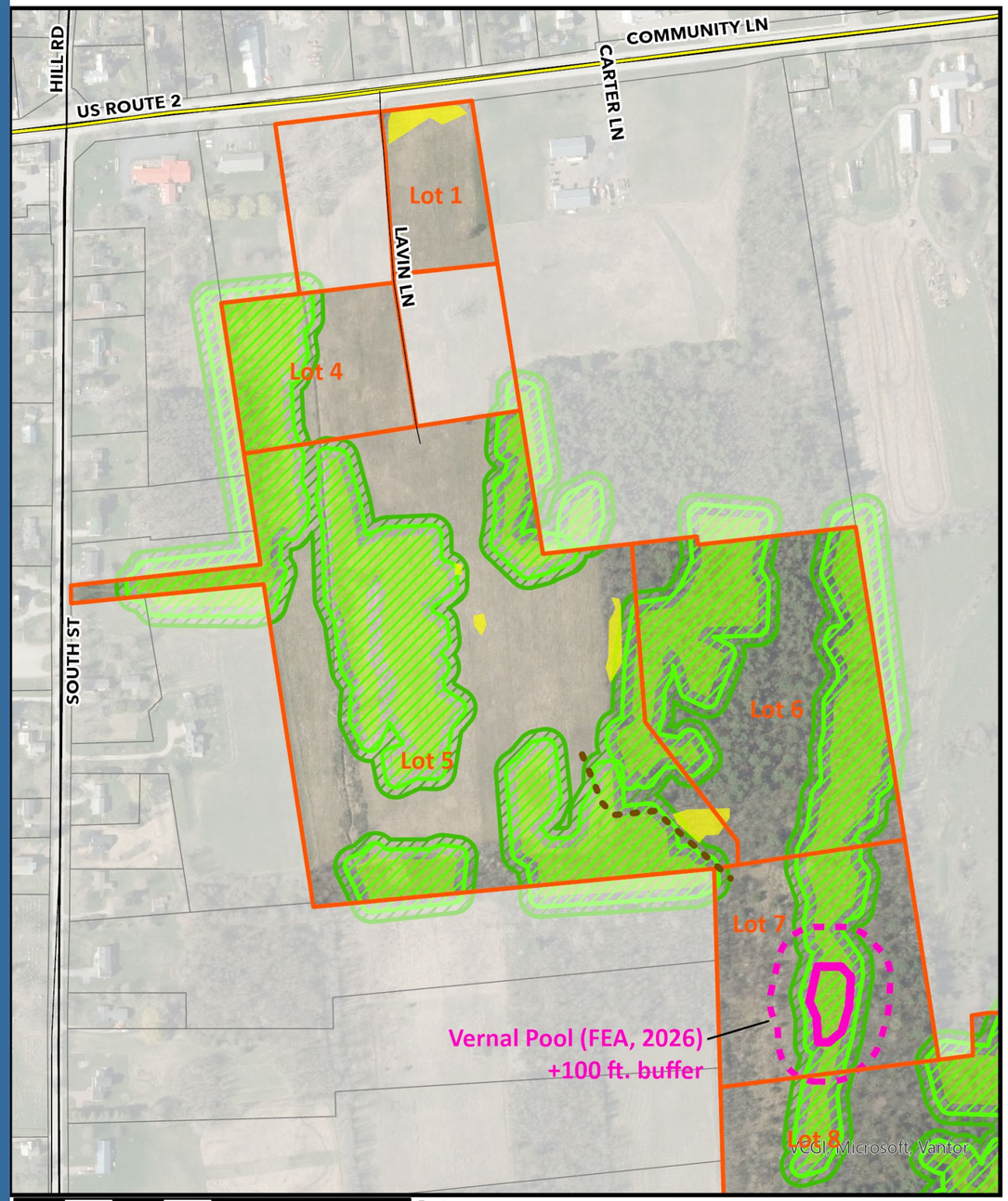
Other factors that can influence site design (e.g. Trail Connections)

