

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Regional Plan Committee

Special Meeting

Draft Minutes

May 20, 2025 4:00 – 5:30 pm

29 Main Street, Suite 4, Montpelier, VT 05602

Remote Access Via Zoom

Committee Members:

X	Alice Peal, Waitsfield Alternate Rep
	Vacant
X	Doug Greason, Waterbury Rep
X	Mike Miller, Montpelier Alternate Rep
	John Brabant, Calais Rep

Staff: Niki Sabado, Eli Toohey (in person), Brian Voigt, Will Pitkin (online)

Rich Turner, Williamstown Rep

Public: Renee Carpenter, East Montpelier

A. Peal Called the meeting to order at 4:10PM

Adjustments to the Agenda

No adjustments to the agenda.

Public Comment

No public comment.

Approval of Minutes

M. Miller noted that the 4/15/2025 draft minutes contained a sentence fragment at the end of the Public Comment section “J. Brabant further noted that” and suggested that the draft minutes be amended to remove this. M. Miller moved to approve the draft minutes as amended, D. Greason seconded, all in favor, motion passed.

Infrastructure and Construction Costs for Housing Development

E. Toohey presented a summary of key issues and data related to increased infrastructure and construction costs and how those are contributing to the state’s and the region’s challenges in addressing the ongoing housing crisis. M. Miller spoke about the potential impact of the Community Housing Infrastructure Program (CHIP), a project-based tax increment financing (TIF) mechanism that is under discussion in the state legislature. M. Miller stated that CHIP could allow municipalities to develop further, including outside of their downtowns, and could include redevelopment of brownfield sites – a

1 common practice in most other states – and could especially benefit smaller and more rural
2 municipalities in Central VT.

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4 E. Toohey suggested that CVRPC provide (in the regional plan and/or guidance documents outside of the
5 regional plan) layperson summaries of TIFs, CHIP, and what extra benefits CHIP could provide, especially
6 to smaller municipalities. The committee supported this suggestion.

7 8 **Updates on Land Use Review Board Meeting**

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10 Staff summarized the 4/28/2025 meeting between the VT Land Use Review Board (LURB) and CVRPC
11 and Lamoille County Regional Commission. Discussion centered on the LURB's presentation of how it
12 was mapping Tier 3 areas (which have stricter Act 250 permitting requirements than are currently in
13 effect and, unlike Tier 1 and Tier 2 areas, are not based on regional planning commissions' future land
14 use maps). Staff stated that the LURB's presentation indicated that Tier 3 would cover less area than was
15 originally understood upon the passage of 2024's Act 181. Discussion included how best to balance
16 ecological and development goals, the intent of Tier 3, and what reforms are needed for Act 250
17 permitting, and how those relate to the Act 250 reforms instituted in Act 181. A question that remains
18 to be determined is what would happen if Tier 3 areas overlap with areas that the Regional Plan Future
19 Land Use Map designates for growth.

20 21 **Updates on Future Land Use Map**

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23 B. Voigt provided updates on development of the Regional Plan Future Land Use Map. He noted that,
24 per the above updates on the LURB meeting, it appeared that Tier 3 areas would be smaller than
25 originally anticipated and how this might inform CVRPC's decisions toward mapping the rural land use
26 categories.

27 28 **Meeting Topics for June 4, 2025**

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30 The committee and staff discussed upcoming meeting topics. W. Pitkin suggested focusing on the
31 aspirations, goals, and strategies of each regional plan chapter, since those are what are most often
32 quoted in project review, grant applications, and other important CVRPC functions, plus that limited
33 scope of review would allow the committee to review in greater depth. The committee agreed to begin
34 the aspirations, goals, and strategies review with the housing draft chapter then the economy draft
35 chapter.

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37 M. Miller moved to adjourn, D. Greason seconded, all in favor.

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39 A. Peal adjourned meeting at 5:56 PM

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41 *Respectfully submitted by W. Pitkin*