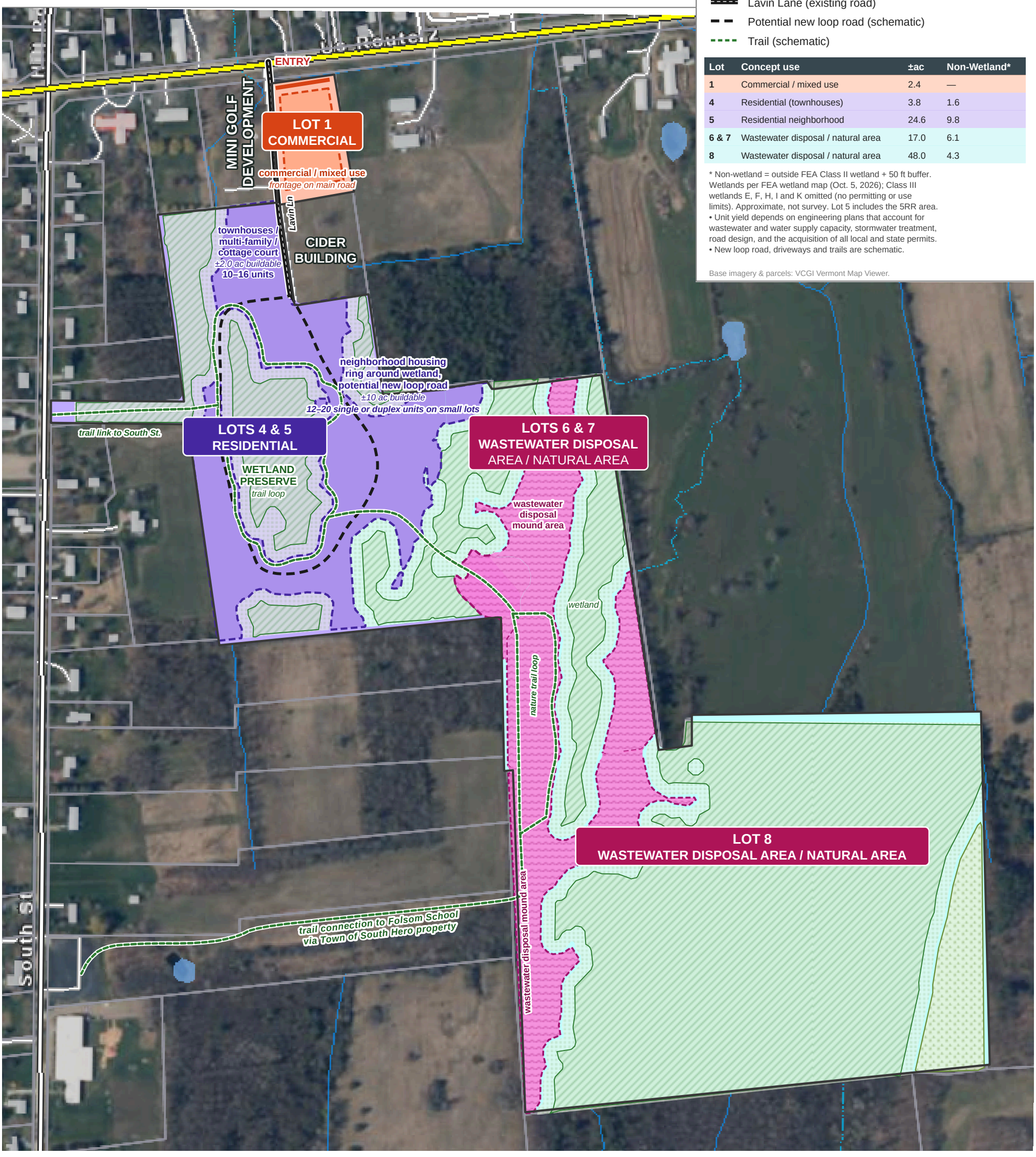
CONCEPT USE DIAGRAM #1
MAXIMIZE HOUSING
ON LOT 4 AND LOT 5



Legend

- Commercial / mixed use
- Residential – non-wetland area
- Wastewater disposal area / natural area
- Natural area – wetland (FEA 2026)
- 50 ft wetland buffer
- Natural area
- Lavin Lane (existing road)
- Potential new loop road (schematic)
- Trail (schematic)

Lot	Concept use	±ac	Non-Wetland*
1	Commercial / mixed use	2.4	—
4	Residential (townhouses)	3.8	1.6
5	Residential neighborhood	24.6	9.8
6 & 7	Wastewater disposal / natural area	17.0	6.1
8	Wastewater disposal / natural area	48.0	4.3

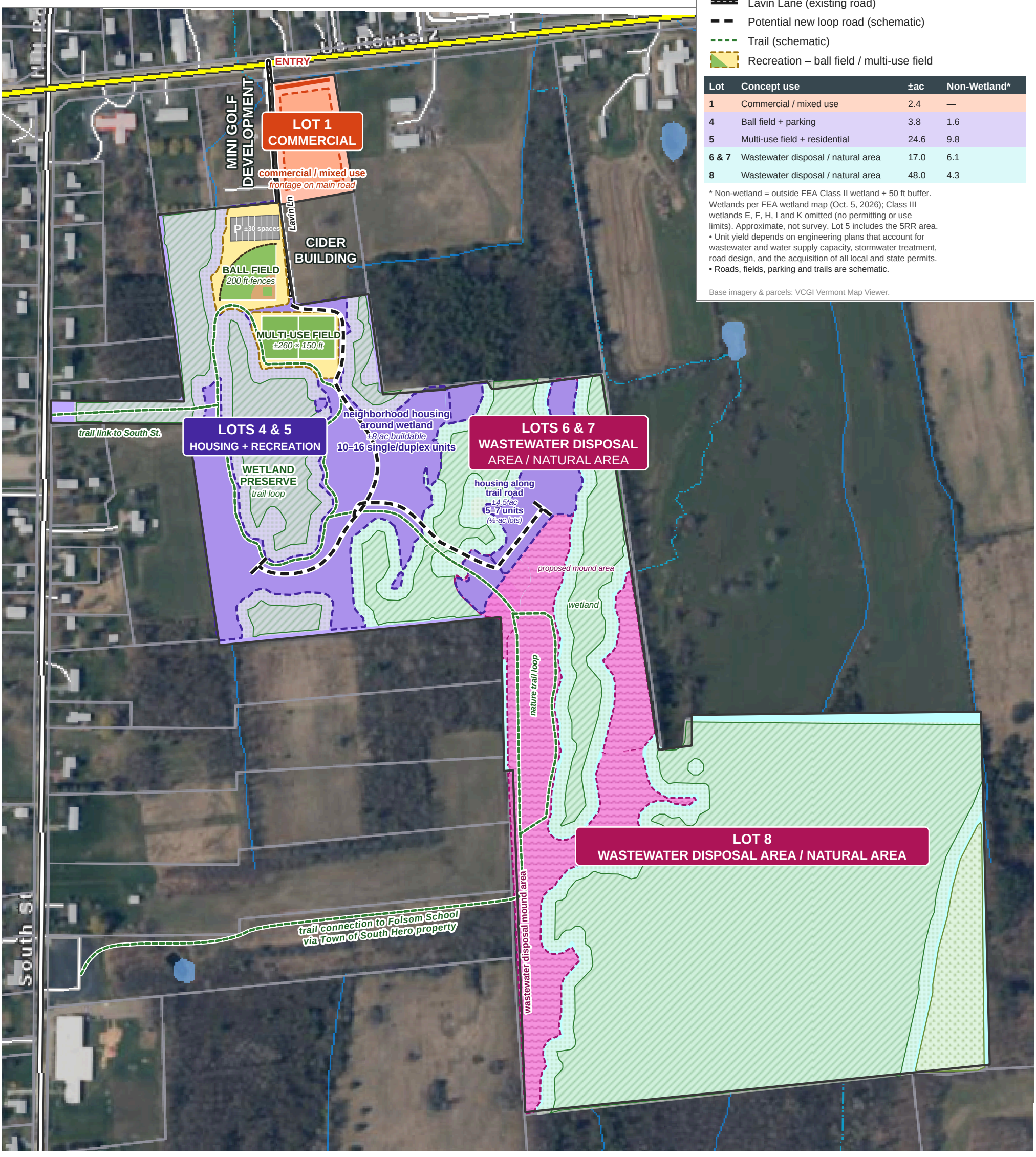
* Non-wetland = outside FEA Class II wetland + 50 ft buffer. Wetlands per FEA wetland map (Oct. 5, 2026); Class III wetlands E, F, H, I and K omitted (no permitting or use limits). Approximate, not survey. Lot 5 includes the 5RR area.
• Unit yield depends on engineering plans that account for wastewater and water supply capacity, stormwater treatment, road design, and the acquisition of all local and state permits.
• New loop road, driveways and trails are schematic.