Existing Conditions – Development Constraints

- Class II Wetlands are the largest constraint on the Lavin Property
- Delineated in Spring 2026
- Development within 50 feet is regulated by the state (25 feet for housing in designated areas – new this year)
- Existing road through the wetlands could still be used

Map 5: Wetlands

Lots 1-7



Lavin Property Lots
Class II Wetlands (FEA, 2026)
Class II Wetland 25 ft. Buffer
Class II Wetland 50 ft. Buffer
Class III Wetlands (FEA, 2026)
Existing Road

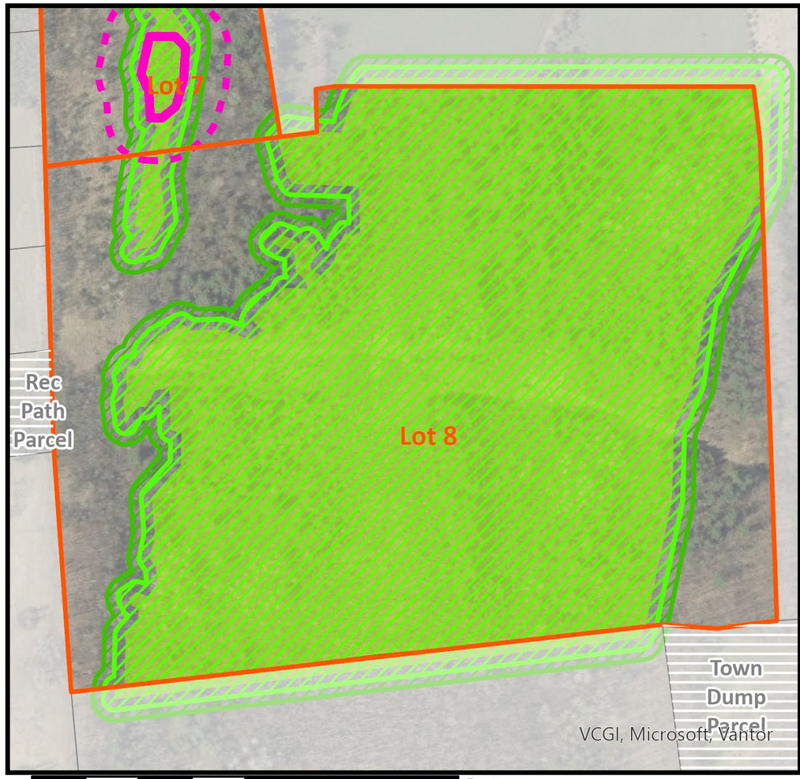
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Lot 8

