



## Project Review Committee

### Regular Meeting

Thursday, September 25, 2025

4:00 PM – 5:00 PM

29 Main Street, Suite 4, Montpelier, VT Hybrid Meeting  
with Remote Participation via Zoom

[https://us02web.zoom.us/j/88924334270?pwd=MUFmK0RiYmVHe  
k9HOUUraVNURHY3QT09](https://us02web.zoom.us/j/88924334270?pwd=MUFmK0RiYmVHe<br/>k9HOUUraVNURHY3QT09)

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile 1 1 (929) 436-2866

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

## Agenda

- 4:00 Call to Order & Roll Call
- 4:05 Updates to Agenda
- 4:10 Public Comment
- 4:15 Review & approve minutes from the 8/28/25 meeting
- 4:20 Questions on Project Review Report
- 4:25 Letters of Compatibility  
Memo: Christian Meyer
- 4:30 Updates on Section 248, and Section 248a Applications – Sam Lash
- 4:55 Topics for next meeting (discussion)
- 5:00 Adjourn

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](mailto:chartrand@cvregion.com) at least 3 business days prior to the meeting for which services are requested.

# CENTRAL VERMONT REGIONAL PLANNING COMMISSION

## Project Review Committee

August 28, 2025 4:00 pm

*Remote Participation via Zoom*

### Draft Minutes

#### Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner
x	John Brabant, Calais Commissioner
x	Bill Arrand, Worcester Commissioner
	Peter Carbee, Washington Commissioner
x	Robert Wernecke, Berlin Commissioner
x	Alice Peal, Waitsfield Alternate Commissioner

Staff: Lorraine Banbury, Sam Lash, Christian Meyer, Keith Cubbon

Public: None

L. Cattaneo called the meeting to order at 4:02 pm.

#### Public comment

None

#### Adjustments to the Agenda

No changes were made to the posted agenda. J. Brabant inquired whether the project review report and criteria discussion were separate agenda items or part of the same report; staff clarified that these were part of the same agenda item.

#### Public Comment

No members of the public were present; no public comment was offered.

#### Approval of Minutes

J. Brabant moved to approve the August 4, 2025 draft minutes, noting he was not present but had reviewed them carefully. R. Wernecke seconded. Hearing no discussion, the motion passed unanimously.

#### Project Review Report & Case Updates

Staff presented the current list of projects under review. R. Wernecke and J. Brabant discussed the Berlin Mall redevelopment hearings, noting the number of hearings held and the positive transformation of the site into a mixed-use, community-oriented space. Commissioners also briefly discussed a new proposal for 29 Main Street to be converted into 16 apartments and 6 retail spaces, as well as a conceptual daycare facility for 150 children at Colby Farm in Middlesex. Commissioners discussed the likely parking challenges for the Main Street project and broader state trends toward reducing parking requirements.

## **Project Review Guidelines and Criteria**

J. Brabant asked for clarification on the recent edits to the Project Review Guidelines, specifically where the term 'Substantial Regional Impact' had been replaced. Staff explained that the new language was intended to provide clearer and more flexible guidance for when the committee should engage in project review, beyond only conflicts between municipal and regional plans. The committee expressed support for the broader, more practical approach to triggering review.

## **Conservation Easements**

J. Brabant raised a question about the committee's role regarding conservation easements such as the Fitch Farm proposal in Calais. R. Wernecke suggested that the committee should only review easements that fall within designated growth areas to avoid potential conflicts with the regional plan. Staff confirmed that future easement notices that meet this criteria will be compiled and shared so the committee can determine if comment is warranted.

## **Conservation Easements**

J. Brabant raised a question about the committee's role regarding conservation easements such as the Fitch Farm proposal in Calais. R. Wernecke suggested that the committee should only review easements that fall within designated growth areas to avoid potential conflicts with the regional plan. Staff confirmed that future easement notices will be compiled and shared so the committee can determine if comment is warranted.

## **Act 250 & Section 248 Updates**

Staff shared that more Section 248 projects are expected as developers seek to take advantage of federal credits. There was discussion of upcoming Tier II and Solar for All RFPs. Commissioners briefly considered whether towns should identify preferred sites for >500 kW projects. Staff will continue to monitor state-level tax discussions that affect municipal revenues from energy projects.

## **Hazard Mitigation & Floodplain Projects**

Staff presented a detailed update on the Pioneer Dam removal and Jacob Davis Homestead floodplain restoration projects in Montpelier. The projects aim to increase flood storage, reconnect floodplains, and reduce flood depths through the US-2/302 corridor. R. Wernecke and L. Cattaneo expressed concern about potential unintended downstream impacts of lowering water levels and emphasized the need for a comprehensive hydraulic analysis of the river system. R. Wernecke also questioned the modeling assumptions, suggesting a two-foot difference in flood levels, cautioning that results should be carefully reviewed. Staff noted that funding and permit processes will require further review before construction proceeds.

## **Next Meeting**

The committee confirmed that meetings will continue on the fourth Thursday of each month at 4:00 PM unless cancelled for lack of agenda items.

