

OVERVIEW



- FPR would like to preserve the structure as a dominant feature on the History Hike.
- **VT Huts** would like to develop the structure into a 4-season hut with the ability to sleep 10-12 people.
- We believe that both goals can be achieved.
- An amendment to the Mount Mansfield Long Range Management Plan will allow FPR to pursue this goal.



TONIGHT'S MEETING



Goals

- 1. Describe the planning process
- 2. Give you an overview of the current conditions of the Goodell House
- 3. Provide an overview of the proposed changes in the amendment
- 4. Give you an opportunity to ask questions and have discussion in break out groups
- 5. Make sure you know how to submit comments on the draft plan



WHAT IS A LONG-RANGE MANAGEMENT PLAN (LRMP)?



- Document that guides management of state lands
- Developed by the local land managers
- It includes (among other things):
 - Assessment of natural resources
 - Management goals
 - Management actions to accomplish goals
 - Public involvement

Agency of Natural Resources Department of Forests, Parks and Recreation Long-Range Management Plan MT. MANSFIELD STATE FOREST Approved December 2, 2002 Barre and Essex State Lands Stewardship Team Scott Johnstone, Secretary Agency of Natural Resource Conrad Motyka, Commissioner Dept. of Forests, Parks & Recreation



WHAT IS AN <u>AMENDMENT</u> TO A LONG-RANGE MANAGEMENT PLAN?



- 1. Amendments are required whenever there are any substantive proposed changes to any goals, management objectives and/or implementation actions contained in the current plan.
- 2. Establishment of 4-season hut in a location currently without any overnight use meets that standard.
- 3. Amendment process involves public engagement.



Mt. Mansfield State Forest Long-Range Management Plan Amendment Re: Goodell House Renovation

Long-Range Management Plan (LRMP) Proce

The Vermont Agency of Natural Resources (ANR) oversees state-owned land with various objectives, from safeguarding natural resources to facilitating public access. To achieve these goads, ANR develops long-range management plans (RaWP) for its state-owned lands. These plans are crucial for directing resource allocation and managing multiple uses, including decisions on recreational activities, timber harvesting locations and methods, and wildlife habitat management.

Periodically, ANR may propose amendments to these long-range management plans to reflect evolving management practices, usage patterns, or public interests. Similar to the initial IRAM development process, amending these plans involves public engagement and transparency. Thi includes providing access to proposed changes, presenting explanations of the proposed amendments, and offering opportunities for public feedback. ANR Strives to incorporate suggestions that align with its land management policies and principles, objectives, and departmental missions.

Mt. Mansfield State Forest LRM

The Mt Mansfield State Forest LRMP (MMSF LRMP), established in 2002, directs the management of more than \$5,000 ares; of forest Inda cross seven towns in three countles an amagement of more than \$5,000 ares; of forest Inda cross seven towns in three countles and contains the 880-acre Waterbuily Reservoir, and Mount Mansfield, the highest peak in Vermont at 4,393-feet. Holds substantial ecological, recreational, and scenic importance, encompassing two natural areas — Daniels Notch and Mt Mansfield — alongside extensive forested areas managed for purposes such as water quality, widilife habital preservation, sustainable forestry, and recreational activities including three State owned and operated camporunds and the Waterbury Centre Day Lee Area. The Forest hosts two alignes six resorts. Stowe Mountain Resort & Smugglers' Notch Resort and two Nordic six centers — Mt. Mansfield Touring Center and Bolton Nordic Center at 800 host Valley Resort.

History of the Goodell House

1|Page



TIMELINE



- August 13: Draft amendment made available
- August 29: Public meeting
- August 29 September 30: public comment period
- After September 30:
 - Review public comments
 - Make updates to amendment (if needed)
 - ANR Leadership considers approval of amendment
 - If approved, detailed project development begins

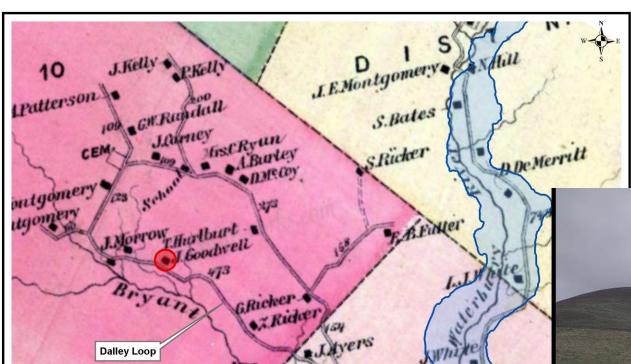


TONIGHT'S PRESENTATION



- Historic Overview
- Current/Desired Conditions
- Proposed partnership with VT Huts
- Considerations
 - Historic
 - Recreation
 - Ecological
- Proposed Amendment
- Next Steps





A.c.chase





1800

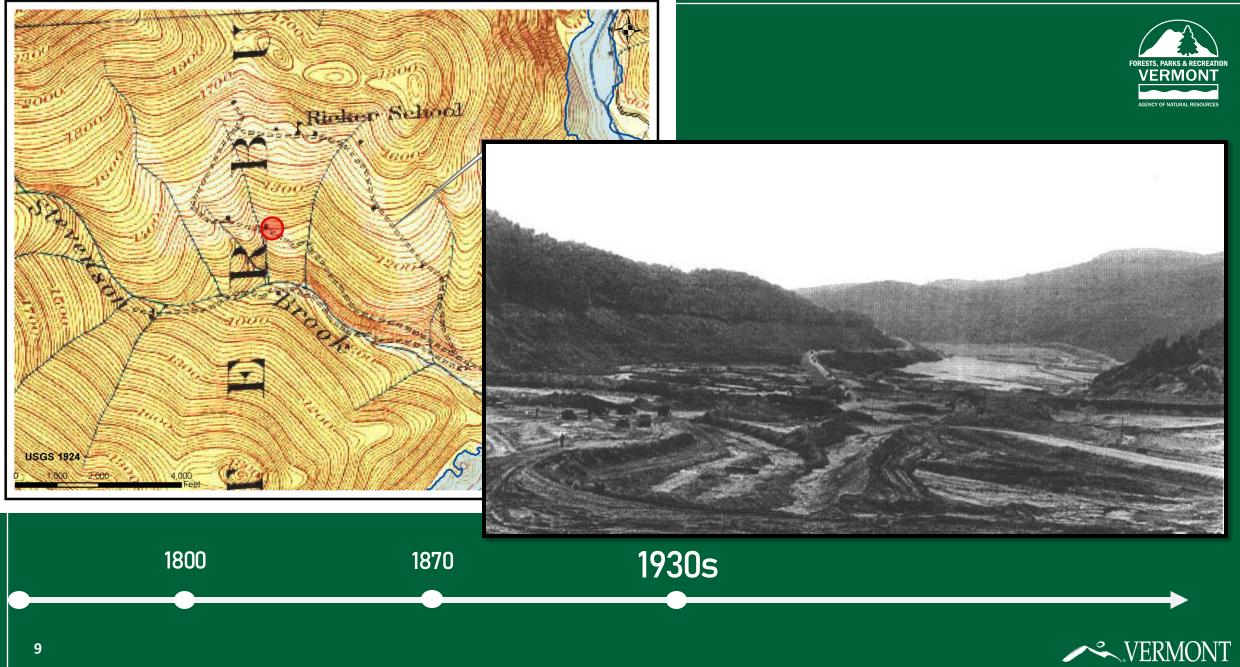
Dalley Loop

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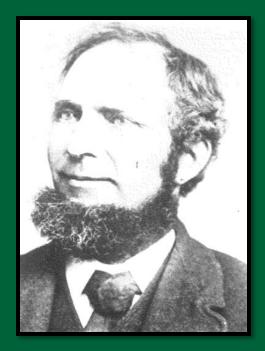
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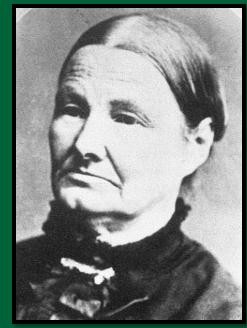




WHO WERE THE GOODELLS?









Diversified subsistence farm

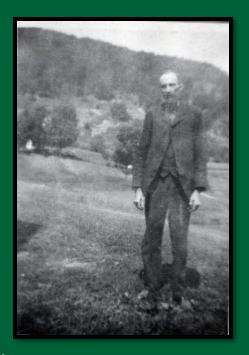
Two-story colonial home roughly 20' x 25' in size with a 12' x 12' attached woodshed/mudroom.



WHAT HAPPENED TO THE GOODELLS?