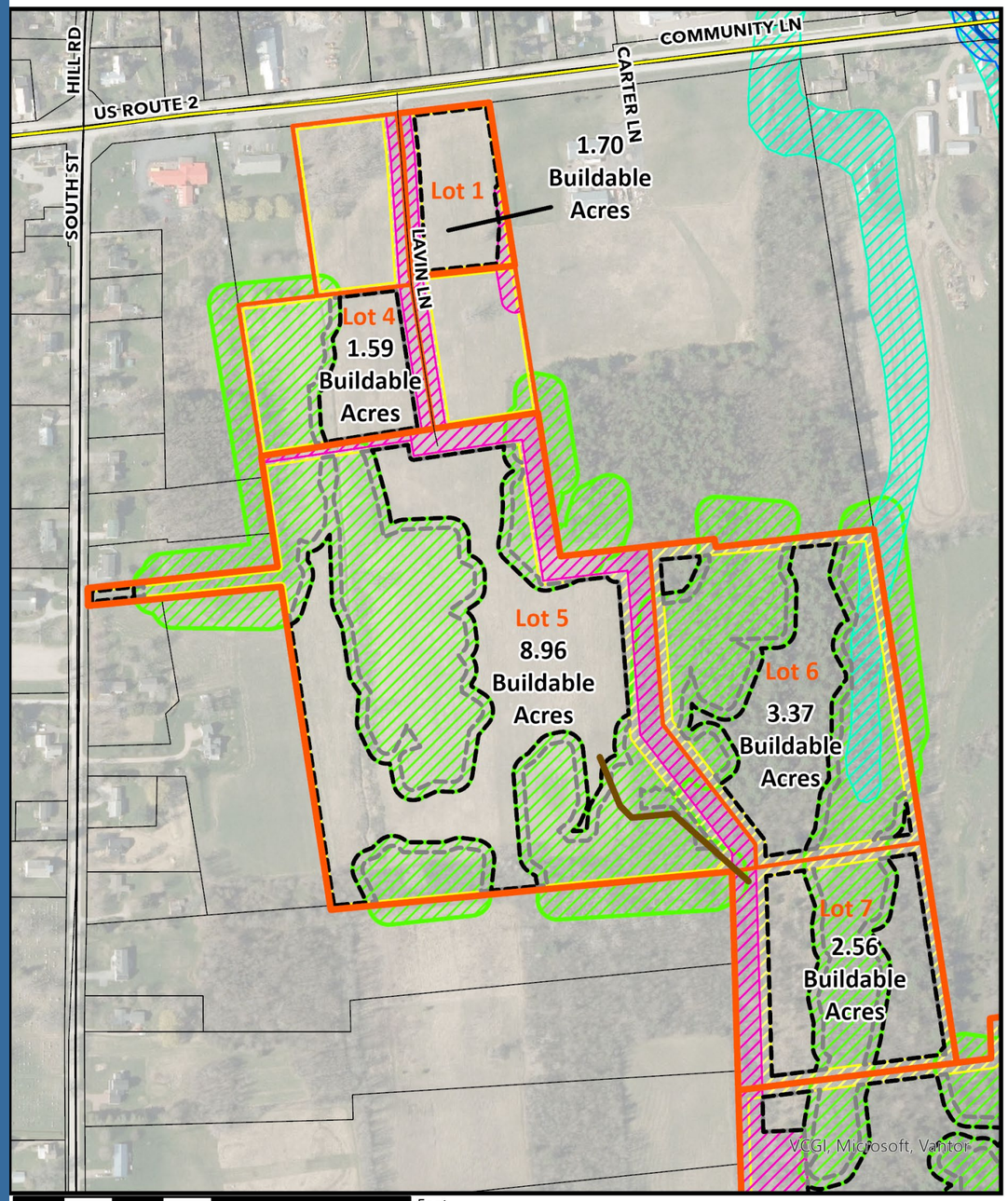


Existing Conditions – Development Constraints

- This map shows wetlands along with easements, zoning setbacks, and flood hazard areas
- Most buildable acreage is on Lots 1, 4 and 5 (12 acres total, more for housing)

Map 7: Building Envelope

Lots 1-7



Lavin Property Lots
Easement Areas
Setback Areas
Special Flood Hazard Area
River Corridor
Class 2 Wetlands +50ft. Buffer
Existing Road Through Wetlands
Building Envelope
Building Envelope for Housing (reduced wetland buffer)