## **Adjournment**

R. Wernecke moved to adjourn. A. Peal seconded. The motion passed unanimously and the meeting was adjourned at 5:42 PM.

**Project Review Committee  
Act 250 Cases**

7/29/25

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
				<b>CLOSED SINCE LAST MEETING</b>			CLOSED THIS MONTH
<a href="#">SW0390-3</a>		Ari Fishman (Zenbarn)	Waterbury	This permit specifically authorizes the as-built replacement of the existing failed on-site wastewater system with a BioClere pretreatment system. The commercial building is located at 179 Guptil Road in Waterbury, Vermont <b>9/9/25 - permit issued</b>	Act 250 permit issued		CLOSED THIS MONTH
<a href="#">JO5-185</a>	75 North Main Street LLC ADU	75 North Main Street LLC	Waterbury	Relocation of an existing single-family residence from an 0.35 acres lot located at 73 North Main Street, Waterbury, VT to a 1.07 acres lot located at 75 North Main Street, Waterbury, Vermont. (Subject to LUP SW1573) Once relocated, the residence will be refurbished. The residence will be served by municipal water and sewer connections. Access will be via the existing cur cut off U.S. Route 2 and the existing parking is sufficient. <b>9/5/25 - JO issued: Act 250 permit not required</b>		JO - Act 250 permit <b>not</b> required	CLOSED THIS MONTH
<a href="#">JO 5-180</a>	Goddard Property Housing Development	(Ledgeworks)	Plainfield	Former college campus (Goddard College) - interest in developing housing. 10 to 60 units. Goddard's tract or property is composed of two parcels, 117 acres in Plainfield and 13 acres in East Montpelier. (See the attached form for more details.) As you can see from the attached NDA map, the Plainfield parcel is entirely in the Village District and only part of it is in the proposed NDA due to a 200 ft rule for sewer service. The East Montpelier parcel is outside both the village district and the proposed NDA. Both parcels have public water and sewer, and both towns have permanent zoning and subdivision bylaws. 6/23/25: Application received <b>8/21/25: JO issued: Act 250 permit not required</b>		JO - Act 250 permit <b>not</b> required	CLOSED THIS MONTH
<a href="#">JO5-179</a>	Waterbury Water Main Extension		Waterbury	Request to correct JO 5-179 to reflect that EFUD is the chartered municipality that owns and operates the municipal water and sewer systems, formerly the property of the Village of Waterbury. The Town of Waterbury proposes to extend its existing municipal water system, beginning at Guptil Road, heading west on a cross-country alignment to provide water service to residential homes on East Wind Drive and McNeil Road. The project will terminate just short of the VT Route 100 State right-of-way. Approximately 0.6 acres will be disturbed. Work will occur between the right-of-way and on easements obtained by the town. The project will result in an approximate demand increase for the water supply system of 4.6%. 2/6/24 JO issued: Act 250 permit required, <b>8/21/25: JO Correction issued</b>		<b>JO issued: Act 250 permit required</b>	CLOSED THIS MONTH
<a href="#">JO 5-182</a>	Pioneer St Dam Removal and Davis Homestead Floodplain Restoration	Keith Cubbon Central Vermont Regional Planning Commission	Montpelier	the Pioneer Street Dam to address flooding in two areas: upstream of the Pioneer Street bridge to the Route 2 bridge at Gallison Hill Road and the Jacob Davis Homestead, 5 Home Farm Way, an 18-acre property at the confluence of the Winooski and Stevens Branch Rivers. Reconnecting the floodplain in these two areas will allow floodwaters to move more freely, sediment to be deposited in controlled areas, and reduce peak flood depths in critical infrastructure corridors. The project involves over 10 acres of disturbance and includes the dam removal, the removal of approximately 50,240 cubic yards of sediment, regrading, streambank armoring, and the installation of wood deflectors to protect streambanks. Disturbed areas will be revegetated with native plants and trees. <b>JO request received: 7/29/25, deemed complete 8/13/25, decision issued 8/14/25</b>		JO issued: Act 250 permit required	CLOSED THIS MONTH
				<b>NEW</b>			<b>NEW</b>
<a href="#">JO 5-187</a>	Plainfield School Street Waterline Replacement	Mary Lane (Town of Plainfield)	Plainfield	Town of Plainfield, Vermont proposed replacement in kind of the existing municipal waterlines serving residential homes from Harvey Hill Road to School Street (Route 2) to Hillside Drive and up Bunker Hill Road. The 1,650 foot long project will result in a total earth disturbance of approximately 2.316 acres. <b>JO Issued: 09-17-2025: No Act 250 permit required.</b>		JO - Act 250 permit <b>not</b> required	NEW
<a href="#">SW1130-5</a>	Mason Drive Land	John Reynolds (EIA LLC)	Moretown	This permit specifically authorizes approval of the existing landscaping plan, which differs from the previously approved plan in that some plantings were not installed. (However, two evergreen trees within the flagpole island will be installed.) Also proposed is the creation of two new adjacent outdoor storage areas: a seasonal boat storage yard, measuring approximately 200' x 60' to accommodate 50 to 70 boats (no pre-storage maintenance will be conducted on-site), and an outdoor equipment storage area for small trailers, an asphalt roller, a loader, etc. No construction is required. The existing vegetation along Cobb Hill Rd will be retained. The project is located at 33 Mason Drive in Moretown, Vermont. <b>9/15/25 application received, pending comment period</b>	10/6/2025	In comment period	NEW
<a href="#">SW0838-6</a>	Swenson Granite Co Quarry Expansion	Michael Sylvester (Swenson)	Woodbury	This project proposes to expand the footprint of the existing quarry including stockpile, waste block, stockpile areas and the extraction area. Operational modifications are also proposed including the addition of a mobile crusher, stormwater improvements and other related ancillary improvements. No changes are proposed to the previously approved 750,000 cubic yards of annual saleable extraction volume. <b>8/25/25: Application received</b>		Pending: in review	NEW
<a href="#">JO 5-183</a>		Main Street Apts LLC	Montpelier	29 Main Street Building Conversion: Conversion of an existing commercial building to 15 one-bedroom apartments and 6 commercial units. 8/5/2025 Application received - deemed incomplete			NEW
				<b>ONGOING</b>			<b>ONGOING</b>
<a href="#">SW0584-21</a>		Jason Lazar (Berlin Mall LLC c/o Heidenberg Properties) / Town Administrator Ture Nelson (Town of Berlin)	Berlin	The project is proposed at the Central Vermont Marketplace (formerly Berlin Mall). The overall project involves the redevelopment and realignment of Berlin Mall Road (proposed to be called Gateway Avenue) and the creation of a new road (to be called Eclipse Circle) which will access Gateway Avenue in two locations to serve two proposed commercial uses on Lots A & F as well as the recently constructed affordable housing building on Lot C. The project is proposed to be split into two Act 250 permits. This application will focus solely on the Gateway Avenue roadway, infrastructure, and stormwater utilities. The Town of Berlin is a co-applicant as it owns involved lands and the road is proposed to be public. This application falls under the municipal category and we are requesting that it be treated as a minor application. 5/16/2025: application received. 6/16/2025: additional information requested about proposed tree clearing in a wooded buffer along Rt. 62 and impact to wetlands, two issues that were of particular concern in previous Act 250 permits/permit amendments on the site. 6/16/25: Information request from applicant. 7/16/25: Response to comments supplied by applicant, 8/19/25 - further information provided		In Comment Period Draft Act 250 amendment permit issued	Ongoing

