



Regional Plan Committee

August 1, 2023 at 4:00 - 5:30 pm

To join Zoom meeting:

<https://us02web.zoom.us/j/87815276521?pwd=Mmw5U080SGpCTUFNVHZFSEERQUlI0dz09>

Meeting ID: 878 1527 6521, Passcode: 783374

One tap mobile 1(929)436-2866 or 1(301)715-8592

Physical meeting location: 29 Main Street, Suite 4, Montpelier (Facial coverings appreciated.)

Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact Nancy Chartrand at 802-229-0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.

AGENDA

- | | |
|----------------------------|--|
| 4:00 pm² | Adjustments to the Agenda
Public Comment |
| 4:05 pm | Election of Officers
Elect a Chair and Vice-Chair as per Rules of Procedure. |
| 4:20 pm | Rules of Procedure
Recommend proposed changes to the committee Rules of Procedure. |
| 4:35 pm | Approval of Minutes
Approval of the 4/4/23, 5/2/23, and 6/6/23 minutes. |
| 4:45pm | New Regional Plan
Updates on Data Profile, Stakeholder Engagement, Chapter Outlines. |
| 5:00 pm | Adjourn |

Next meeting: September 5, 2023
First Tuesdays at 4pm

¹ Dial-in telephone numbers are "Toll" numbers. Fees may be charged to the person calling in dependent on their phone service.

² All times are approximate unless otherwise advertised

**MEMO**

Date: July 6, 2023
To: Regional Plan Committee
From: Clare Rock, Senior Planner
Re: July 11, 2023 meeting materials

The July 11, 2023 meeting was canceled due to the flood. For the August 1, 2023 meeting we will re-use last month's packet.

✉ **ACTION REQUESTED:** The July 11, 2023 meeting is primarily an organizational meeting in which Committee members will be tasked with the following actions:

- a. electing officers;
- b. recommending approval of the draft Rules of Procedure; and
- c. approving past meeting minutes.

Other agenda items (New Regional Plan) are for discussion and no specific action is required.

New Regional Plan

Staff will provide updates on the Data Profile, Stakeholder Engagement, and Chapter Outlines.

In addition, with the passage of Act 47 (the HOME Act) a change was made to 24 V.S.A. §4348a (elements of a regional plan). §11 of the Act directs DHCD to publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment (conducted every 5 years) for use by the eleven regional planning commissions in the regional plan's housing element. Regional plans' housing elements must now estimate specific housing needs by municipality and recommend actions that meet needs as part of the 8-year planning cycle.

Subsequent legislation passed during the Legislature's veto session amended the effective dates contained within Act 47. It is our understanding that this new change will apply to our new regional plan. CVRPC has submitted questions to DHCD on the Act, including how the effective dates should be considered by RPC's who are in the process of writing their plans now.

DHCD is in the processes of responding to questions on the new Act and anticipates publishing responses any day now. **If you have specific questions about the Act please send your questions directly to DHCD or we can together discuss questions you may have at the meeting next week.**

For more information on Act 47 click here: <https://accd.vermont.gov/community-development/resources-rules/planning/HOME>

Below is the excerpted §11 of Act 47 (the HOME Act):

24 V.S.A. §4348a (elements of a regional plan).

A housing element that identifies the regional and community-level need for housing for all economic groups in the region and communities. In establishing the identified need, due consideration shall be given to that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.



REGIONAL PLAN COMMITTEE

RULES OF PROCEDURE

~~December 10, 2019~~ Date TBD

PURPOSE: To ~~recommend updates to the Central Vermont Regional Plan and to oversee its implementation, support the Board by making recommendations to the Board regarding CVRPC's duties as specified within 24 V.S.A. §4345a(5), preparation of a regional plan and amendments, and implementation of the regional plan.~~

Commented [NC1]: Amended to conform Bylaws Section 403.D.2

GENERAL ACTIVITIES:

- ◆ ~~Oversee development and maintenance of the Regional Plan, pursuant to 24 V.S.A. §4347 and the requirements and allowances in 24 V.S.A. §4348(b) and make recommendations for approval to the Board.~~
- ◆ ~~Provide advice and recommendations on plans, policies, programs, budgets, and issues related to Plan implementation.~~
- ◆ ~~Oversee other tasks related to the Regional Plan as assigned by the Board or required or permitted in the Act.~~
- ◆ ~~Foster public and member municipality engagement in regional planning in the region.~~
- ◆ ~~Encourage intergovernmental cooperation on regionally important planning issues.~~
- ◆ ~~Conduct an annual review of the Central Vermont Regional Plan and recommend updates in accordance with Title 24 Chapter 117 and the needs of the region for consideration by the Board of Commissioners.~~
- ◆ ~~Develop and annually review a Five Year Work Program for the Commission that assists to translate Regional Plan priorities into an annual work program.~~
- ◆ ~~Monitor the Commission's progress in implementing the Regional Plan and Five Year Work Program, report progress to the Board of Commissioners at least annually, and recommend Regional Plan or Work Program modifications as needed.~~
- ◆ ~~Assist the Executive Committee and Board of Commissioners to review and comment on proposed policies, plans, and capital improvements of State Agencies in regards to CVRPC policy, Regional Plan conformance, funding, and project prioritization.~~
- ◆ ~~Participate in special studies conducted by the Commission.~~
- ◆ ~~Provide input and policy recommendations to the Board of Commissioners regarding pertinent land use issues and legislation as time and resources permit.~~

Commented [NC2]: These are the duties outlined in the Bylaws 403.D.

ADVISORY ROLE: The Regional Plan Committee shall be advisory to the Board of Commissioners. The Regional Plan Committee will offer advice, input, and opinions to the Agency of Commerce and

29 Main Street Suite 4 Montpelier Vermont 05602
802-229-0389 E Mail: CVRPC@CVRegion.com

Community Development and other organizations and individuals as appropriate, provided it is compatible with plans, policies, positions or resolutions adopted by the Board of Commissioners. Regional Plan Committee advice, input, and opinions may be reviewed, confirmed or reversed by the Board of Commissioners at the Board's discretion. New or amended plans, policies, positions or resolutions shall be ratified/approved by the Board of Commissioners.

MEMBERSHIP: The Regional Plan Committee shall consist of five (5) ~~representatives of the Board members, two (2) of whom may be Alternate~~ Commissioners, who serve one year terms. ~~In the event any member of the Committee is unable to serve, a successor shall be elected using the same process as provided in the case of the original election.~~

Commented [NC3]: Amended to conform with Bylaws Section 403.D.1 and 504.B

VOTING PROCEDURES: All members are eligible to vote on committee business.

Commented [NC4]: Added to conform with Bylaws Section 403.A.3 using language of 403.A.7

OFFICERS/ELECTIONS: The Regional Plan Committee will elect a Chair and Vice-Chair annually at its first meeting of the fiscal year. The Chair will be responsible for running meetings, setting agendas in conjunction with staff, reviewing and signing correspondence on behalf of the Regional Plan Committee, and representing the Regional Plan Committee at various meetings as needed. The Vice-Chair will provide support to the Chair as needed. ~~If the Chair or Vice-Chair should resign before term expiration, an interim election shall be held within two meetings or when regular elections are held, whichever is earlier.~~

Commented [NC5]: Addressed under membership

ATTENDANCE AND QUORUMS: A quorum of the Committee shall consist of a majority of members, currently three. Members are encouraged to attend all regular meetings and special meetings as they arise. Members with three consecutive unexplained absences will be contacted by the Chair to determine if they still wish to serve on the Regional Plan Committee. The Regional Plan Committee shall meet at least four (4) times per year, or as determined by the Chair to be necessary to carry out the stated purpose.