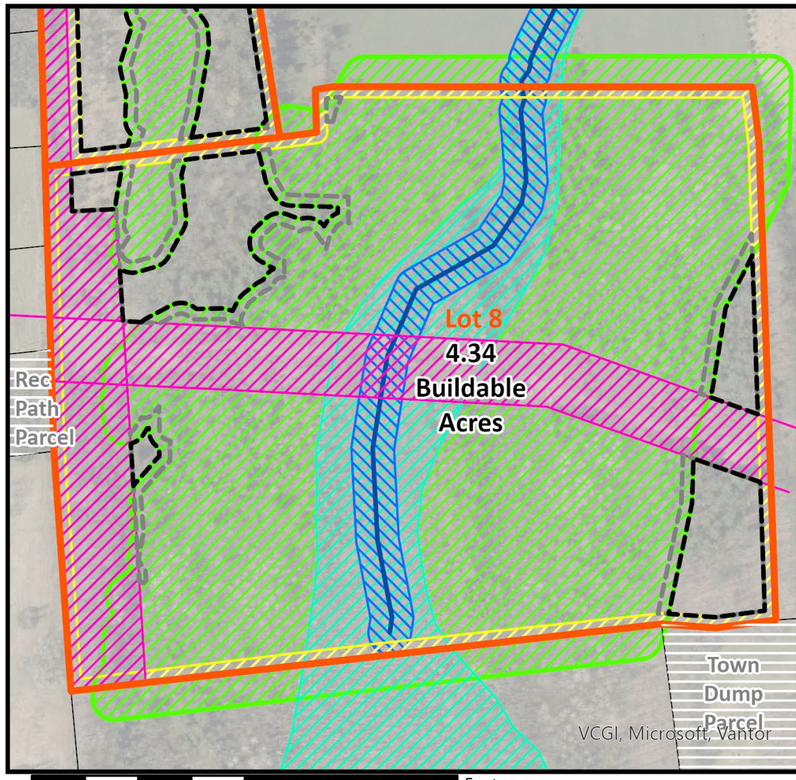
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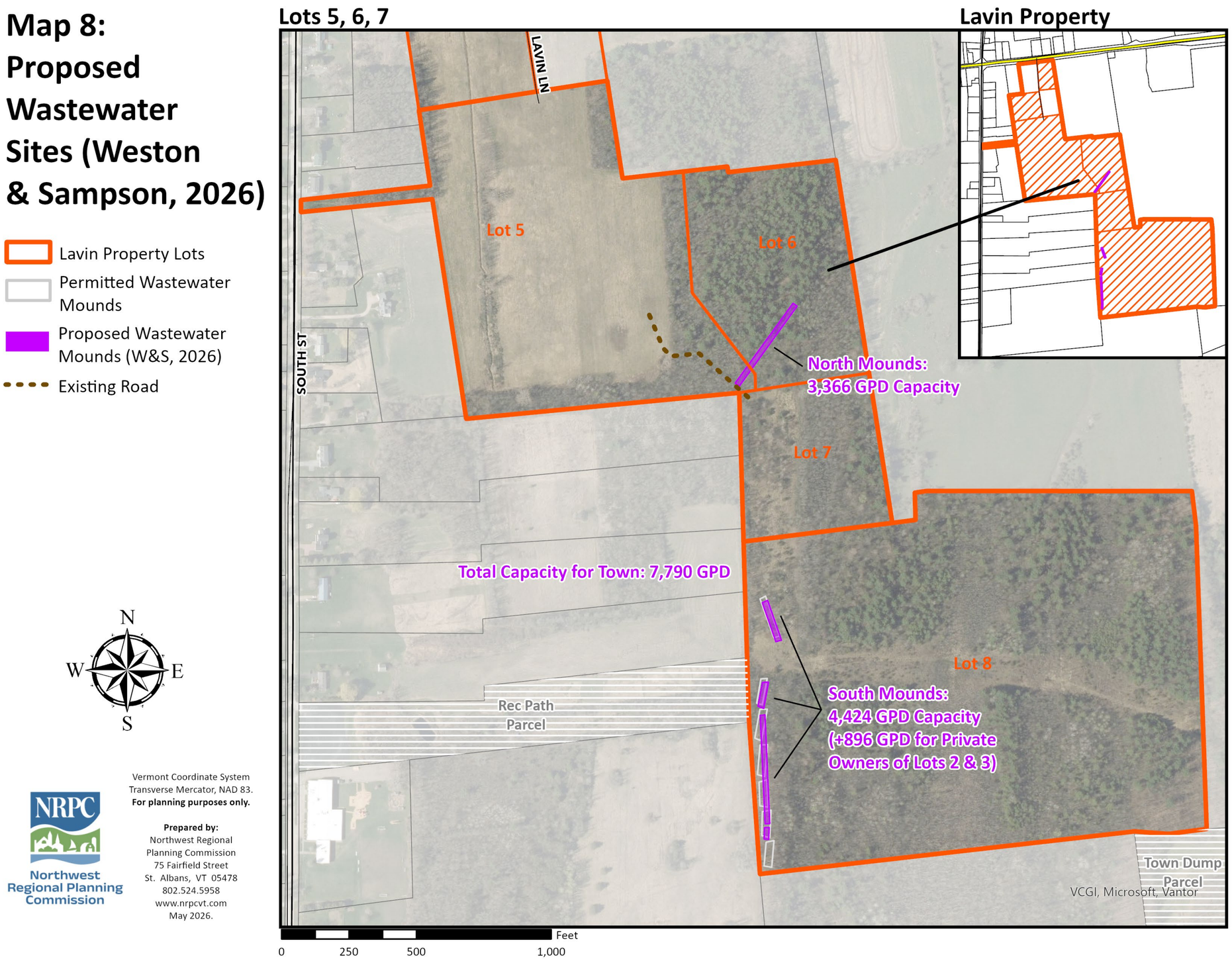
Lot 8