**Project Review Committee  
Act 250 Cases**

7/29/25

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
<a href="#">5W0489-4A</a>		Melinda Neff (E & E Holdings, LLC) / Melinda Neff (E & E Holdings, LLC)	Montpelier	2016 Change of Use from single use as Masonic Lodge to multiple use for 1) Masonic Lodge meeting place, 2) Green Mountain Behavior Consulting providing childhood counseling services, and 3) a bakery. 6/13/2025: application received.		application received	Ongoing
<a href="#">5W0857-4</a>		(Wildersburg Homeowners Association, Inc.) / (Town of Barre)	Barre Town	Wildersburg Common residential subdivision is located in the Town of Barre. This site is on the Vermont Department of Environmental Conservation's list of Three-Acre Properties that require a Stormwater General Permit (3-9050). The site consists of paved roads, roofs, and driveways totaling 4.86 acres of impervious surface. This project is for the construction of six non-infiltrating subsurface chamber systems for stormwater treatment. The Town owns and maintains Wildersburg Common Road and is the only listed permittee on the site's stormwater permit (#3252-9050.1). The Wildersburg Homeowner's Association owns and maintains the residential units and driveways within the parcel. 4/3/2025: application received. 5/22/2025: minor notice and draft Act 250 permit amendment issued. Comment period until 6/16/2025. 6/9/2025: adjoining landowner requested hearing regarding potential impacts to his property.	6/16/2025	Draft Act 250 permit issued Minor notice issued	Ongoing
<a href="#">5W0584-22</a>		Jason Lazar (Berlin Mall LLC c/o Heidenberg Properties) / Town Administrator Ture Nelson (Town of Berlin)	Berlin	The project proposed is the 2nd of two applications at the Central Vermont Marketplace. The first application was for the main roadway (Berlin Mall Road - to be renamed Gateway Avenue) and utilities within the ROW. This will be a Town owned road and is hence considered a municipal project. This application is for the construction of a new road (Eclipse Circle) as well as the construction on two commercial Lots (Lots A and F). Lot A proposes a Starbucks coffee shop with a drive-thru component and Lot F proposes a Chipotle with an order ahead and pickup model. A boundary line adjustment between the two subject parcels as well as a subdivision to create Lots A and F are also a part of the project, and have been approved via the WW permit (WW-5-1290-5). This application also proposes a master plan to delineate potential future developable area on Outlets D and G as well as changes to the existing pylon signs at the Fisher Road and VT Route 62 entrances. 5/21/2025: application received. 6/10/2025: application incomplete.		Application incomplete	Ongoing
<a href="#">5W0441-2D</a>	RK Miles	(FHS Holdings, LLC)	Berlin	The project is the proposed redevelopment of two existing lots located in Berlin. The project involves the renovation and expansion of the existing buildings on the property as well as the construction of several new storage buildings. The property is proposed to be used as a building material supply sales facility. The project also includes redeveloped access, circulation, and parking for deliveries, employees, and customers. The 222 Granger Road building is proposed to be expanded and become the main retail building for the development, with hardware sales, display areas, employee areas, and point of sale. The 21 Industrial Lane building is proposed to become a cold storage building for insulation and drywall. A new cold storage building is proposed for millwork, labeled as "Millwork Building" on the plans. Three new semi-enclosed storage buildings are also proposed for general building material storage, labeled as either "Storage Shed" or "Drive-Thru Storage" on the plans. 5/20/25 Application pending further information		Pending (Awaiting Information)	Ongoing
<a href="#">5R0891-24</a>		Pierre Gilbert (Industry Street Properties, LLC) / Adam Stone (Adam Stone Trucking, LLC)	Williamstown	The Town of Williamstown applied for federal funding for the dredging removal of 900' of accumulated sediment from within three sections of the stream that feeds the Stevens Branch. One 400' section runs adjacent to Lot 6 (Stone Lot) and the other 400' section runs adjacent to Lot 7 (Gilbert Lot ). The project also involves sediment removal from within an additional 100' of the stream located at the intersection where the stream T's into the stream bordering Lot 7. The project is located in the Williamstown Industrial Park on Industry Street. The sediment was deposited as a result of the flooding events during July and December of 2023. The sediment removed would be piled up within the 25' riparian buffer to drain for 24 hours before being hauled off-site. Once the sediment is removed from the riparian buffer, new vegetation will be planted. Stone may also plant trees in the impacted area on his parcel. Application received 7/29/2024. 8/7/2024: application incomplete.		Application incomplete	Ongoing
<a href="#">5W0134-2</a>		Stephen Gavosto (MRV Holdings LLC)	Waitsfield	The project will consist of constructing 2 self storage buildings on an existing 3.5+/- acre parcel. The parcel already has one 12,000sqft commercial building on it. One self storage structure will be approximately 3000sqft and the other will be 6800 ft2 . The total footprint will be less than a 1/4 acre. The buildings will be standard mini storage constructed of steel--(or timber framed depending upon material costs at the time of construction; this was submitted with the Town Application) The buildings will be built along an existing road already on the property. There will be no utilities ran to the buildings. Application received 3/25/2024. Additional information/clarification requested 4/9/2024. Minor notice and draft Act 250 permit issued 5/9/2024. Comment period until 6/4/2024. 6/6/2024: comment period extended until 6/25/2024.	6/25/2024	Draft Act 250 permit issued Minor notice issued	Ongoing



