
Town of West Windsor, Vermont

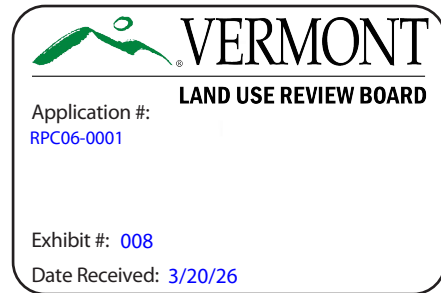
Town Offices

P.O. Box 6 ♦ Brownsville, Vermont 05037 ♦ Tel. (802) 484-3520

March 20, 2026

Land Use Review Board
10 Baldwin Street
Montpelier, VT 05633-3201

Re: Letter of Support for West Windsor Tier 1B Status



Dear Review Board Members:

Over the last 18 to 24 months, the Town of West Windsor has been working to address the critical need for additional housing. Our Selectboard obligated nearly \$29,000.00 in ARPA funding to an Affordable Housing Study and in January 2026 voted to establish a new Housing Commission to continue that work. Our local government, spearheaded by our Planning Commission, has spent hundreds of labor hours in pursuit of local housing solutions.

Additionally, the Town of West Windsor commissioned a feasibility study for the expansion of our municipal wastewater system, which was recently concluded. This study stalled out at 90% completion, mostly due to the fact that the study areas were not fully in the designated Village Center area, which prevented them from being eligible for the targeted implementation grant funding. In addition to those study areas, there is the potential for expanded municipal water and wastewater access to the east side of the current village center, at the “gateway” to the town.

Expanding the current Village Center designation via Tier 1B status to those areas, as outlined in the proposed regional map, would allow access to additional grant funding for sewer expansion based on the feasibility study.

The grant closeout letter for the feasibility study notes that “if the study area is mapped into a designated neighborhood or the village center or its statutory buffer, then the proposed project would meet the demonstration requirements,” allowing access to funding to revisit the potential expansion. In addition to increased growth opportunities, this also would allow properties above Mill Brook with 40+ year old septic systems to access the municipal sewer and alleviate those looming environmental concerns.

Thank you for your consideration of West Windsor’s request for Tier 1B status, which will allow us to continue the vital work of addressing our housing shortage, as well as taking the necessary steps to ensure our waterways are protected.

Sincerely,

Matt Frederick
Town Administrator
Town of West Windsor

Enclosed: State of Vermont Wastewater Feasibility Study Acceptance Letter



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

Agency of Natural Resources

Matt Frederick
Town Administrator
West Windsor
PO Box 6
Brownsville, VT 05037

12/11/2025

**Re: Acceptance of Preliminary Engineering Report
Town of West Windsor, Sewer System Expansion Feasibility Study Project
Vermont/ USEPA Clean Water Revolving Loan Number RF1-310
Other Loans/Grants managed by WID**

Dear Matt Frederick:

The Water Investment Division (WID) has completed its review of the following document:
Preliminary Engineering Report (PER) entitled "*Wastewater Feasibility Report 90% - West Windsor, Vermont*",
and dated October 31, 2023, by John Kenney, PE of DuBois & King Inc.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=216560&DVID=0>

The Department is issuing this letter to acknowledge the Wastewater Feasibility Study at 90% completion as the Final deliverable for the eligible work under CWSRF Loan RF1-310. Based on the sewer extension demonstration requirements found in Environmental Protection Rules Chapter 2 Subchapter 300 Section 310, this project would not be CWSRF eligible beyond the study because portions of the study area are not in the designated village center or another designation. Notably, the existing state designation program is sunsetting at the end of this Calendar Year, 2025, and a new system is being implemented. If the study area is then mapped into a designated neighborhood or the village center or its statutory buffer, then the proposed project would meet the demonstration requirements. Please consider working with your local and regional planning commissions towards this goal if this project remains a priority for the community.

This PER Acceptance Letter for the proposed sewer extension into the existing neighborhood on Skyhawk Lane and Village Lane is issued under the Secretary's authority accepting the 90% Feasibility Study as the Final Deliverable to reimburse eligible costs and close out this loan.

Matt Frederick
PER Acceptance Letter
Sewer System Expansion Feasibility Study Project
Vermont/USEPA Clean Water Loan Number RF1-310
West Windsor
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Please call Winn Wilson at (802) 490-8019 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Winn Wilson". The signature is written in a cursive style with a large initial "W" and a long, sweeping underline.

Winn Wilson
Environmental Engineer
Water Investment Division

cc: **John Kenney, PE**, DuBois & King Inc.
Emily Bird, Director, VT-DEC, Water Investment Division
Tom Brown, CWSRF Lead, VT-DEC, Water Investment Division
Jeff Fehrs, Supervisor, Design & Construction Engineering Section, VT-DEC -WID
Bruce Douglas, VT-DEC DWGPD
Terry Shearer, VT-DEC DWGPD