

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee
Special Meeting

July 1, 2025, 4:00 – 5:30 pm

29 Main Street, Suite 4, Montpelier, VT 05602

Remote Access Via Zoom

Committee Members:

x	Alice Peal, Waitsfield Representative
x	Doug Greason, Waterbury Representative
x	John Brabant, Calais Representative
x	Mike Miller, Montpelier Representative
x	Rich Turner, Williamstown Representative

Staff: Brian Voigt (via Zoom), Christian Meyer, Eli Toohey (via Zoom),
Lorraine Banbury

Public: Stewart Clark (Berlin Planning Commission), Renee Carpenter (East
Montpelier)

Call to Order & Roll Call

Alice Peal Called the meeting to order at 4:03.

Adjustments to the Agenda

No adjustments to the agenda.

Public Comment:

**Act 250 Tier System, Land Use Review Board and Future Land Use
Map**

Stewart Clark came with questions following a presentation to the Planning
Commission in Berlin. That meeting focused on discussing the new land use
map development and the new Act 250 tier system from the passage of Act
181. He inquired about the factual basis for assigning these tiers, to which
Brian Voigt responded that a standardized methodology based on state
legislation is used. Alice Peal explained that there are three tiers, with the
Land Use Review Board having committees responsible for rulemaking for
each tier. Tier 3 will be an overlay district for protected/conserved land.
Tiers 1 and 2 are further along than Tier 3.

The Committee also confirmed that towns can opt-in for Tier 1A and 1B
status and self-certify that they have the technical capacity to manage the
Act 250 requirements internally. John Brabant shared concerns that towns in

1 Tier 1A only need to show adequate water supply and wastewater disposal
2 capacity, regardless of existing violations in wastewater treatment. Further
3 conversation talked concerns over the about the high price of new housing in
4 Vermont and possible development in Riverton in Berlin.

5 Alice discussed the importance of submitting comments to the Land Use
6 Review Board and the committees responsible for rulemaking for Tier 1 and
7 Tier 1B status. Alice emphasized that while Tier 1B status might give
8 landowners more control, it does not eliminate the need for permitting. Tier
9 1A or 1B can be revoked by the state, which would push a project back into
10 Tier 2 status (the former Act 250 process). Information can be accessed
11 through the Act 250 website, <https://act250.vermont.gov/>

12 13 **Election of Officers**

14 John nominated Alice to continue as chair and Doug to continue as co-chair.
15 Doug seconded and the motion passed unanimously.

16 17 **Approval of Minutes**

18 John Brabant moved to approve the draft June 4, 2025 and June 17, 2025
19 meeting minutes. Doug seconded. Motion carried unanimously.

20 21 **Goals, Strategies, Policies Review: Housing Chapter**

22 Brian will have an updated draft of the Housing Chapter Aspirations, Goals,
23 Strategies and Policies for the committee to review prior to the next
24 meeting. There was discussion about how to cross-reference goals,
25 strategies and policies across chapters. It was suggested that the Committee
26 ensure all goals are captured in the document but allow staff to decide final
27 placement in the Regional Plan and how to cross reference goals. Eli
28 provided a recap of a housing finance workshop she attended. Topics
29 included low-income housing tax credits, tax increment financing and new
30 market tax credits. Eli plans to supplement the housing chapter with this
31 information.

32 33 **Future Land Use Map Updates**

34 Brian continues to work on the map and intends to have a draft ready by
35 July 11.

36
37 Email correspondence was sent to all 23 member municipalities requesting a
38 meeting with municipal Selectboards and Planning Commissions to discuss
39 the regional future land use map. Five municipal meetings have been

1 scheduled and several others are being planned. Staff hope to conclude
2 these meetings by October 2025.

3
4 Alice shared her conversation with Alex Weinhagen from the Tier 3
5 rulemaking committee and said that he was open to hearing more about the
6 Waitsfield Town Plan's process to inform their protected and conserved
7 areas. Staff and public participants were urged to share comments with the
8 Tier 3 Rulemaking Committee. Some other topics that were mentioned were
9 how upstream development affects downstream flood hazards, and about
10 habitat destruction and pinch points affected habitat. Doug Greason
11 mentioned that the LURB made clear that they did not have the bandwidth
12 to review all the municipal and regional plans.

13 **Topics for Next Meeting**

14 The next Committee meeting will be Tuesday, July 15. Proposed agenda
15 items include reviewing the draft Housing Chapter Aspirations, Goals,
16 Strategies and Policies and the draft Future Land Use map.

17
18 John moved to adjourn, Doug seconded, all in favor.

19 A. Peal adjourned meeting at 5:30 PM.

20
21 *Respectfully submitted by L. Banbury*