COMMUNICATION AND COORDINATION:

- ◆ Meetings shall be noticed and held in accordance with Vermont Open Meeting Law.
- ◆ Draft policies and resolutions shall be forwarded to Regional Plan Committee members and interested/affected parties for comment before action by the Regional Plan Committee, or final action/approval by the Board of Commissioners.
- ◆ Minutes of all regular and special meetings will be prepared by staff, distributed to Regional Plan Committee members and interested parties, and made available to the public in accordance with open meeting and public records laws described in 1 V.S.A.
- ◆ Regional Plan Committee members are encouraged to offer input on all matters before the Committee, and are encouraged to bring up items of local or regional concern for Committee consideration.

CONFLICT OF INTEREST: Upon joining the Commission or its committees, individuals must review and

Commented [NC6]: Updated to conform with language across all ROPs to conform with the Conflict of Interest and Code of Conduct Policy rather than a separate statement in each ROP

~~sign the Commission's most recently adopted Code of Conduct and Conflict of Interest Policy to indicate that they have read, understood, and agree to comply with it. In the event any Regional Plan Committee member has a personal or financial interest with any individual, partnership, firm or corporation seeking to contract with the CVRPC, or to provide materials or labor thereto, or has a personal or financial interest in any project being considered by the Regional Plan Committee, the member shall state on the record the nature of his or her interest. If the member feels this conflict interferes with his/her ability to be objective, the member shall not participate in any vote on any related motion. If the member is uncertain whether he/she should participate in the decision, the Regional Plan Committee shall determine by vote whether the member should participate.~~

~~The Committee may also make a determination of conflict of interest and disallow voting by a member if the majority of voting Committee members in attendance at the meeting determine a conflict of interest exists.~~

ADOPTION OF ORGANIZATIONAL PROCEDURES:

~~**ADOPTION OF ORGANIZATIONAL PROCEDURES:** The Regional Plan Committee may, at any time, vote to recommend amendments of these procedures, upon 51% vote of the Committee membership (at least 3 votes in favor). Proposed amendments will then be forwarded to the Executive Committee and interested parties. The Executive Committee then will make a recommendation to the Board of Commissioners regarding adoption.~~

Commented [NC7]: Amended to match language in Bylaws Sections 403.A.1, 403.A.3 and standard ROP process

~~The Regional Plan Committee is a standing committee of the Commission, and is therefore subject to the Commission's bylaws. These Rules of Procedure, combined with Robert's Rules of Order, provide procedural and administrative guidance for the Committee in addition to the Commission's bylaws. In the case of a conflict between these Rules and the Commission's Bylaws, the Bylaws shall take precedence. This document supersedes all other direction, policies, and procedures pertaining to the Regional Plan Committee.~~

~~The Regional Plan Committee may, at any time, vote to amend these procedures, upon 51% vote of the Regional Plan Committee membership (at least 3 votes in favor). Proposed amendments will be forwarded to Regional Plan Committee members and interested parties before consideration at a regular Regional Plan Committee meeting. Amendments will then be forwarded to the Board of Commissioners for ratification.~~

~~The Regional Plan Committee is a special committee of the Regional Planning Commission, and is therefore subject to the Commission's bylaws. These Rules of Procedure, combined with Robert's Rules of Order, provide procedural and administrative guidance for the Regional Plan Committee.~~

Recommended by the Regional Plan Committee: / / 10/24/19

Adopted by the Board of Commissioners: / / 12/10/2019

[Jerry D'Amico](#)~~Steve Lotspeich~~, Chair
CVRPC Board of Commissioners

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Regional Plan Committee

Draft Minutes

April 4, 2023 4:00 – 5:30 pm

Via Zoom; physical location: Central Vermont Regional Planning Commission
29 Main Street, Suite 4, Montpelier, VT 05602

Committee Members:

<input checked="" type="checkbox"/>	M. Gilbar, Barre Town Alternate
<input checked="" type="checkbox"/>	J. Ohlsson, Calais Alternate
<input checked="" type="checkbox"/>	M. Gray, Woodbury
<input type="checkbox"/>	vacant
<input type="checkbox"/>	vacant

Members of the Public: Alice Peal, Waitsfield Alternate Rep; Rich Turner, Williamstown Rep; Mike Miller, Montpelier Alt Rep.; John Brabant, Calais Rep.

Staff: Clare Rock

Attendees introduced themselves. C Rock stated that there are 2 vacant seats on the committee as Laura Hill Eubanks, Northfield, and Dara Torre, Moretown both recently resigned from the CVRPC Board and from this committee. Annual appointments to the committee will be held in June and other Representatives which have expressed interest in serving on the Regional Plan Committee (RPC/committee) were invited to join this meeting as this is the beginning of the regional plan project.

Adjustments to the Agenda

C Rock stated that M Gilbar would be arriving late and until his arrival quorum would not be met. Committee attendees agreed to move voting items (Election of Officers and Adoption of ROP) to the end of the meeting.

Public Comments

J Ohlsson asked if it was ok for one town to have 2 representatives on the committee as there are 2 participants from Calais present. C Rock stated that only 1 is a voting member at this time.

New Regional Plan

C Rock lead the committee through the orientation to regional plan process and went through the items in the materials packet (which included: purpose and statutory authority and requirements; key components of the plan; draft Vision and Aspirations; structure and organization of the plan; stakeholder groups; general timeline.)

A question was raised about whether our SRI definition could be located in a standalone policy document vs being in our region plan. C Rock stated that upon review of other regional plans these are located within the plan, but that this might be an interesting clarification to pursue.

Questions about the proposed changes to Act 250 and SRI definition were raised – discussion followed. The SRI definition is independent from the Act 250 criteria. The Natural Resources Board administers the Act 250 criteria, the SRI definition is used by the RPC to define hats types of projects the RPC may weigh

1 in on when a project is going through the Act 250 permit process.

2
3 Mike Gilbar joined the meeting.

4
5 J Brabant made comment about using the terms “shall” and “must” and if the plan is to carry weight in
6 the state permitting processes (Act 250/Section 248) we may want to consider use of these terms.
7 Otherwise the overall intent of the plan is for it to be a visionary document.

8
9 On the topic of “Vision and Aspirations” some committee members would prefer not to use the terms
10 ‘aspirations’ as it is to wishy-washy and the term goals should be used instead.

11
12 Discussion followed about the wording of the “Vision and Aspirations” statements and included:

- 13 • Doesn’t like the way the first one is written, would like to see the term ‘sustainable’ added
- 14 • on the housing one: doesn’t understand what “stimulate” means; cannot talk about housing
15 without talking about transportation and proximity to jobs; rather than “a range” want to make
16 sure that we understanding the demographics to target the needs; we should look more into
17 this language in light of shared some recent housing statistics and the need to respond to
18 today’s materials and consider affordability with incomes.
- 19 • on the “healthy and active and connected population.”

20
21 A couple committee members suggested these aspirations/goals to viewed more as concepts and that
22 at this point we shouldn’t get caught up too much in the wordsmithing as they could evolve over the
23 course of writing the plan.