## MEMO

Date: September 18, 2025

To: Project Review Committee

From: Lorraine Banbury, Planner

Re: Letters of Compatibility

---

☒ **ACTION REQUESTED:** Review and provide input on the below-listed Letters of Compatibility for upcoming Community Development Block Grant Disaster Recovery grant applications.

Review at least one letter from each of the following categories: planning, small residential, reconstruction/improvement, removal/Restoration, and large residential. Provide comments to staff on how you feel the format and content of the letter can be improved.

### Background

In support of Community Development Block Grant - Disaster Recovery funding applications, the VT Community Development Program has requested all applicants provide letters demonstrating where proposed projects are compatible with the regional plan. CVRPC staff reviews concepts for compatibility then drafts and submits these letters. As the board of commissioners is reflecting on how it provides regional input on new projects, staff is seeking commissioner feedback on our current format and how it can be improved in the context of grant applications.

Important factors to consider:

- Project descriptions are conceptual and incomplete. Applicants are often in the early stages of developing a project, trying to build their funding plan. We may know the location and some basic details of the project, like number of units, but rarely has all the engineering been completed, including traffic impacts, stormwater design, water/wastewater designs, etc...
- Funding is not certain.
- CVRPC has a short timeline to provide these statements of compatibility. The CDBG-DR grants are due 9/30/2025 and requests are still coming in for statements of compatibility.
- Traditionally all larger development projects would have gone through the Act 250 process.
- Currently certain housing development projects that lie within the legislatively defined [Interim Exemption](#) areas may not require an Act 250 permit. These exemptions expire 12/31/2026.
- After 1/1/2026, only those areas identified in the Regional Plan will be eligible for Act 250 exemption.

## Process

Projects have been grouped as planning, small residential, reconstruction/improvement, removal, and large residential projects. We expect that, given the small scale and nature of some of these projects, even with limited information, compatibility will be straight forward; however, in larger, new developments, some impacts are unknown. Letters make note that some information has not yet been supplied and that CVRPC reserves the right to comment on compatibility as the project develops.

Please review at least **one letter from each category**, as letters tend to be very similar among projects in each category.

**Planning:** No implementation or project construction. These projects tend to focus on community engagement and design.

- One possible project to investigate planning for new housing in North Montpelier. Project details not yet provided. No letter yet drafted

**Small residential:** Residential with fewer than 30 units, the threshold identified in the Regional Plan for significant regional impact. To date the projects that have been presented to the CVRPC under this category are all either in or adjacent to city or town centers.

Municipality	Project name	Brief description	Page #
Barre City	North End	Site demo, infrastructure/engineering. Up to 9 new units	9
Montpelier Downstreet	Heaton Apartment	Acquisition, new & rehab, historic preservation for up to 21 affordable units	11
Montpelier Downstreet	Heaton Homeownership	Affordable housing, new construction - 4 units	13
Montpelier	Northfield Street	Affordable housing development - 28 units, new construction	15
Plainfield	Plainfield Hotel	Housing for 12 units in old hotel in town	n/a

**Reconstruction/improvement:** These projects are all infrastructure projects that aim to reconstruct or improved the resilience of an existing structure.

Municipality	Project name	Brief description	Page #
Barre City	GSH - Seminary Street	Move emergency shelter out of floodway	17
Barre City	Wiley St bridge	Bridge reconstruction and floodplain restoration	19
Cabot	Northern Tributary	Bridge project and road improvements	20
Montpelier	Elm Street Culverts	Infrastructure/site engineering, flood mitigation	22
Montpelier	Water Resource Recovery Facility (WRRF)	Infrastructure/site engineering, flood mitigation, new construction	24

**Removal/restoration:** Applied to dam removals and flood plain reconnection projects (that include the removal of significant amounts of material).

Municipality	Project name	Brief description	Page #
Barre City	Harrington Ave	Debris rack and floodplain restoration	26

Montpelier	Bailey Dam	Dam removal (demo), floodplain restoration, mitigation	28
Montpelier	Pioneer Home Farm	Dam (demo) and sediment removal, floodplain restoration, mitigation	30
Waterbury	Randall Meadow	Floodplain reconnection	32

**Large residential:** Residential projects that include 30 or more housing units. To date, the projects that have been presented to the CVRPC under this category are all either in or adjacent to city or town centers; however, they can include larger undeveloped parcels.

<b>Municipality</b>	<b>Project name</b>	<b>Brief description</b>	<b>Page #</b>
Barre City	North Main	Site demo, infrastructure/engineering to support construction of up to 64 units	34
Barre City	Prospect Heights	Infrastructure/engineering to support up to 91 new units.	36
Barre City/Downstreet	Stevens Branch/Seminary project in Barre	Up to 31 new housing units	38
Plainfield	Village Expansion Project	project management, infrastructure/engineering for up to 39 units	40

#### **Attachments**

Please find attached the draft compatibility letters for your review.



## SMALL RESIDENTIAL



September 17, 2025

Nicolas Storellicastro  
City Manager  
6 N Main St Suite 2  
Barre, VT

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Nicolas,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Barre City's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for the North End project. The project will elevate eight structures and demolish five additional structures with the intent of redeveloping them into 9 new housing units.

