



Vermont Department of Environmental Conservation

Agency of Natural Resources

WATER INVESTMENT DIVISION
National Life Building, DAVIS 3
1 National Life Drive
Montpelier, VT 05620-3510
FAX: (802)828-1552

Linda Martin, Selectboard Chair
Authorized Representative
Town of Wolcott
28 Railroad Street
Wolcott, VT, 05680

1/8/2026
Expiration Date: 1/8/2031

**Re: Wolcott Village Decentralized Wastewater Project
Vermont/ USEPA Clean Water Revolving Loan Number RF1-345**

Notice of Intent to Issue a Finding of No Significant Impact

Dear Linda Martin:

The Department of Environmental Conservation intends to issue a Finding of No Significant Impact (FONSI) for the Wolcott Village Decentralized Wastewater Project Project.

The project has positive environmental impacts. Current on-site wastewater systems in Wolcott may not meet certain requirements, including not being a safe setback distance from the Lamoille River's normal high-water elevation. Developing a new wastewater system for the village may prevent untreated wastewater from entering the river and affecting the local ecosystem.

This project additionally involves impacts including a new indirect discharge to groundwater, construction in an area with Class II Wetlands, construction in the floodway and 100-year floodplain, potential tree removal, and construction in an area with a hazardous site.

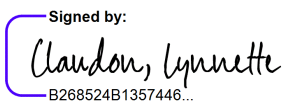
Otherwise, this project may have been eligible for Categorical Exclusion from detailed environmental review; additionally, the direct and indirect environmental effects of the project are still not significant enough to necessitate an Environmental Impact Statement (EIS).

The Department's environmental review procedures require a 30-day public comment period following the issuance of a Notice of Intent to Issue a Finding of No Significant Impact. If no public comments received during that period demonstrate that this Notice of Intent is in error, then the Finding of No Significant Impact will become effective.

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Copies of documents supporting a Finding of No Significant Impact are enclosed. Please keep copies of the enclosed documents, along with any pertinent reports by your consulting engineers, available for public inspection during a public comment period of 30 days. A full list of the documents that must be available for public inspection is attached. Please call 802-522-3562 if you have any questions or concerns.

Sincerely,

Signed by:

B268524B1357446...

Lynnette Claudon for Chloe Hulsizer

Chloe Hulsizer
Environmental Analyst IV
Water Investment Division

Enclosures

Documents Posted for Finding of No Significant Impact Public Comment Period (30 days)

1. Notice of Intent to Issue a Finding of No Significant Impact (Signed by Emily Bird, Director, Water Investment Division, enclosed.)
2. Evaluation of Eligibility for Finding of No Significant Impact (Approved by Emily Bird, Director, Water Investment Division, enclosed.)
3. State Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program, <https://dec.vermont.gov/water-investment/water-financing/srf/environmental-review>

Additional Documents Needed for Finding of No Significant Impact Public Comment Period (30 days)

4. Environmental Information Document titled "*Environmental Report and Environmental Information Document*", and dated 1/8/2026, by Alex Huizenga of Stone Environmental. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216900&DVID=0>
5. Environmental Information Document Appendices, by Stone Environmental. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216628&DVID=0>

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6. Preliminary Engineering Report entitled "*Wolcott Community Wastewater Initiative Preliminary Engineering Report*", by Stone Environmental.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216191&DVID=0>

COPY LIST

Nate Kie & Achouak Arfaoui, Drinking Water and Groundwater Protection Division, VT-DEC
Eric Deratzian, Drinking Water and Groundwater Protection Division, VT-DEC
Shannon Morrison, Wetland Biologist
Scott Dillon, Division for Historic Preservation, ACCD
Peter Lazorchak, PE & Alex Huizenga, Stone Environmental
Andrea Smith, NBRC
Lynnette Claudon, PE, Design Engineer, VT-DEC



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Department of Environmental Conservation
Water Investment Division
1 National Life Drive, Davis 3
Montpelier, VT 05620

802-522-3562

Notice of Intent to Issue a Finding of No Significant Impact

**Town of Wolcott
Wolcott Village Decentralized Wastewater Project**

Vermont/ USEPA Clean Water Revolving Loan Number: RF1-345

In accordance with section VII of the Department's *"Environmental Review Procedures for Projects Funded Through the Vermont/EPA Revolving Loan Program"*, the Department of Environmental Conservation intends to issue a Finding of No Significant Impact (FONSI) for the proposed Wolcott Village Decentralized Wastewater Project. This project involves the construction of a wastewater collection and disposal system to serve Wolcott Village. The collection system will include Septic Tank Effluent Pumping (STEP) systems with tanks at each property, low pressure sewer, and equalization and storage tanks. A control building and subsurface drip dispersal system will be constructed at the Wolcott Elementary School.