24
25 On the structure of the plan, there is recognition for brevity. The question was raised if we could make
26 links to data and maps so the information would be more dynamic? Staff indicated that this maybe a
27 challenge of capacity, we could address it by building check-ins into the implementation program to
28 annually or semi regularly review recent data to check policies still make sense.

29
30 A couple of members feel the chapter heading should be more generic (i.e. just “housing” rather than “a
31 range of housing”) so we don’t get pigeon holed into a policy-like statement if we need to update the
32 direction of the chapter into the future.

33 34 **Election of Officers**

35 M Gray would like to withdraw as a future member and asked not be appointed to this committee for
36 another term. He recognized the valuable contribution the interested members can bring to the process.
37 M Gibar stated that the May meeting would be his last meeting .As the committee will be made up of
38 many new members in June the voting members agreed it would be best to postpone elections so the
39 new board can start fresh.

40
41 M Gilbar made a motion to postpone the election of officers, seconded by J Ohlsson. All in favor. Motion
42 carried.

43 44 **Rules of Procedure**

45 Staff has some additional changes to this draft and will share at the next meeting for approval.

46 47 **Adjournment at 5:45 pm**

48 M Gilbar made a motion to adjourn, seconded by J Ohlsson. All in favor. Motion carried.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Regional Plan Committee

Draft Minutes

May 2, 2023 4:00 – 5:30 pm

Via Zoom; physical location: Central Vermont Regional Planning Commission
29 Main Street, Suite 4, Montpelier, VT 05602

Committee Members:

<input checked="" type="checkbox"/>	M. Gilbar, Barre Town Alternate
<input type="checkbox"/>	J. Ohlsson, Calais Alternate
<input type="checkbox"/>	M. Gray, Woodbury
<input type="checkbox"/>	vacant
<input type="checkbox"/>	vacant

Members of the Public: Mike Miller, Montpelier Alt Rep.; John Brabant, Calais Rep.; Ron Krauth, Middlesex Rep.

Staff: Clare Rock

C Rock opened the meeting and stated that there would not be a quorum of members, and that no formal action is expected at this meeting. The purpose of the meeting is to lay groundwork for the regional plan project and once new members are appointed to the Committee next month, work will start in earnest.

Adjustments to the Agenda

None

Public Comments

None

New Regional Plan

C Rock lead the committee through the orientation to regional plan process and went through the items in the materials packet (which included: structure and organization of the plan; stakeholder groups.)

Comments on the materials included:

- The *Chapter Outline* makes sense as the current plan is a little disjointed.
 - Regarding the *Role of the RPC* table, there is interest in emphasizing the RPC role in aiding in State-level permit process
- On Stakeholder Engagement:
 - If we are including one school supervisory union we should include all those within the region.
 - C Rock added that there will be an RPC energy working group formed who will be tasked with calibrating new data and formation on new regional energy targets for the energy section of the plan.

J Brabant bought up S.100 which is working its way through the Legislature this session and that it has some implications on Act 250 thresholds and as a RPC it would good to keep an eye on this to

1 understand its possible implications on regional and local planning efforts.

2
3 J Brabant asked if CVRPC holds trainings for new SB members as Calais has a new SB. C Rock responded
4 that most the training which have been held are targeted toward PC members and ZAs. The last training
5 was an introduction to Land Use Planning in Vermont and we had some SBs attend. New ED, Christian
6 Meyer will be visiting all SBs and providing them with info about CVRPC. J Brabant requested that CVRPC
7 Reps be informed as to when the ED will be talking with their SBs.

8
9 The next meeting agenda will include Election of Officers, approval of the past 2 months of meeting
10 minutes and approval of the Rule of Procedure.

11
12 **Adjournment at 5:45 pm**

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee
Draft Minutes

June 6, 2023 4:00 – 5:30 pm

Via Zoom; physical location: Central Vermont Regional Planning Commission
 29 Main Street, Suite 4, Montpelier, VT 05602

Committee Members:

<input type="checkbox"/>	M. Gilbar, Barre Town Alternate
<input type="checkbox"/>	J. Ohlsson, Calais Alternate
<input type="checkbox"/>	M. Gray, Woodbury
<input type="checkbox"/>	vacant
<input type="checkbox"/>	vacant

Members of the Public/anticipated new Committee members: John Brabant, Calais Rep; Ron Krauth, Middlesex Rep; Alice Peal, Waitsfield Alternate Rep; Rich Turner, Williamstown Rep; David Stapleton, Moretown; George Clain, Barre Town Rep.

Staff: Clare Rock

C Rock opened the meeting and stated that there would not be a quorum of members, and that no formal action is expected at this meeting. Members introduced themselves. David Stapleton, Moretown joined the meeting briefly and then signed off before the meeting agenda got underway.

Adjustments to the Agenda

None

Public Comments

None

New Regional Plan

Communication and Engagement Plan:

No comments

Data Profile:

Clare introduced the presentation – this is a draft and will send a copy to participants following the meeting for review.

Discussion and comments included:

- Need to add source data to the slides.
- Ron identified that percentages might not show the accurate changes in the town-by-town comparisons as 10 people in one town would = a greater percentage change in a rural town than 10 people in a more rural town. Maybe we should get rid of the percentages along the bottom of pop change chart.
- Alice added that it'll be important to consider the population changes when thinking about new infrastructure.

- Discussion about “why do we need to know place of birth”? brief discussion of anecdotal information about “who is from Vermont” and the notion of “Flat landers” and how it might help provide context for changing the narrative over “that’s the way we do things because that’s the way its always done.” One participant suggests it can be used to describe tension points between different perspectives. Two other participants feel this could be a slippery slope to be interjecting this anecdotal information by assuming some perspectives.
- On median income slide: George asks about adding affordability metrics to compare with the median household income. George is interested in knowing what towns are more burdened by cost of living.
- John Brabant suggested reaching out to VHFA, we should ask about cost of construction, as information suggests that to make a low-income rental unit currently is over \$500,000. Clare will be following up with VHFA and their offer of assistance with the housing chapter.

Closing comments:

- Need to add the source data, and then consider if the data sources can be added as a link so if people want to look at the full data they can, but that it’s not included in the body of the report.
- Re: electric car charges, it would be good to include an assessment of electrical voltage/amps/availability of existing buildings (residential: rental and homeowner) to understand the capacity and capability of electrification of home heating units and car charging.

Next meeting date: July 11th (instead of July 4th.)

Adjournment at 5:30 pm

draft Regional Plan Data Profile

Work in progress

June 6, 2023

Population

- ☐ Total Population # for CV Region
- ☐ Population Growth (% Change over time (compare 2000 to 2020: CV Region, State, Nation)
- ☐ Population Forecast comparison
- ☐ Population Density per sq mile # (% Change over time (compare 2000 to 2020: CV Region, State, Nation)
- ☐ # of households % Change over time (compare 2000 to 2020)
- ☐ Average household size # % Change over time (compare 2000 to 2020)
- ☐ Births #
- ☐ Deaths #
- ☐ Immigration and Migration

Age

- ☐ Median Age # % Change over time (compare 2000 to 2020)
- ☐ % Above 65 years old and % Change over time (compare 2000 to 2020)
- ☐ % Below 18 years old and % Change over time (compare 2000 to 2020)
- ☐ Age cohorts

Sex and Gender

- ☐ % Male, % Female, % LGBTQIA – or other - and % Change over time (compare 2000 to 2020)
- ☐ Male vs Female

Vetrans and people with disabilities

- ☐ Vetrans
- ☐ People with disabilities (percent of total pop with disability)

Nationality, Race, Ethnicity

- ☐ Minority Populations % / BIPOC pop
- ☐ Nationality: the country of citizenship
- ☐ Race
- ☐ Ancestry
- ☐ Foreign Born
- ☐ US Citizens
- ☐ Speak English less than "very well"
- ☐ Ethnicity: Ethnicity refers to shared cultural characteristics such as language, ancestry, practices, and beliefs.