- Juliana
- Lutheria
- Almeron
- Bert





CURRENT CONDITIONS



- Structure is in disrepair
- Access is boarded shut to keep people out of the structure
- Tarp is installed on the roof to reduce further water damage
- First floor joists are braced





DESIRED CONDITIONS

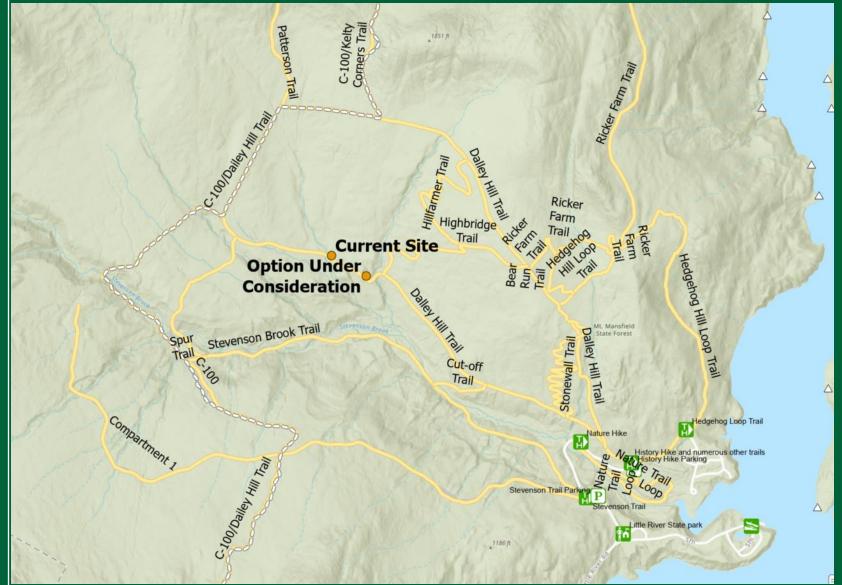


- To retain historic elements and create a recreation resource reconstructing the Goodell House is the best option.
- Through the reconstruction process the structure will become insulated and outfitted with amenities that will support accessibility and use as a four-season hut:
 - Composting privy
 - Grey water discharge location
 - Universally accessible paths
 - Interpretation



SITE OPTIONS





Current Site:

- Closer proximity to stream (within riparian buffer)
- Adjacent to a large hardwood seep

Alternative/Preferred Site:

- Old gravel pit with a berm that would provide sound barrier
- Area of previous disturbance





PUBLIC/PRIVATE PARTNERSHIP



- 20-year agreement defining responsibilities and financial arrangements
- Vermont Huts Association will be responsible for managing the operations
- Consultation with FPR is required for any changes to the structure, including vegetative management
- The Goodell House will not be booked during mud season closures
- VHA will be responsible for general maintenance to all structural components
- VHA will be responsible for managing all bookings associated with the Goodell House
- VHA will provide a yearly report which will include usage numbers, plans for future work and any management challenges



VERMONT HUTS | GENERAL ASSUMPTIONS



- Average group size and occupancy rates
- Expected usage and guest profile
- Anticipated fee structure
- FOREST Programming
- Additional educational programming



VERMONT HUTS | VISUAL GUIDE















VERMONT HUTS | VISUAL GUIDE







VERMONT HUTS | GOODELL MANAGEMENT



- Year-round reservations would be made through VT Huts platform.
- VT Huts would provide its own staff or contractor to steward the location. Caretaker would visit the hut a minimum of once per week.
- Recommend a propane heating source for accessibility and safety.
- Access should be via the History Hike parking area.
- Hut will be rented in its entirety, same cost for one guest or 10-12.
- Hut shall remain locked unless occupied.



HISTORICAL CONSIDERATIONS



VT Huts will use Federal Funds (HUD)

- NHPA requires recipients of Federal funds to consult with SHPO to discuss potential impacts to historic resources
- Therefore, FPR and VT Huts staff met with DHP last fall at the Goodell House site

DHP is very supportive and requested:

- Contract with an architectural historian and an archaeologist
- O Work together with DHP and the architectural historian to:
 - Guide the salvaging and reconstruction of the building
 - Maintain historic elements and design
 - Discuss how best to incorporate modern-day efficiencies



What questions does the DHP need answered?



- Is the structure eligible for listing on the National Register of Historic Places (NRHP)?
- Will the proposed work impact possible archaeological remains?
- What will the architectural historian look for to determine eligibility?
 - Does the property possess "integrity of location, design, setting, materials, workmanship, feeling, and association"
- If the property is eligible then VT Huts and FPR will continue consultation with DHP to create a final design that DHP concurs with.