Existing Conditions - Land Use Constraints

- Original purpose of buying Lavin Property was for wastewater
- This map shows preliminary wastewater design completed in 2026
- Other uses of property would take wastewater into account

Map 8: Proposed Wastewater Sites (Weston & Sampson, 2026)



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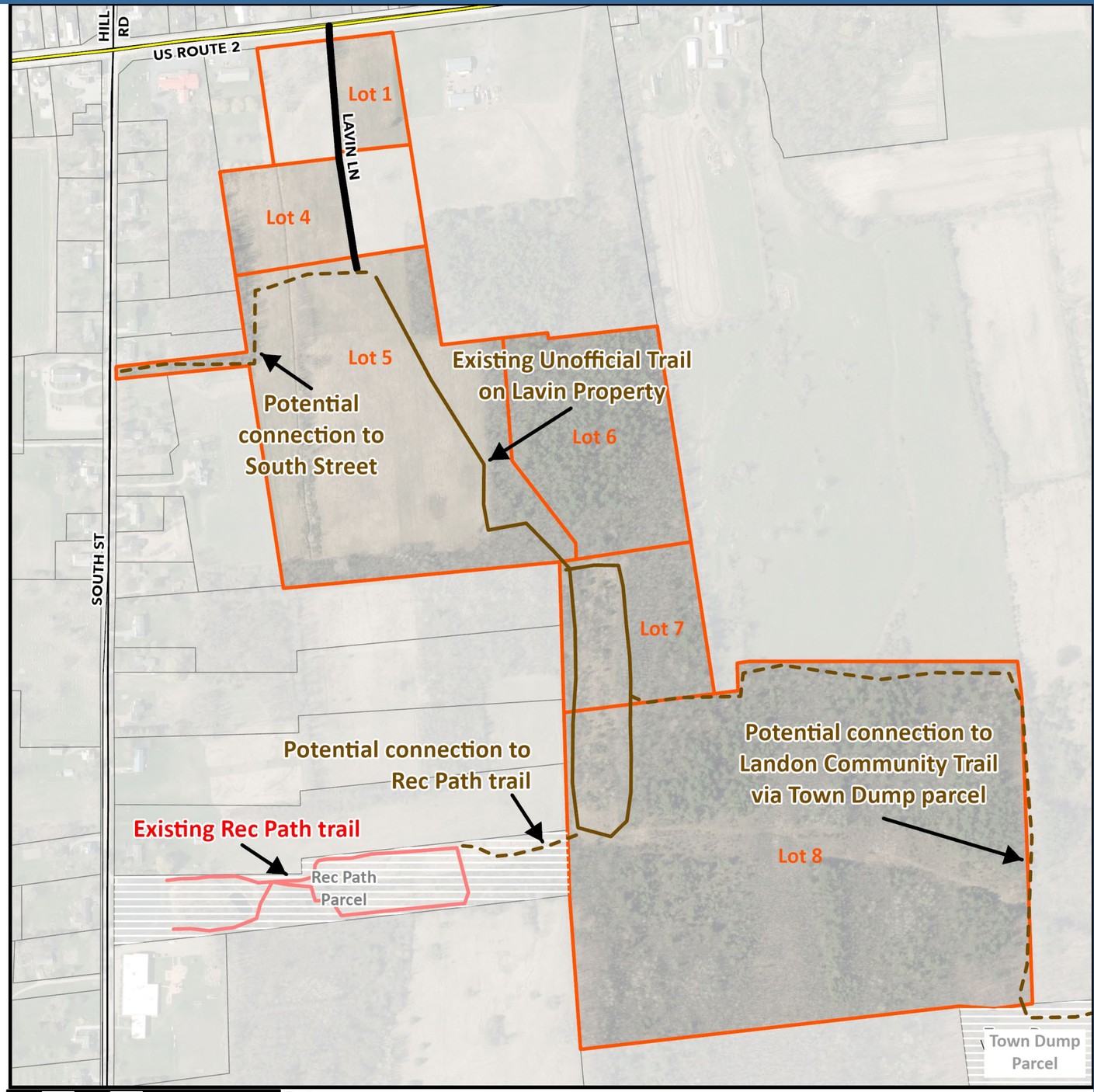
Existing Conditions – Land Use Constraints