Educational Attainment

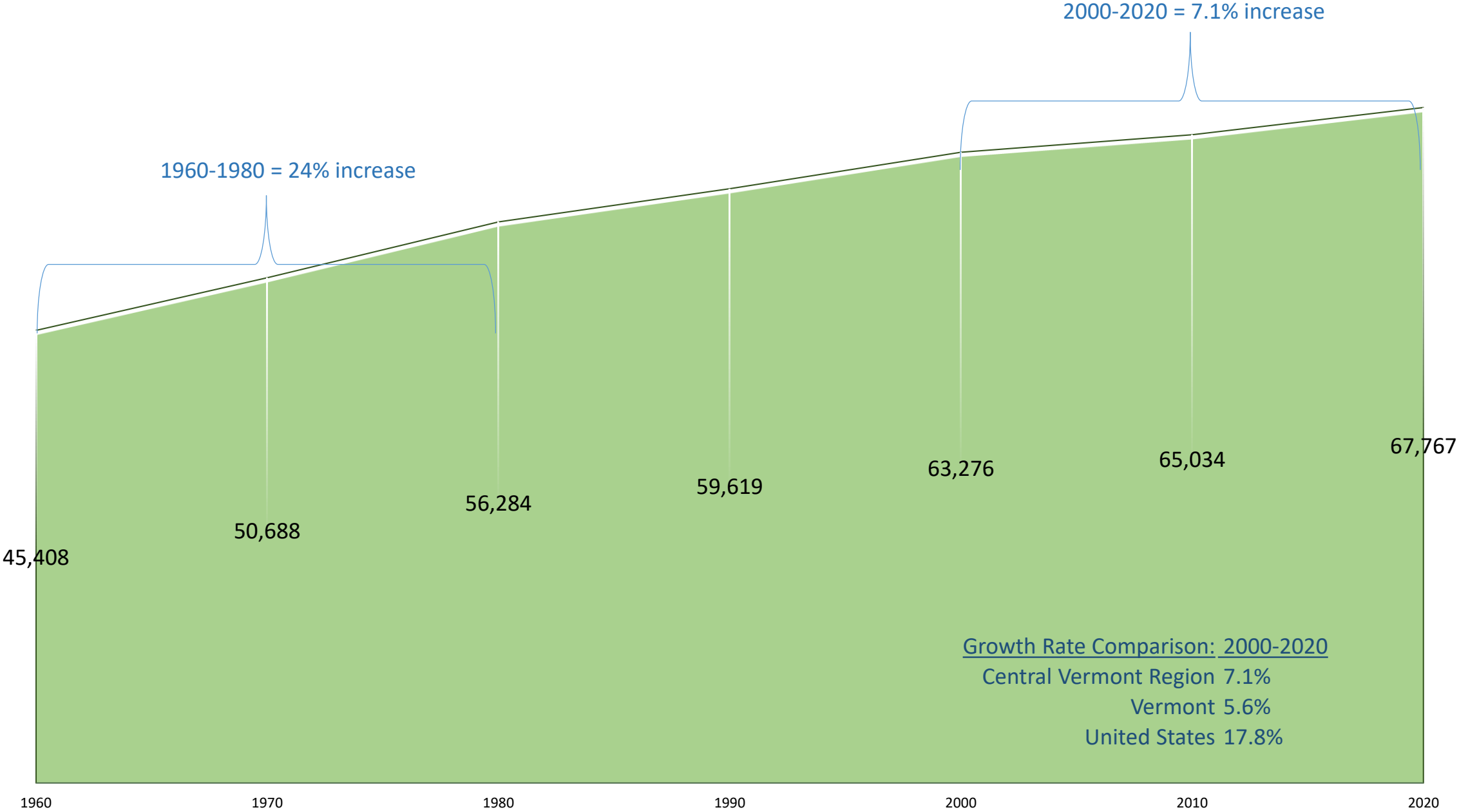
- ☐ HS or GED % and Change over time (compare 2000 to 2020)
- ☐ Vocational or technical training or certification % and Change over time (compare 2000 to 2020)
- ☐ BA degree % and Change over time (compare 2000 to 2020)
- ☐ Post Graduate Degree % and Change over time (compare 2000 to 2020)