RECREATION CONSIDERATIONS



Ample recreation opportunities currently available in all seasons

No changes or additions to existing recreation corridors as part of this proposed amendment

Additional educational material and signage identifying the nearby deer wintering area and how to respect its function





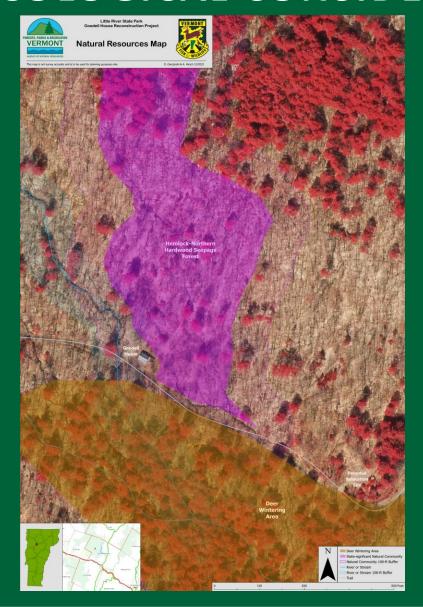






ECOLOGICAL CONSIDERATIONS



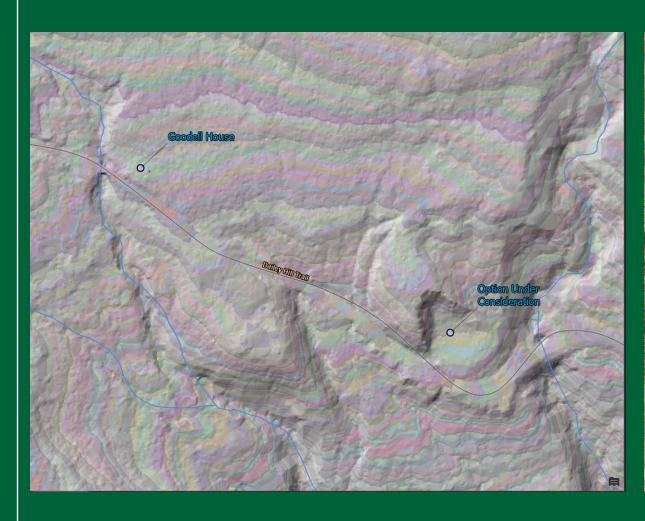


- Current location is within 100-ft of a stream and directly adjacent to a 13-acre Hemlock Hardwood Seepage Forest.
- Current and proposed location within 300-feet of deer wintering area.
- Proposed location has site conditions which could buffer noise impacts and has adequate buffers from water resources.



ECOLOGICAL CONSIDERATIONS









PROPOSED LRMP AMENDMENT





To amend the MMSF LRMP to allow for the reconstruction of the Goodell House and its use as a four season hut the following changes will need to be made:

Add implementation item "e" under Special Use Area #2:

Historically reconstruct the Goodell House to serve as a fourseason hut only if:

- The structure can be relocated to a gravel pit located approximately 600' downhill of the current location, or;
- The structure remains in its current location and resource impacts are addressed in site designs.

Add implementation item "J" within Intensive Use Area #1:

 Consider the relocation of the Goodell House and management of the structure as a four-season hut if site conditions review prove the location to be amenable to such impacts and use.

Add implementation item "J" within General Use Area #1:

 Consider the relocation of the Goodell House and management of the structure as a four-season hut if site conditions review prove the location to be amenable to such impacts and use.



HOW TO SUBMIT A COMMENT



COMMENT DEADLINE: September 30, 2024

- In person tonight at the comment table
- Online comment form
- By email: <u>ANRStateLandsPlanning@vermont.gov</u>
- By mail:

Department of Forests, Parks & Recreation

Attn: Goodell House Comments

5 Perry St, Suite 20

Barre, VT 05641-4265

https://fpr.vermont.gov/mt-mansfield-state-forest-0



WHAT DO WE DO WITH THE COMMENTS RECEIVED?



- We monitor all comments as they come in
- We respond to questions that would benefit from an answer to inform a comment
- After comment period closes, we read, consider and discuss all comments received
- We make updates to the Amendment to incorporate comments/suggestions that are:
 - Compatible with the other natural resource management goals of the property
 - Consistent with Department and Agency missions
- We write a Public Responsiveness Summary about how the Agency responded to the comments received

Include clear suggestions of changes you'd like to see to the amendment!

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