- Property has the potential to connect to nearby trail networks
- Rec Path
- Landon Community Trail

Map 11: Trail Connections

- Lavin Property Lots
- Rec Path Trail
- Unofficial Lavin Trail
- Potential Trail Connections

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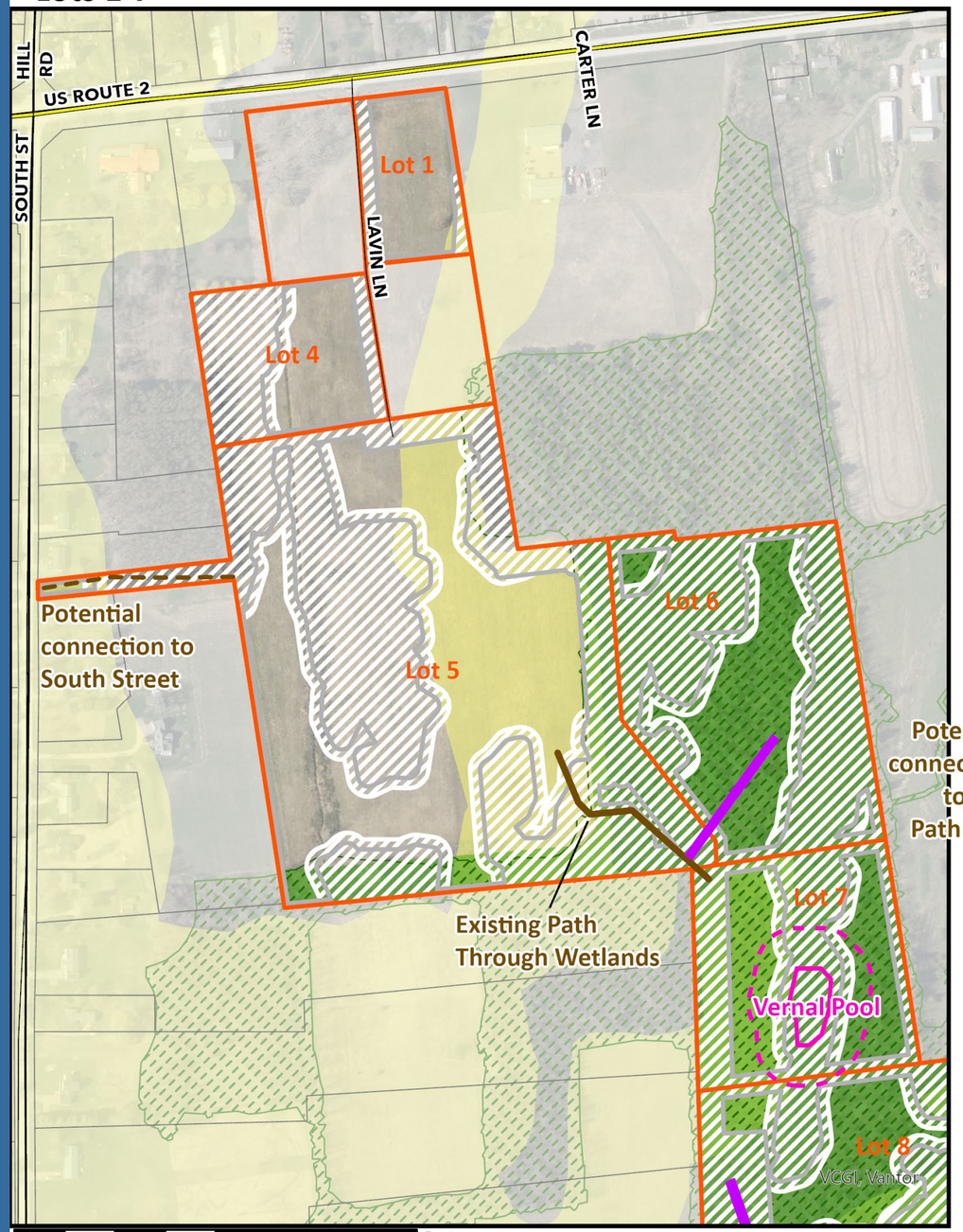
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Existing Conditions - All Constraints