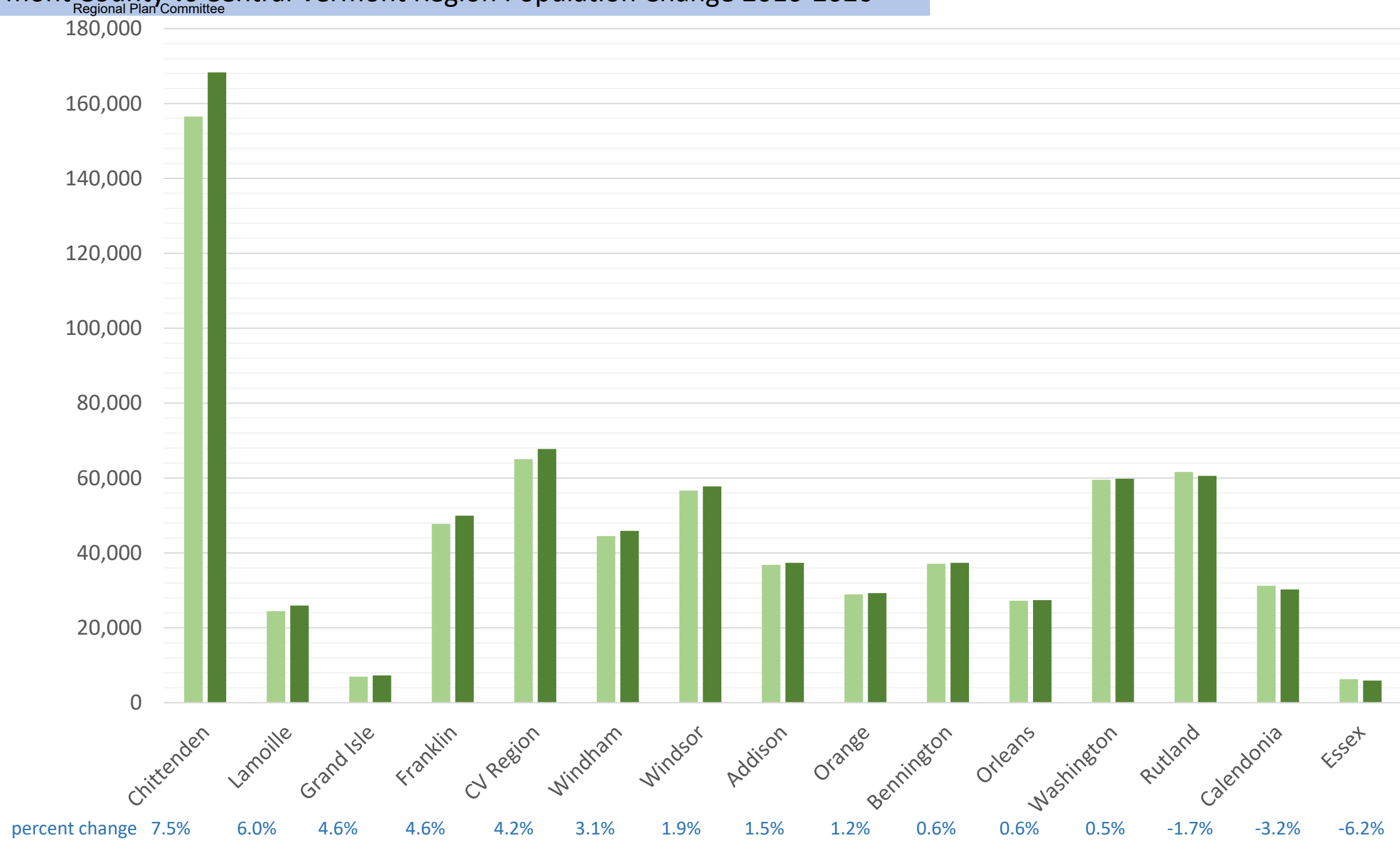
Economic

- ☐ Median Household Income
- ☐ Poverty Rate % change over time (compare 2000 to 2020)
- ☐ Jobs total #
- ☐ Civilian employed population 16 years and over
- ☐ Job Growth % Change over time (compare 2000 to 2020)
- ☐ Job Sectors & Wages (for Job Sectors compare 2000 to 2020)
- ☐ Largest occupation Sector
- ☐ Largest industry Sector
- ☐ Class or Worker
- ☐ Employment Centers
- ☐ Average mean Commute time (minutes)

Housing

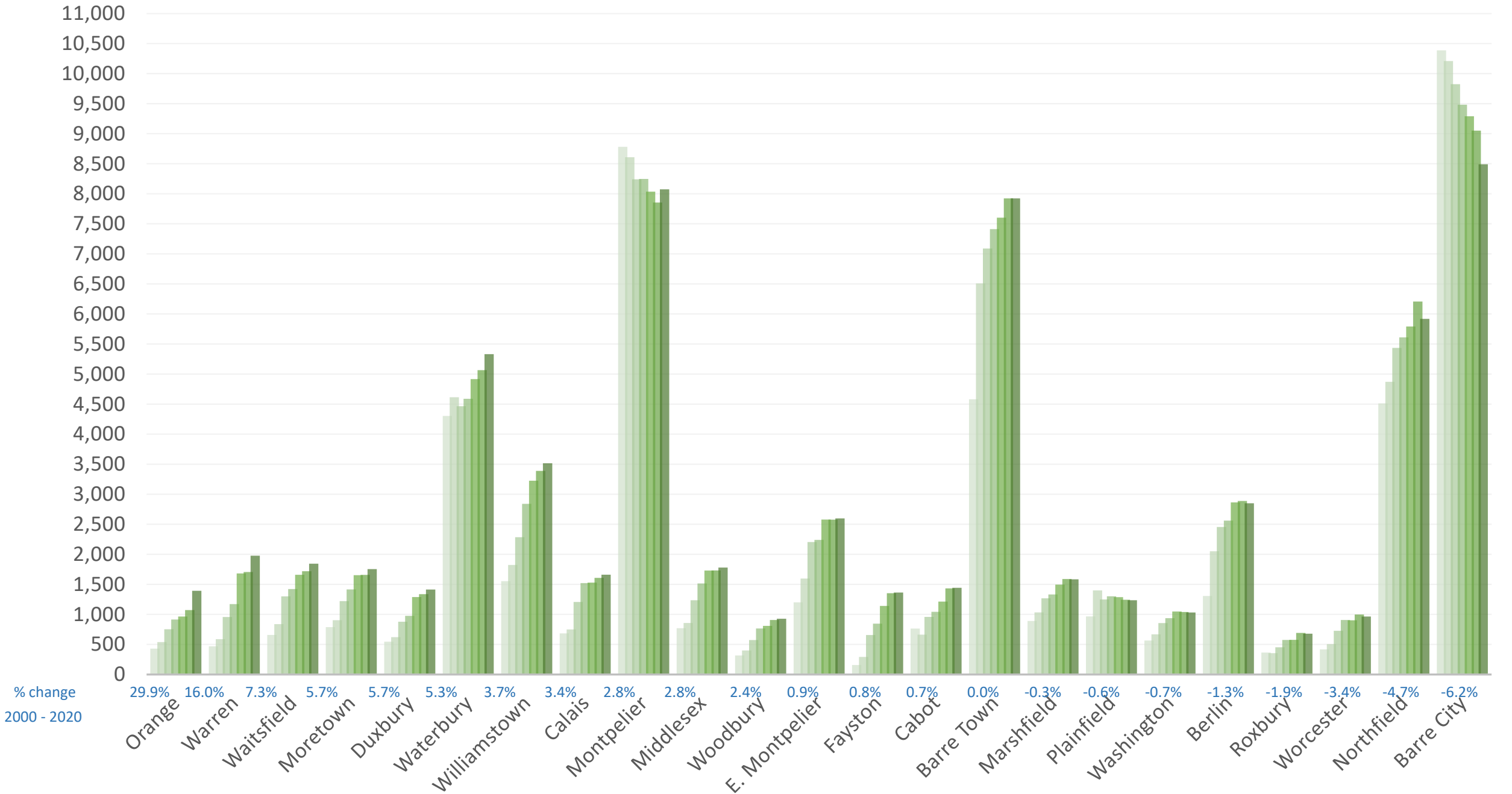
- ☐ Housing Units (total #)
- ☐ Housing Units by Type (single, multi, condo, seasonal, etc)
- ☐ Age of Housing Stock
- ☐ Percent of Stock built in last 20 years
- ☐ Homeownership rate %
- ☐ Average Median Home Value \$
- ☐ Median homeowner costs \$
- ☐ Median gross rents \$