The North End project will remove or elevate homes that are still in danger of being lost to future flooding while creating opportunities for new home ownership. The City is working with Downstreet Housing and Community Development and DEW Properties to provide engineering, infrastructure, permitting, zoning, and incentives to bring it all to reality during the next six years.

The project is located within the regionally identified *Regional Center* Future Land Use Planning Area. These regionally significant downtown core areas "accommodate high density commercial, institutional, industrial and residential uses." This project aligns with these uses and works to rebuild and buttress the heavily flood impacted North End.

Based on the information reviewed by CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly supports the implementation of the following regional goals and policies:

#### Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

#### Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.
- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

## SMALL RESIDENTIAL

### Transportation Goals and Policies -

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

However, CVRPC also recognizes that the North End project is under design and as such some information around the impacts of growth on land use, aesthetics, transportation, and other important elements of the CVRPC Regional Plan may not yet have been measured. Therefore, CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State permit process.

Please contact the CVRPC if you need any additional assistance on how this project relates to the regional planning goals.

Sincerely,

Christian Meyer, Executive Director

## SMALL RESIDENTIAL



September 17, 2025

Nicola Anderson  
Downstreet Housing and Community Development  
22 Keith Ave  
Barre, VT 05641

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Nicola,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Montpelier's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for Downstreet's housing development project located at 9 Heaton Street, Montpelier VT. The project will create multifamily housing (21 units) in the form of studio, one- and two-bedroom units for those earning at or below 80% of area median income.

The project area is located near the designated downtown center and is located within the regionally identified *Regional Center* Future Land Use Planning Area, accommodating high density commercial, institutional, industrial and residential uses.

Based on the information reviewed by CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly supports the implementation of the following regional goals and polices:

#### Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

#### Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.
- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

#### Transportation Goals and Policies -

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

## **SMALL RESIDENTIAL**

CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances.

Please contact the CVRPC if you need any additional assistance as you investigate the feasibility of developing much needed housing adjacent to Montpelier's Downtown Center.

Sincerely,

Christian Meyer, Executive Director

## SMALL RESIDENTIAL



September 17, 2025

Nicola Anderson  
Downstreet Housing and Community Development  
22 Keith Ave  
Barre, VT 05641

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Nicola,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Montpelier's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for Downstreet's housing development project located along Heaton Street, Montpelier VT. The project will create four single family homes on two .2-acre parcels on Heaton Street. Downstreet plans to work with a local modular home manufacturer, a general contractor, and Efficiency Vermont to create a clustered housing development (4 units).

The project area is located near the designated downtown center and is located within the regionally identified *Regional Center* Future Land Use Planning Area, accommodating high density commercial, institutional, industrial and residential uses.

Based on the information reviewed by CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly supports the implementation of the following regional goals and policies:

### Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

### Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.
- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

### Transportation Goals and Policies -

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

## **SMALL RESIDENTIAL**

CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances.

Please contact the CVRPC if you need any additional assistance as you investigate the feasibility of developing much needed housing adjacent to Montpelier's Downtown Center.

Sincerely,

Christian Meyer, Executive Director

## SMALL RESIDENTIAL



September 17, 2025

Jacob Walker  
Elliot LLC  
PO BOX 1091  
Morrisville, VT 05661

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Jacob,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Elliot LLC's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for housing development at 48, 62 and 64 Northfield Street, Montpelier VT. The project will create multifamily housing in the form of studio, one- and two-bedroom units for those earning at or below 80% of area median income. With the location above the 500-year floodplain this project also addresses resilient land use goals in the CVRPC Regional Plan.

The project is located within the regionally identified *Rural* Future Land Use Planning Area, which encompasses the majority of the region's land area. The Regional Plan recognizes "new subdivisions can be planned [in the Rural Areas] to incorporate the positive characteristics of earlier rural settlements, such as public open spaces, and preservation of important resources (such as agricultural soils and forest blocks)." And that "Many of these objectives can be realized by clustering lots to create a Hamlet-type character around the homes, while setting a significant percentage of the project area aside as open space reserved for agriculture, forestry, wildlife habitat or public recreation." It is also recognized the project area is located near the designated downtown center and directly adjacent to the Regional Center Planning Area, accommodating high density commercial, institutional, industrial and residential uses.

Based on the information received by CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly support the implementation of the following regional goals and policies:

### Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

### Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

## SMALL RESIDENTIAL

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

### Transportation Goals and Policies -

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

However, CVRPC also recognizes that the Elliot LLC's project is still under design and as such some information around the impacts of growth on land use, aesthetics, transportation, and other important elements of the CVRPC Regional Plan may not yet have been measured. Therefore, CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State Act 250 or other state permitting processes.

Please contact the CVRPC if you need any additional assistance as you investigate the feasibility of developing much needed housing adjacent to Montpelier's Downtown Center.

Sincerely,

Christian Meyer, Executive Director



## Reconstruction/Improvement



September 17, 2025

Nicolas Storellicastro  
City Manager  
6 N Main St Suite 2  
Barre, VT

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Nicolas,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Barre City's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for the Good Samaritan Haven. The funding will allow for a relocation of their facility to a location out of the flood hazard area.

Good Samaritan Haven proposes to acquire a safe property, construct a new facility, and demolish the old facility to restore the existing floodway at 105 North Seminary Street. This project will permanently remove a critical public facility from the floodway, address ongoing disaster impacts, and ensure continuity of emergency shelter services to a vulnerable population.

Based on the information provided to CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly supports the implementation of the following regional goals and polices:

### Housing Goals

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

### Transportation Goals and Policies

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.

### Emergency Management

- To build disaster resistant communities in Central Vermont through sound emergency planning

## Reconstruction/Improvement

and management.

CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances.

Please contact the CVRPC if you need any additional assistance as you investigate the feasibility of developing a safe location that is outside of the identified flood hazard area.