Base imagery & parcels: VCGI Vermont Map Viewer.

ABOUT THIS CONCEPT

This concept puts the most housing on the property. The Lot 4 area is proposed for multi-unit, townhouse or cottage court units near Lavin Lane. The Lot 5 area has a conceptual neighborhood of single-family or duplex homes on small lots, ringed around the wetland preserve and served by a conceptual new loop road. Lot 1 is reserved for commercial development or mixed use with commercial and residential development. A community trail runs south from the Lot 5 area through the wastewater and natural areas on Lots 6 and 7 and continues along Lot 8 to a connection with Folsom School across Town of South Hero property. Cross country skiing and snowshoeing is an option on the Lot 8 wetlands in the winter.

CONCEPT USE DIAGRAM #2
HOUSING + RECREATION
ON LOT 4 AND LOT 5



Legend

- Commercial / mixed use
- Residential – non-wetland area
- Wastewater disposal area / natural area
- Natural area – wetland (FEA 2026)
- 50 ft wetland buffer
- Natural area
- Lavin Lane (existing road)
- Potential new loop road (schematic)
- Trail (schematic)
- Recreation – ball field / multi-use field

Lot	Concept use	±ac	Non-Wetland*
1	Commercial / mixed use	2.4	—
4	Ball field + parking	3.8	1.6
5	Multi-use field + residential	24.6	9.8
6 & 7	Wastewater disposal / natural area	17.0	6.1
8	Wastewater disposal / natural area	48.0	4.3

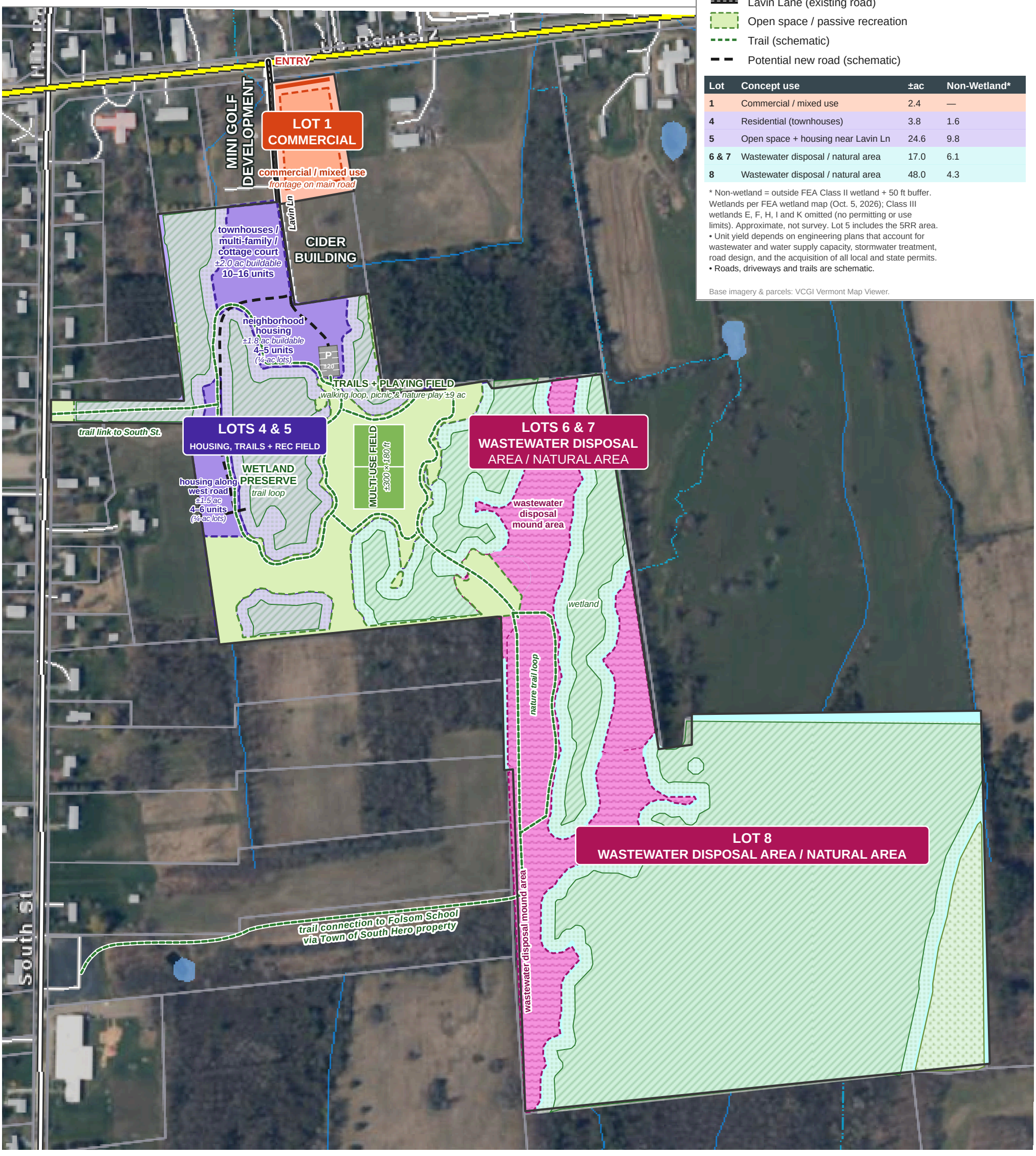
* Non-wetland = outside FEA Class II wetland + 50 ft buffer. Wetlands per FEA wetland map (Oct. 5, 2026); Class III wetlands E, F, H, I and K omitted (no permitting or use limits). Approximate, not survey. Lot 5 includes the 5RR area.
• Unit yield depends on engineering plans that account for wastewater and water supply capacity, stormwater treatment, road design, and the acquisition of all local and state permits.
• Roads, fields, parking and trails are schematic.

Base imagery & parcels: VCGI Vermont Map Viewer.

ABOUT THIS CONCEPT

This concept adds active recreation alongside housing. A youth sized baseball/softball field with parking sits on the Lot 4 area near Lavin Lane, and a youth-size multi-use field sits at the front of the Lot 5 area. Behind the fields, there is a conceptual neighborhood of single-family or duplex homes on small lots. A neighborhood drive and a few homes extend onto the Lot 6 area. Lot 1 is reserved for commercial development or mixed use with commercial and residential development. A community trail runs south from the Lot 5 area through the wastewater and natural areas on Lots 6 and 7 and continues along Lot 8 to a connection with Folsom School across Town of South Hero property. Cross country skiing and snowshoeing is an option on the Lot 8 wetlands in the winter.

CONCEPT USE DIAGRAM #3
HOUSING, TRAILS + REC FIELD ON LOT 4 AND LOT 5



Legend

- Commercial / mixed use
- Residential – non-wetland area
- Wastewater disposal area / natural area
- Natural area – wetland (FEA 2026)
- 50 ft wetland buffer
- Natural area
- Lavin Lane (existing road)
- Open space / passive recreation
- Trail (schematic)
- Potential new road (schematic)

Lot	Concept use	±ac	Non-Wetland*
1	Commercial / mixed use	2.4	—
4	Residential (townhouses)	3.8	1.6
5	Open space + housing near Lavin Ln	24.6	9.8
6 & 7	Wastewater disposal / natural area	17.0	6.1
8	Wastewater disposal / natural area	48.0	4.3

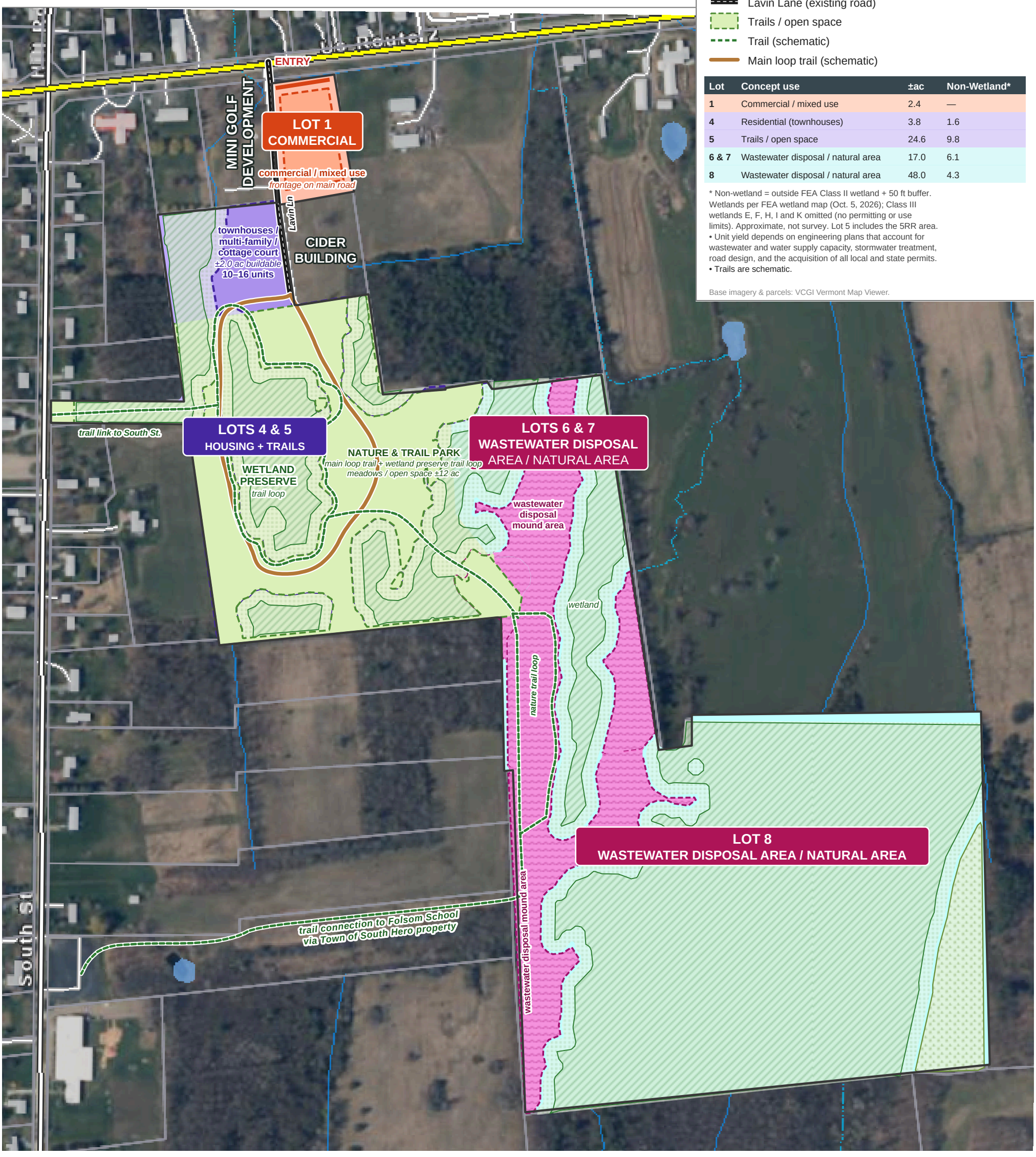
* Non-wetland = outside FEA Class II wetland + 50 ft buffer. Wetlands per FEA wetland map (Oct. 5, 2026); Class III wetlands E, F, H, I and K omitted (no permitting or use limits). Approximate, not survey. Lot 5 includes the 5RR area.
• Unit yield depends on engineering plans that account for wastewater and water supply capacity, stormwater treatment, road design, and the acquisition of all local and state permits.
• Roads, driveways and trails are schematic.