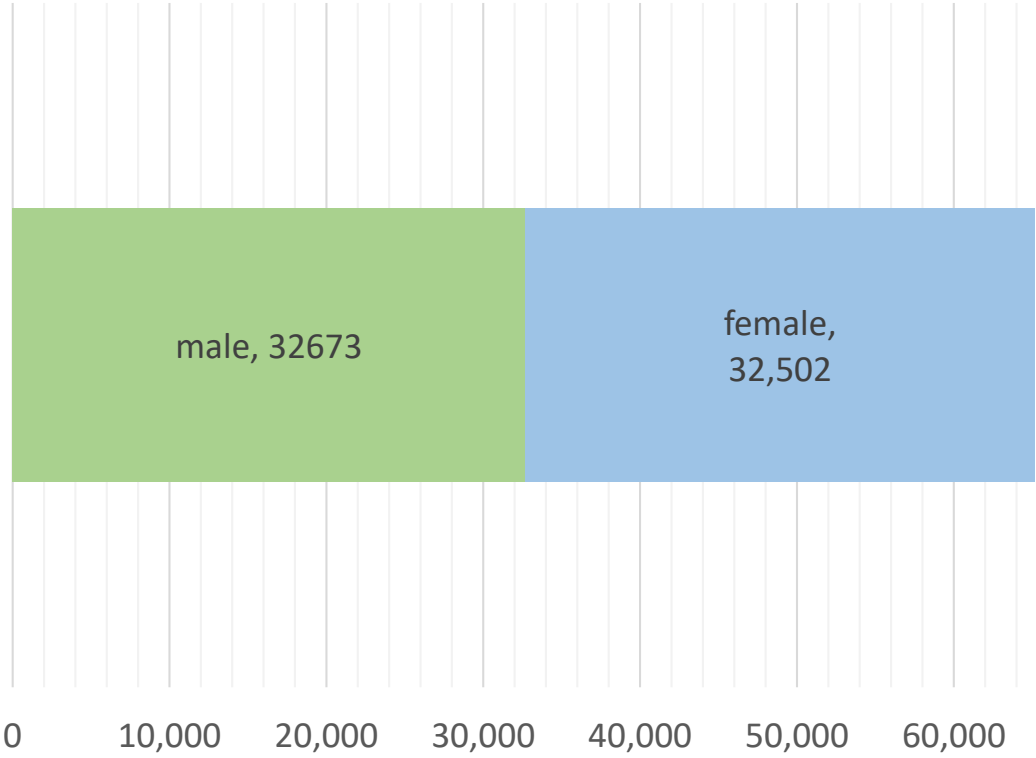
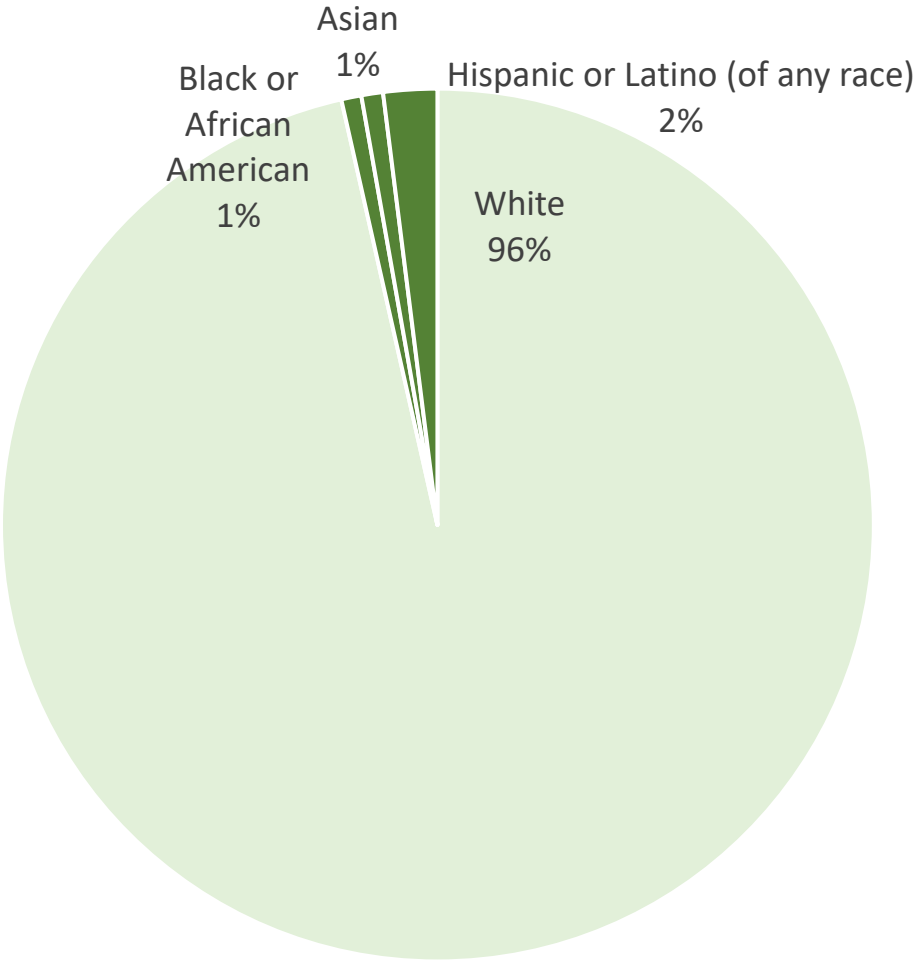


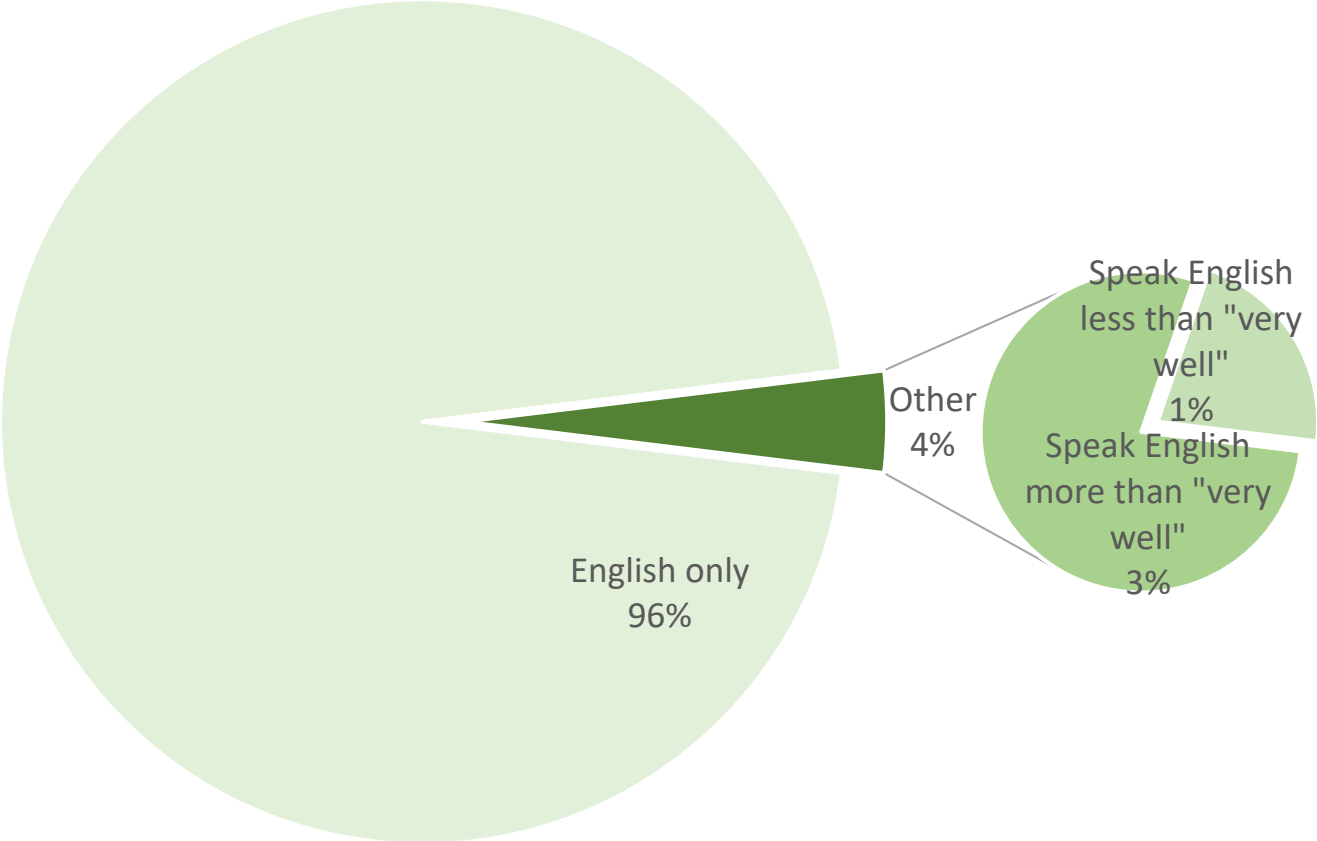
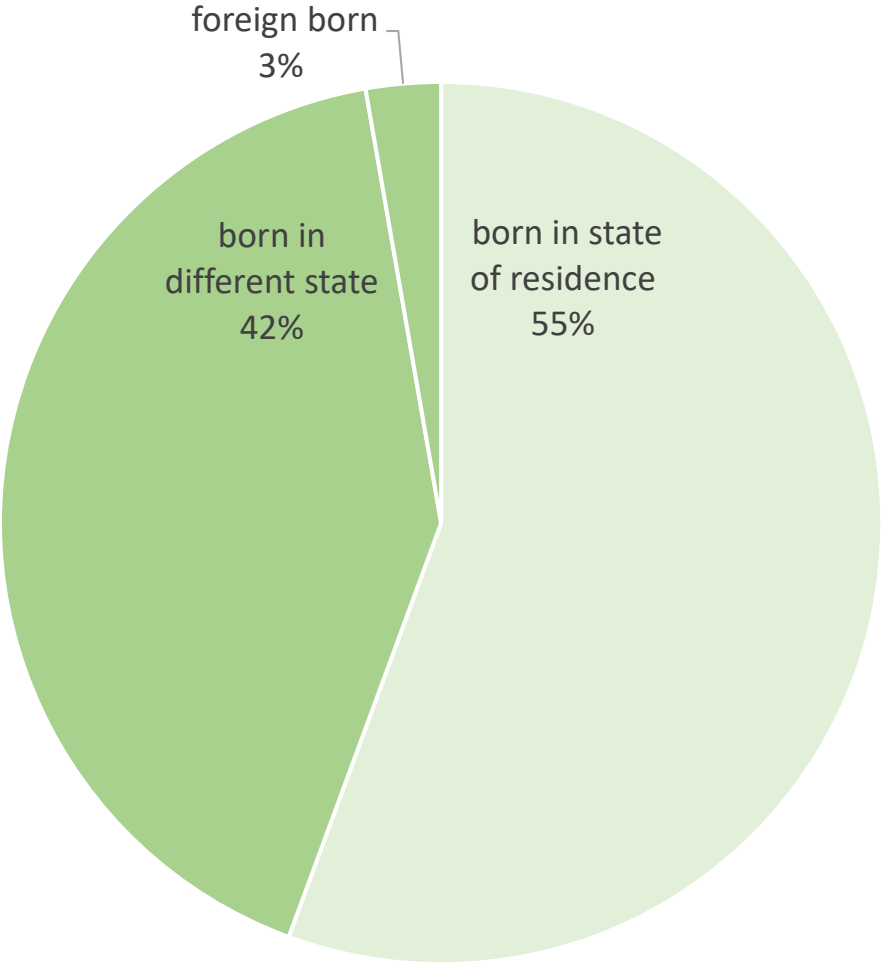


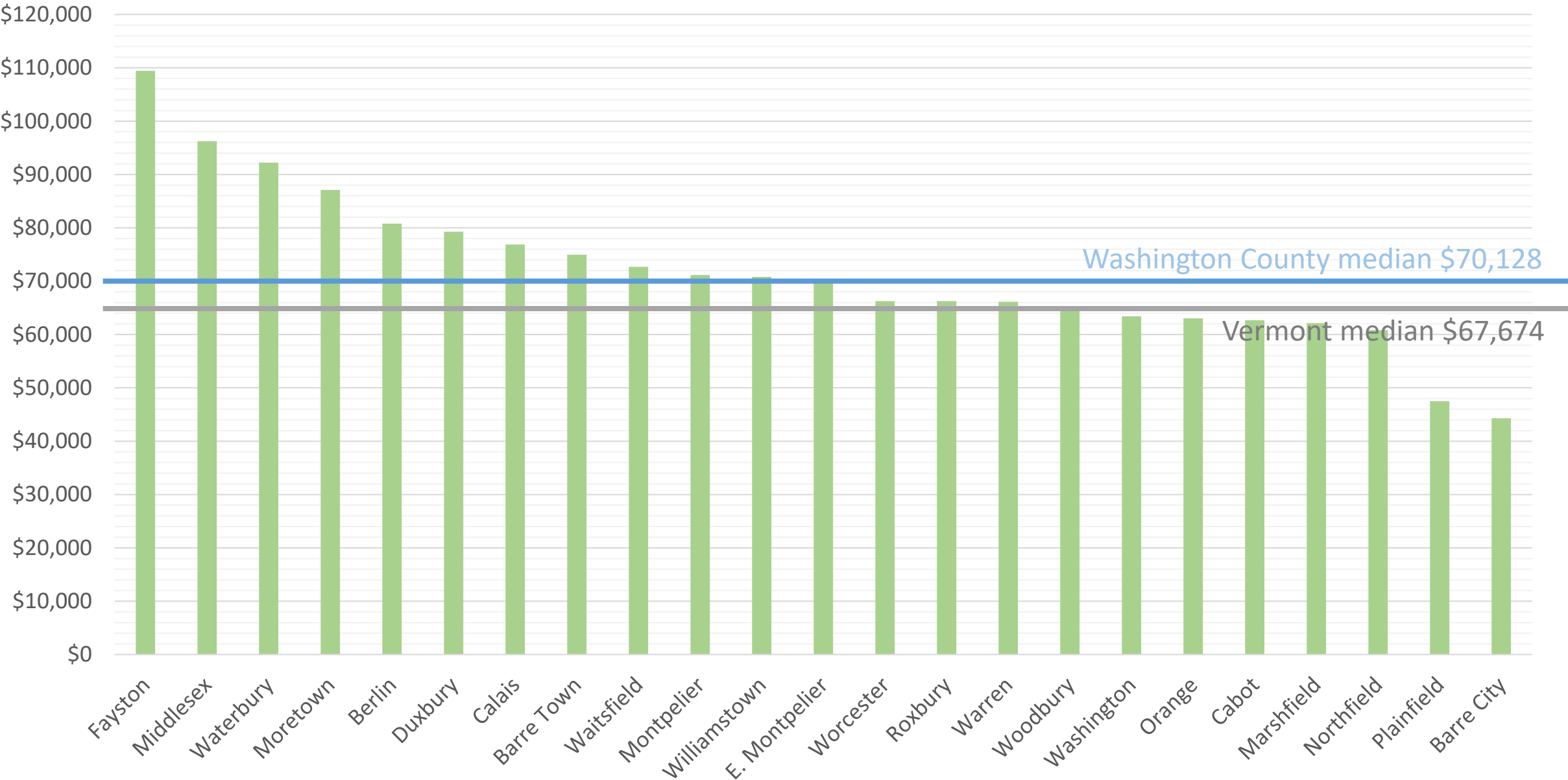
Central Vermont Population Change 1960-2020