Sincerely,

Christian Meyer, Executive Director

## Reconstruction/Improvement



September 18, 2025

Nicolas Storellicastro  
City Manager  
6 N Main St Suite 2  
Barre, VT

Dear Nicolas,

On behalf of the Central Vermont Regional Planning Commission, I am writing to express support for the proposed replacement of the Willey Street Bridge and floodplain reconnection project in Barre City. This project aligns directly with the goals and strategies identified in the Central Vermont Regional Plan, effective July 9, 2024, and will provide long-term resilience and ecological benefits for the Winooski River watershed.

Based on the information provided, this flood mitigation-focused funding application is compatible with the Central Vermont Regional Plan, and appears to directly support the following goals and policies:

### Land Use

- To promote sound management, conservation and use of the Region's natural resources.
- Assist municipalities in identifying and limiting development on lands adjacent to waterways that provide flood storage or other beneficial function through acquisition, easement, deed restriction or zoning that encourages cluster design, particularly for those upstream floodplains that provide flood protection functions for the Region's downtowns and village centers.

### Emergency Management

- To build disaster resistant communities in Central Vermont through sound emergency planning and management.
- Increasing economic resilience through mitigation of and adaptation to flooding and extreme weather events.

CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State permitting process.

We see this project as a prime example of the forward-thinking work envisioned by our regional plan. I hope the Vermont Community Development Program will look favorably on the City of Barre's application for funds to protect housing access and transportation infrastructure that are the goals of this project.

Sincerely

Christian Meyer  
Executive Director

## Reconstruction/Improvement



September 18, 2025

Gary Gulka  
PO Box 36  
3084 Main Street  
Cabot, Vermont 05647

Dear Gary,

On behalf of the Central Vermont Regional Planning Commission, I am writing to express support for the proposed replacement of the bridge B6 and roadway and streambank improvements in Cabot. This project aligns directly with the goals and strategies identified in the Central Vermont Regional Plan, effective July 9, 2024, and will provide long-term resilience and ecological benefits for the Winooski River watershed.

This project is meant to increase the streamflow capacity and raise the roadway to allow emergency vehicles to access both State Route 215 and Walden Road. Within the project area, the streambank will also be excavated to install a flood bench and increase flood storage.

Based on the information provided, this flood mitigation-focused funding application appears to be compatible with the Central Vermont Regional Plan, and directly supports the following goals and policies:

### Land Use

- To promote sound management, conservation and use of the Region's natural resources.
- Assist municipalities in identifying and limiting development on lands adjacent to waterways that provide flood storage or other beneficial function through acquisition, easement, deed restriction or zoning that encourages cluster design, particularly for those upstream floodplains that provide flood protection functions for the Region's downtowns and village centers.

### Emergency Management

- To build disaster resistant communities in Central Vermont through sound emergency planning and management.
- Increasing economic resilience through mitigation of and adaptation to flooding and extreme weather events.

CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the permitting process.

## Reconstruction/Improvement

We see this project as a prime example of the forward-thinking work envisioned by our regional plan. I hope the Vermont Community Development Program will look favorably on the Town of Cabot application for funds to protect housing access and transportation infrastructure that are the goals of this project.

Sincerely

Christian Meyer  
Executive Director

## Reconstruction/Improvement



September 18, 2025

Michael Miller  
Planning Director  
City of Montpelier  
39 Main St.  
Montpelier, VT

Dear Michael,

On behalf of the Central Vermont Regional Planning Commission, I am writing to express support for the proposed replacement of Three Culverts on Elm Street in Montpelier. This project appears to align with the goals and strategies identified in the Central Vermont Regional Plan, effective July 9, 2024, and will provide long-term resilience and ecological benefits for the Winooski River watershed.

Based on the information provided, this flood mitigation-focused funding application is compatible with the Central Vermont Regional Plan, and directly supports the following goals and policies:

### Land Use

- To promote sound management, conservation and use of the Region's natural resources.
- Assist municipalities in identifying and limiting development on lands adjacent to waterways that provide flood storage or other beneficial function through acquisition, easement, deed restriction or zoning that encourages cluster design, particularly for those upstream floodplains that provide flood protection functions for the Region's downtowns and village centers.

### Emergency Management

- To build disaster resistant communities in Central Vermont through sound emergency planning and management.
- Increasing economic resilience through mitigation of and adaptation to flooding and extreme weather events.

### Transportation

- Support the necessary steps for evaluating, prioritizing, and implementing preventive maintenance programs for all elements of the transportation system.

CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the permitting.

## **Reconstruction/Improvement**

We see this project as a prime example of the forward-thinking work envisioned by our regional plan. I hope the Vermont Community Development Program will look favorably on this application to protect housing access and transportation infrastructure.

Sincerely

Christian Meyer

## Reconstruction/Improvement



September 18, 2025

Michael Miller  
Planning Director  
City of Montpelier  
39 Main St.  
Montpelier, VT

Dear Michael,

On behalf of the Central Vermont Regional Planning Commission, I am writing to express support for the mitigation of flood risk for the City of Montpelier's Water Resource Recovery Facility (WRRF). This project aligns directly with many of the goals and strategies identified in the Central Vermont Regional Plan, effective July 9, 2024, and will provide long-term resilience and ecological benefits for the Winooski River watershed.

Based on the information provided, this flood mitigation-focused funding application is compatible with the Central Vermont Regional Plan, and directly supports the following goals and policies:

### Land Use

- To promote sound management, conservation and use of the Region's natural resources.

### Emergency Management

- To build disaster resistant communities in Central Vermont through sound emergency planning and management.
- Increasing economic resilience through mitigation of and adaptation to flooding and extreme weather events.

### Wastewater

- This Plan supports efforts to improve existing wastewater collection and treatment systems.
- Support efforts to upgrade components of aging wastewater systems to address depreciation, improve energy efficiency and increase flood resilience of the Region's systems.

CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State permitting processes.



## **Reconstruction/Improvement**

We see this project as a prime example of the forward-thinking work envisioned by our regional plan. I hope the Vermont Community Development Program will look favorably on the City of Montpelier's application for funds to protect the viability of Capital City.

Sincerely

Christian Meyer

## Removal/Restoration



September 18, 2025

Nicolas Storrellicastro  
City Manager  
City of Barre  
6 N Main St Suite 2  
Barre, VT 05641

Dear Nicholas,

The Central Vermont Regional Planning Commission is supportive of the City of Barre's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for implementation of four FEMA buyouts of homes along Harrington Avenue and utilizing the land for the removal of floodplain sediment. This project will expand existing floodplain along Gunners Brook at the intersection of Harrington Avenue and Brook Street, as well as the redesign of an existing debris rack to improve debris capture, encouraging water to stay in the channel. The City of Barre acknowledges that as a headwater community, anything they can do to lessen the extent of flooding will not only help protect their city and increase flow capacity within the Winooski River watershed, but it will help mitigate flood damage in other communities as well.

The Central Vermont Regional Plan addresses similar ideas in its emergency management goals, including "to build disaster resistant communities in Central Vermont through sound emergency planning and management" and "to ensure that all communities in Central Vermont have the appropriate information, resources, and tools to respond to disaster events and recover from their impacts."

Based on the materials received by the CVRPC, this flood mitigation-focused funding application appears to be consistent with the Central Vermont Regional Plan Land Use goals and policies, including:

- Goal 1: To promote sound management, conservation and use of the Region's natural resources.
- Policy 3, Strategy 3c: Where a proposed project involves a discharge into, or withdrawal from, any of the Region's surface waters, consideration should be given to the short- and long-term impact on such waters and to applicable health and water regulations. The potential degradation of water quality, the impact on wildlife, the assimilative capacity of waters, and the effect on the Region's ability to support future growth should be evaluated. Protection of the public health, safety, and welfare shall be the primary objectives.
- Policy 5, Strategy 5e: Assist municipalities in identifying and limiting development on lands adjacent to waterways that provide flood storage or other beneficial function through acquisition, easement, deed restriction or zoning that encourages cluster design, particularly for

## Removal/Restoration

those upstream floodplains that provide flood protection functions for the Region's downtowns and village centers.

- Policy 6: Improve flood resilience planning, education and outreach activities to create a citizenry aware of flood risks, potential costs, and actions that can serve to reduce risk and future property loss.

This flood mitigation-focused funding application is also consistent with Central Vermont Regional Plan Economic Policy 15: Increasing economic resilience through mitigation of and adaptation to flooding and extreme weather events.

While CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances, we see this project as a prime example of the collaborative, forward-thinking work envisioned by our regional plan. I hope the Community Development Board will look favorably on the City of Barre's application for funds to further the goals of this project.

Best regards,

Christian Meyer  
Executive Director

## Removal/Restoration



September 18, 2025

Michael Miller  
Planning Director  
City of Montpelier  
39 Main Street  
Montpelier, Vermont 05602-2950

Dear Mike,

The Central Vermont Regional Planning Commission is supportive of the City of Montpelier's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for implementation of the removal of the Bailey Dam and impounded sediment along the Winooski River in Montpelier. The City of Montpelier acknowledges that as a headwater community, anything they can do to lessen the extent of flooding will not only help protect their city and increase flow capacity of the Winooski River within the current riverbed but also help mitigate flood damage in other communities along the river. This will also limit the impact to road infrastructure during a flooding event and will ideally allow for greater emergency services access during flood events by helping protect Barre Street and Route 2 and their connectors.

The Central Vermont Regional Plan addresses similar ideas in its emergency management goals, including "to build disaster resistant communities in Central Vermont through sound emergency planning and management" and "to ensure that all communities in Central Vermont have the appropriate information, resources, and tools to respond to disaster events and recover from their impacts."

Based on the materials received by the CVRPC this flood mitigation-focused funding application appears to be consistent with the Central Vermont Regional Plan Land Use Plan goals and policies, including:

- Goal 1: To promote sound management, conservation and use of the Region's natural resources.
- Policy 3, Strategy 3c: Where a proposed project involves a discharge into, or withdrawal from, any of the Region's surface waters, consideration should be given to the short- and long-term impact on such waters and to applicable health and water regulations. The potential degradation of water quality, the impact on wildlife, the assimilative capacity of waters, and the effect on the Region's ability to support future growth should be evaluated. Protection of the public health, safety, and welfare shall be the primary objectives.
- Policy 5, Strategy 5e: Assist municipalities in identifying and limiting development on lands adjacent to waterways that provide flood storage or other beneficial function through

## Removal/Restoration

acquisition, easement, deed restriction or zoning that encourages cluster design, particularly for those upstream floodplains that provide flood protection functions for the Region's downtowns and village centers.

- Policy 6: Improve flood resilience planning, education and outreach activities to create a citizenry aware of flood risks, potential costs, and actions that can serve to reduce risk and future property loss.

This flood mitigation-focused funding application is also consistent with Central Vermont Regional Plan Land Use Plan Economic Policy 15: Increasing economic resilience through mitigation of and adaptation to flooding and extreme weather events.

While CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances, we see this project as a prime example of the collaborative, forward-thinking work envisioned by our regional plan. I hope the Community Development Board will look favorably on the City of Montpelier's application for funds to further the goals of this project.