Under the Procedure, the project is ineligible for Categorical Exclusion (CATEX) from detailed environmental review. The project involves impacts including a new indirect discharge to groundwater, construction in an area with Class II Wetlands, construction in the floodway and 100-year floodplain, potential tree removal, and construction in an area with a hazardous site, and therefore exceeds the threshold for CATEX.

Also, the direct and indirect environmental effects of the project are not significant enough to necessitate an Environmental Impact Statement (EIS), under the Department's environmental review procedures. The project will not increase the current permitted flow capacity of the treatment plant, and the project will not include sewer extensions.

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Consideration of the FONSI included a review of the following documents:

- **Environmental Information Document** (EID) signed 1/8/2026, by Alex Huizenga of Montpelier, VT. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216900&DVID=0>
- **Environmental Information Document Appendices**, by Stone Environmental. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216628&DVID=0>

Further information on the project and this Notice of Intent is available for inspection at the following locations:

Linda Martin, Selectboard Chair
 Town of Wolcott
 28 Railroad Street
 Wolcott, VT, 05680

tel. 802-888-2746
linda.wolcott.selectboard@gmail.com

Chloe Hulsizer
 Vermont Department of Environmental Conservation
 Water Investment Division
 1 National Life Drive, Davis 3
 Montpelier, VT 05620-3510

tel. 802-522-3562
Chloe.Hulsizer@Vermont.gov

(Note: National Life requires photo identification to obtain an access badge for entry.)

Peter Lazorchak, PE
 Stone Environmental
 535 Stone Cutters Way
 Montpelier, VT, 05602

tel. 802-793-0076
plazorchak@stone-env.com

No significant administrative action will be taken on this project for thirty (30) days from issuance of this Notice of Determination, to allow for public response.

Signed by:

 C13D237CC28247C...

 Emily Bird, Director
 Water Investment Division

1/9/2026

 Date

Department of Environmental Conservation
 Vermont Agency of Natural Resources



Vermont Department of Environmental Conservation

Agency of Natural Resources

TO: Emily Bird, Director, Water Investment Division Initial
EB

FROM: Chloe Hulsizer,
Environmental Analyst IV, Water Investment Division Initial
CH For CH

SUBJECT: Town of Wolcott
Wolcott Village Decentralized Wastewater Project Project

Evaluation of Eligibility for Finding of No Significant Impact

DATE: 1/8/2026

A. Project Identification

Project Name: Town of Wolcott
Wolcott Village Decentralized Wastewater Project

Address: Linda Martin, Authorized Representative
Town of Wolcott
28 Railroad Street
Wolcott, VT, 05680

Project Location: Town of Wolcott, Vermont
Wolcott Village is in the Lamoille River major watershed. The wastewater system will serve properties along Vermont Route 15 and School Street, and the control building and subsurface drip dispersal system will be located at the Wolcott Elementary School on School Hill Drive.

Vermont/ USEPA Clean Water Revolving Loan Number: **RF1-345**

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B. Summary of Environmental Review

The Department of Environmental Conservation, Water Investment Division, has reviewed this proposed project in accordance with the Department's State Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program.

The Department has reviewed the following planning documents:

- Environmental Information Document titled “Environmental Report and Environmental Information Document”, and dated 1/8/2026, by Alex Huizenga of Stone Environmental.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216900&DVID=0>
- Environmental Information Document Appendices, by Stone Environmental.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216628&DVID=0>
- Preliminary Engineering Report entitled “Wolcott Community Wastewater Initiative Preliminary Engineering Report” by Stone Environmental.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216191&DVID=0>

A Finding of No Significant Impact (FONSI) is the appropriate environmental review response for this project if the issues presented can be resolved with mitigation or permits. This project is not eligible for Categorical Exclusion from detailed environmental review due to potential impacts including a new indirect discharge to groundwater, construction in an area with Class II Wetlands, construction in the floodway and 100-year floodplain, potential tree removal, and construction in an area with a hazardous site. Also, the project’s direct and indirect environmental effects do not necessitate issuance of an Environmental Impact Statement (EIS), consistent with the criteria as described in section XI of the Department’s environmental review procedures.

1. Project Description

The Town of Wolcott is in Lamoille County, Vermont in the Lamoille River major watershed.

This project involves the construction of a wastewater collection and disposal system to serve Wolcott Village. The collection system will include Septic Tank Effluent Pumping (STEP) systems with tanks at each property with conveyance from a low-pressure force main to a pump station at the Wolcott Elementary School. The project also includes low pressure sewer and equalization and storage tanks. A control building and subsurface drip dispersal system will be constructed at the Wolcott Elementary School site. Wolcott is currently served by onsite wastewater collection and disposal systems, which is

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not ideal given the dense soils, significant ledge, and the high seasonal water table. A new decentralized system could foster redevelopment and economic vitality in the village. Current on-site wastewater systems in Wolcott additionally may not meet certain requirements, including not being a safe setback distance from the Lamoille River's normal high-water elevation. Developing a new wastewater system for the village may prevent untreated wastewater from entering the river and affecting the local ecosystem.

This work is expected to be constructed with Clean Water State Revolving Fund (CWSRF) loan.

Eligibility for clean water revolving loan (CWSRF) construction funding will be limited to the eligible clean water work as detailed in the Preliminary Engineering Report and to physical areas cleared through this environmental review process.

The contract documents will contain standard requirements to limit hours of construction and to control noise, dust and discharges of stormwater runoff or pollutants during construction.

2. Justification for Finding of No Significant Impact

We have determined that the proposed project meets the criteria for issuance of a Finding of No Significant Impact.

This project involves a new indirect discharge to groundwater, construction in an area with Class II Wetlands, construction on the floodway and 100-year floodplain, potential tree removal, and construction in an area with a hazardous site.

Mitigation measures include:

1. Practices to limit dust and noise impacts will be required, such as regular sweeping, erosion prevention and sediment control measures, calcium chloride or water application, and work will be limited to normal 7 am to 5 pm weekday working hours.
2. List effective measures that will be employed at all project development sites project-wide with the goal of reducing impacts to birds and their habitats, such as avoidance during nesting season, tree cutting, grubbing shall be limited to off bird breeding season. Otherwise, construction activity must be cleared by a qualified biologist.
3. The project work in areas of mapped wetlands or buffers, shall include approved mitigation measures. Mitigation of wetlands impacts will be determined through the Vermont Wetlands Permit. For sub-jurisdictional activities, mitigation shall include, at a minimum, buffer demarcation during construction.

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4. Contractor will submit a Soils Management Plan to DEC for review and approval for the wasting, transportation, and disposal of any identified contaminated soil materials. Additional measures include alternative pipe materials to address potential incompatibility. Include the use of bentonite dams, to preclude migration of affected groundwater through pipe bedding.
5. The placement of temporary gravel for heavy machinery and construction access is permitted on a temporary (180-day) basis. No staging or temporary storage of any other materials is permitted. All proposed infrastructure will be located outside of the 100-year floodplain to the extent possible. The project will relocate existing onsite wastewater disposal systems located in the floodway to a safer location outside the floodway and floodplain. Force mains and service connection lines will be buried so that there is no change to existing ground and therefore no additional fill in the floodplain. The components located in the floodplain are unavoidable as they are necessary to serve existing properties. All components in the floodplain will be flood-proofed and watertight. For example:
 - a. Tanks will be watertight and resistant to flotation through acceptable bury depth or additional concrete ballast.
 - b. Pipes will be under pressure and therefore will not allow floodwater inflow and infiltration to the system.
 - c. Pipes within the 100-yr floodplain will be located so there is a road barrier between the river and the pipe where possible.
 - d. All electrical control components will be elevated at least 1 ft above the 500-yr flood elevation.

Otherwise, this project may have been eligible for Categorical Exclusion from detailed environmental review; additionally, the direct and indirect environmental effects of the project are still not significant enough to necessitate an Environmental Impact Statement (EIS).

Specifically, the project will not increase the design hydraulic capacity of the wastewater treatment plant by more than 20 percent, and it will not increase the design organic treatment capacity (equivalent population served) by more than 30 percent. The project does not include sewer extensions.

The project will not create a new permanent discharge of stormwater or treated wastewater to surface waters or groundwater, and there will be no increase of effluent pollutant loadings (pounds per day) permitted to be discharged from associated wastewater treatment plant.

A public hearing will be held on January 13, 2026, at the Wolcott Wastewater Committee meeting as part of this FONSI process.