- This map shows all constraints on the property
- Lots 1, 4 and 5 have most potential for development
- Lots 6, 7 and 8 are more constrained - Have most potential for recreation and wastewater

Map 12: All Constraints

Lots 1-7



Lavin Property Lots
Development Constraints
Forest Stands
Habitat Blocks
Prime Ag Soils
Proposed Wastewater Mounds

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Lot 8



Visioning Workshop

Lavin Property Visioning Exercise

- What is **YOUR** vision for this property?
- How can the town take advantage of this opportunity to provide a great benefit to the community?

- Your vision communicates values for reuse and a general plan for the property. It is an idea.

- The ideas developed tonight will be used by the Steering Committee to develop a vision and guiding principles for the Lavin Property.

- The Selectboard will use it as a guide as it pursues land use and development opportunities for the property.

What it is **NOT – It is not a site plan for development. It is not set in stone. Details may be adapted and further developed and refined based on feasibility and other site considerations.

Lavin Property Visioning Exercise

- 5 Groups – Move to create relatively even groups. Handout provides directions.
- Place the laminated site map on the table so that everyone in your group can see it.
- Reference the existing conditions report for locations of environmental land use opportunities and constraint including wastewater.
- Designate someone to take notes on the handout.
- Discuss the Lavin property with your group. How should it be developed and used? Write your top three land use ideas in the notes section below. Use the following questions to guide your vision, considering how the property can benefit the South Hero community.
    - What are your top 3 land uses that should happen on the property?
    - What uses/buildings should be put on the property?
    - Where should buildings be located?
    - Where should roads and driveways be located?
    - Will there be sidewalks, walkways, paths, trails?
    - Will there be other features or amenities?
- Designate 1 or 2 people to draw a concept plan, making notes of uses and other features. Take turns if you would like.
- Use a damp tissue to erase and start again as many times as you need.
- Designate a spokesperson to report what your group has planned for the property

BE RESPECTFUL. GIVE EVERYONE A CHANCE TO SPEAK AND DRAW, IF DESIRED. LISTEN TO EVERYONE'S IDEAS.

THANK YOU!

Stay tuned for next visioning workshop to further consider and refine the ideas presented tonight. The date will be set for October or November.

For more information, visit
bit.ly/LavinVisionProject
or scan: