

**Early Notice and Public Review of a Proposed Activity in a Floodplain
Town of Woodstock, Vermont**

To: All interested Agencies, Groups, and Individuals

The Northern Border Regional Commission (NBRC) intends to fund the following Proposed Action under the Catalyst Program. NBRC will prepare an 8-Step Decision-Making Process review in compliance with Executive Order (EO) 11988 (Floodplain Management), which established a more protective standard in order to avoid to the extent possible the long and short-term adverse impacts associated with the destruction or modification of floodplains, as well as to avoid direct or indirect support of new construction in floodplains where there is a practicable alternative.

Proposed Action: The purpose of the Proposed Action is to improve the reliability and long-term functionality of the Town of Woodstock's municipal drinking water system through the installation of a) a replacement groundwater well to address performance and capacity issues in the existing well; and b) a new water main that would replace a temporary distribution line and be suspended from the Elm Street Bridge. The proposed improvements would raise the pressure in Woodstock's municipal drinking water system to maintain reliable water service throughout the community and reduce maintenance and public safety burdens by installing a permanent water main crossing at the Elm Street Bridge crossing.

The Proposed Action occurs at three distinct locations separated by an approximate one-mile distance within the Town of Woodstock, Vermont. The water main replacement component begins at about 47 Elm Street (VT Route 12) on the south side of the Elm Street Bridge and continues north for approximately 463 feet to terminate just north of the intersection with Moore Place. The center of the Elm Street Bridge is located at 43.628948, -72.518297. The replacement water supply well project component would be located alongside the existing Well 001 Well Pump Station on an approximately two-acre parcel owned by the Town located at 769 Barnard Road (VT Route 12) in Woodstock at coordinates of 43.642000, -72.529950. Equipment and material staging for the water main replacement component of the Proposed Action is planned for the Wastewater Treatment Plant on 2171 Maxham Meadow Way at the coordinates of 43.6298910, -72.5072128.

The replacement well is the only component of the Proposed Action that would result in permanent infrastructure below the base flood elevation (BFE) of a Special Flood Hazard Area (SFHA) mapped by the Federal Emergency Management Agency (FEMA). The limits of the SFHA were determined using the FEMA Flood Insurance Rate Map (FIRM) Panel 50027C0344E, effective September 18, 2007. The BFE at the project location is approximately 696 feet. The entire two-acre parcel at 769 Barnard Road is located within an SFHA and approximately 300 SF would be impacted by installation of the replacement well and trenching for the water main connection to the existing pumphouse. However, original grade would be established after installation and because the casing for the replacement well would occur at an elevation at or just above the BFE, it would not represent the introduction of new fill in the SFHA. The Wastewater Treatment Plant is also located within an SFHA, however this location will be used solely for temporary equipment and material staging and there will be no permanent impacts to the SFHA.

This notice provides people who may be affected by the Proposed Action and those who have an interest in the protection of the natural environment with an opportunity to express their concerns and provide information. Commenters are encouraged to offer alternative sites, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts.

Comments should be submitted by email to nepa@nbrc.gov. NBRC is accepting comments on this notice for 15 days from **August 10, 2026**, through the end of the day of **August 26, 2026**.

Date of Publication: August 10, 2026