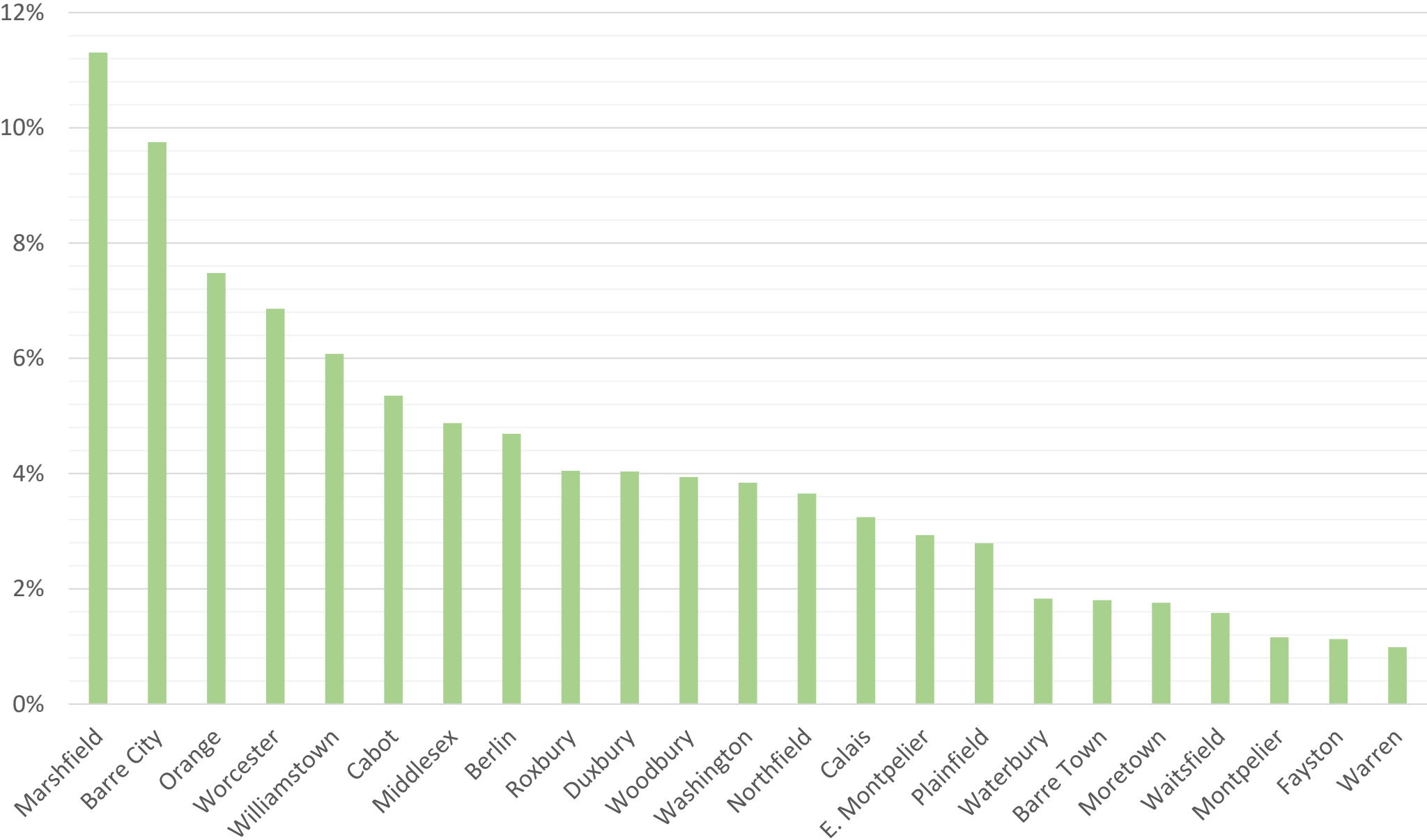
Regional Plan Committee

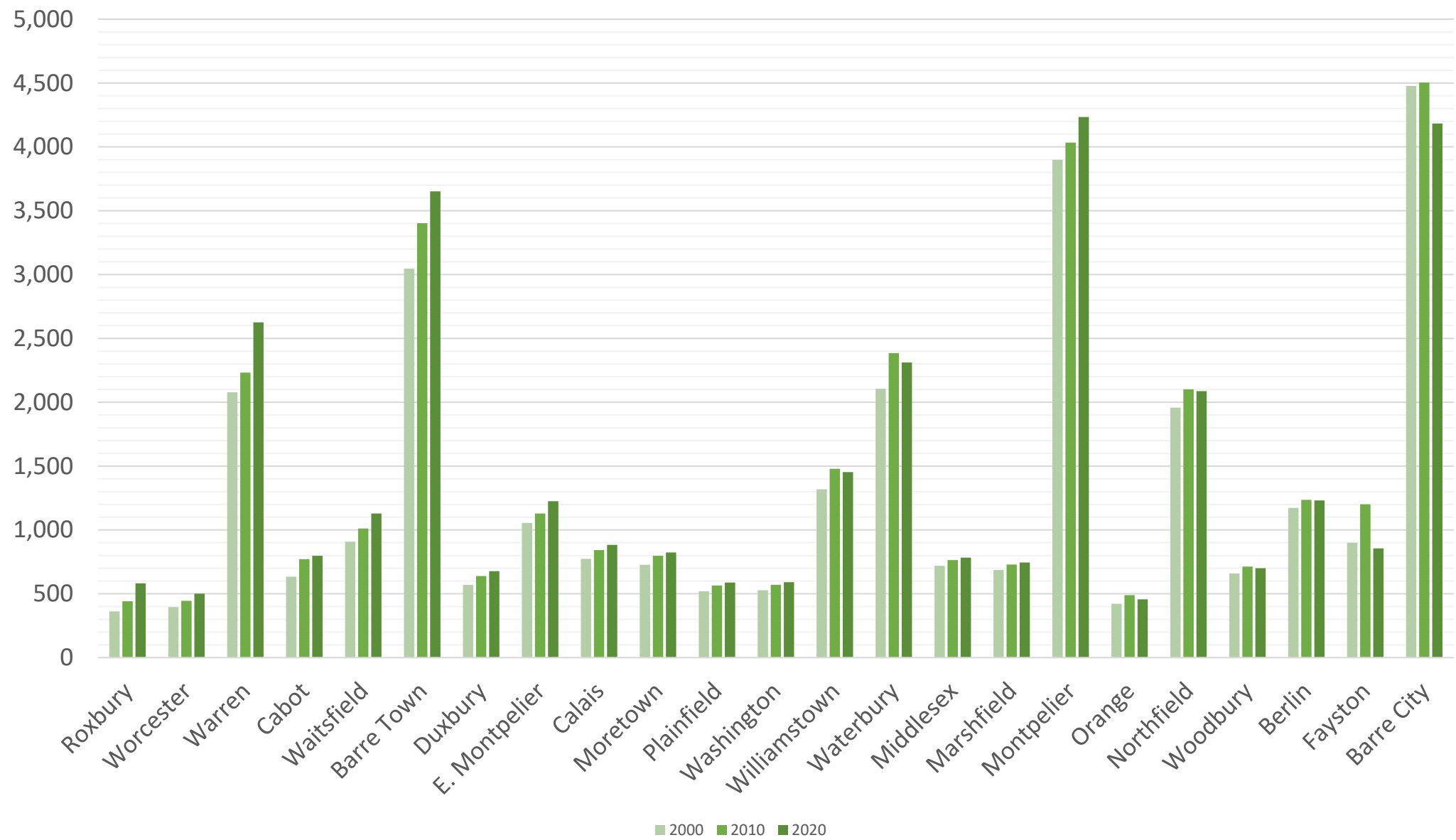












CV Region 29,912 32,479 33,112 11%