Base imagery & parcels: VCGI Vermont Map Viewer.

ABOUT THIS CONCEPT

This concept balances housing with trails and a playing field. The Lot 4 area is proposed for multi-unit, townhouse or cottage court units near Lavin Lane, and the Lot 5 area has small groups of homes along a conceptual neighborhood drive. The rest of the Lot 5 area becomes open space with a walking loop around a multi-use playing field, served by a small parking lot. Lot 1 is reserved for commercial development or mixed use with commercial and residential development. A community trail runs south from the Lot 5 area through the wastewater and natural areas on Lots 6 and 7 and continues along Lot 8 to a connection with Folsom School across Town of South Hero property. Cross country skiing and snowshoeing is an option on the Lot 8 wetlands in the winter.

CONCEPT USE DIAGRAM #4
MAXIMIZE HOUSING ON LOT 4 AND TRAILS ON LOT 5



Legend

- Commercial / mixed use
- Residential – non-wetland area
- Wastewater disposal area / natural area
- Natural area – wetland (FEA 2026)
- 50 ft wetland buffer
- Natural area
- Lavin Lane (existing road)
- Trails / open space
- Trail (schematic)
- Main loop trail (schematic)

Lot	Concept use	±ac	Non-Wetland*
1	Commercial / mixed use	2.4	—
4	Residential (townhouses)	3.8	1.6
5	Trails / open space	24.6	9.8
6 & 7	Wastewater disposal / natural area	17.0	6.1
8	Wastewater disposal / natural area	48.0	4.3

* Non-wetland = outside FEA Class II wetland + 50 ft buffer. Wetlands per FEA wetland map (Oct. 5, 2026); Class III wetlands E, F, H, I and K omitted (no permitting or use limits). Approximate, not survey. Lot 5 includes the 5RR area.
• Unit yield depends on engineering plans that account for wastewater and water supply capacity, stormwater treatment, road design, and the acquisition of all local and state permits.
• Trails are schematic.

Base imagery & parcels: VCGI Vermont Map Viewer.

ABOUT THIS CONCEPT

This concept keeps housing to the Lot 4 area and makes the Lot 5 area a nature and trail park. The Lot 4 area is proposed for multi-unit, townhouse or cottage court units near Lavin Lane. This concept has the fewest homes, and the most land left natural. Lot 1 is reserved for commercial development or mixed use with commercial and residential development. A community trail runs south from the Lot 5 area through the wastewater and natural areas on Lots 6 and 7 and continues along Lot 8 to a connection with Folsom School across Town of South Hero property. Cross country skiing and snowshoeing is an option on the Lot 8 wetlands in the winter.