Best regards,

Christian Meyer  
Executive Director

## Removal/Restoration



September 18, 2025

Michael Miller  
Planning Director  
City of Montpelier  
39 Main Street  
Montpelier, Vermont 05602-2950

Dear Mike,

The Central Vermont Regional Planning Commission is supportive of the City of Montpelier's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for implementation of the removal of the Pioneer Street Dam and 5 Home Farm Way mitigation along the Winooski River in Montpelier. The City of Montpelier acknowledges that as a headwater community, anything they can do to lessen the extent of flooding will not only help protect their city and increase flow capacity of the Winooski River within the current riverbed but also help mitigate flood damage in other communities along the river. This project will involve two related projects along the Winooski River in Montpelier: 1.) The removal of the Pioneer Street Dam and impounded sediment, and 2.) the Home Farm Way mitigation project involves the removal of material from the floodplain to create new flood capacity. These projects will result in lowering the overall flood height upstream of the dam and provide greater emergency access by helping to protect the US2/Route 302 roundabout. Additionally, invasive species will be removed and new native vegetation added.

The Central Vermont Regional Plan addresses similar ideas in its emergency management goals, including "to build disaster resistant communities in Central Vermont through sound emergency planning and management" and "to ensure that all communities in Central Vermont have the appropriate information, resources, and tools to respond to disaster events and recover from their impacts."

Based on the materials received, this flood mitigation-focused funding application appears to be consistent with the Central Vermont Regional Plan Land Use goals and policies, including:

- Goal 1: To promote sound management, conservation and use of the Region's natural resources.
- Policy 3, Strategy 3c: Where a proposed project involves a discharge into, or withdrawal from, any of the Region's surface waters, consideration should be given to the short- and long-term impact on such waters and to applicable health and water regulations. The potential degradation of water quality, the impact on wildlife, the assimilative capacity of waters, and the effect on the Region's ability to support future growth should be evaluated. Protection of the public health, safety, and welfare shall be the primary objectives.

## Removal/Restoration

- Policy 5, Strategy 5e: Assist municipalities in identifying and limiting development on lands adjacent to waterways that provide flood storage or other beneficial function through acquisition, easement, deed restriction or zoning that encourages cluster design, particularly for those upstream floodplains that provide flood protection functions for the Region's downtowns and village centers.
- Policy 6: Improve flood resilience planning, education and outreach activities to create a citizenry aware of flood risks, potential costs, and actions that can serve to reduce risk and future property loss.

This flood mitigation-focused funding application is also consistent with Central Vermont Regional Plan Economic Policy 15: Increasing economic resilience through mitigation of and adaptation to flooding and extreme weather events.

While CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances, we see this project as a prime example of the collaborative, forward-thinking work envisioned by our regional plan. I hope the Community Development Board will look favorably on the City of Montpelier's application for funds to further the goals of this project.

Best regards,

Christian Meyer  
Executive Director

## Removal/Restoration



September 18, 2025

Thomas Leitz  
Municipal Manager  
28 North Main Street  
Waterbury Vermont

Dear Tom,

The Central Vermont Regional Planning Commission is supportive of Waterbury's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for implementation of the removal of 100,000 cubic yards of materials from the site along the Winooski River in Waterbury. Waterbury acknowledges that anything they can do to store or divert flow will not only help protect their town center also helps mitigate flood damage in the communities downstream.

The Central Vermont Regional Plan addresses similar ideas in its emergency management goals, including "to build disaster resistant communities in Central Vermont through sound emergency planning and management" and "to ensure that all communities in Central Vermont have the appropriate information, resources, and tools to respond to disaster events and recover from their impacts."

From the materials received, this flood mitigation-focused funding application appears to be consistent with the Central Vermont Regional Plan Land Use Plan goals and policies, including:

- Goal 1: To promote sound management, conservation and use of the Region's natural resources.
- Policy 3, Strategy 3c: Where a proposed project involves a discharge into, or withdrawal from, any of the Region's surface waters, consideration should be given to the short- and long-term impact on such waters and to applicable health and water regulations. The potential degradation of water quality, the impact on wildlife, the assimilative capacity of waters, and the effect on the Region's ability to support future growth should be evaluated. Protection of the public health, safety, and welfare shall be the primary objectives.
- Policy 5, Strategy 5e: Assist municipalities in identifying and limiting development on lands adjacent to waterways that provide flood storage or other beneficial function through acquisition, easement, deed restriction or zoning that encourages cluster design, particularly for those upstream floodplains that provide flood protection functions for the Region's downtowns and village centers.



## Removal/Restoration

- Policy 6: Improve flood resilience planning, education and outreach activities to create a citizenry aware of flood risks, potential costs, and actions that can serve to reduce risk and future property loss.

While CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances, we see this project as a prime example of the collaborative, forward-thinking work envisioned by our regional plan. I hope the Community Development Board will look favorably on the Waterbury's application for funds to further the goals of this project.

Best regards,

Christian Meyer  
Executive Director

# LARGE RESIDENTIAL



September 17, 2025

Nicolas Storellicastro  
City Manager  
6 N Main St Suite 2  
Barre, VT

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Nicolas,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Barre City's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for the 143 North Main Street project. The project will add up to 64 units at this downtown location.

The location at 143 North Main Street has been vacant for over a decade at the center of an otherwise vibrant and thriving downtown leaving an ugly empty space that the City of Barre and residents would like to redevelop into new commercial/retail space and much needed for housing for workforce, seniors and affordable housing to help replace housing lost by flooding. The project is being developed in cooperation with Barre Area Development Corporation, which will purchase the site with direct financial support from the City. The City has committed to the redevelopment of the site.

The project is located within the regionally identified *Regional Center* Future Land Use Planning Area. These regionally significant downtown core areas "accommodate high density commercial, institutional, industrial and residential uses." This project aligns with these uses.

Based on the information provided to CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly support the implementation of the following regional goals and policies:

#### Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

#### Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.
- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

# LARGE RESIDENTIAL

## Transportation Goals and Policies -

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

## Facilities, Utilities, and Services (Infrastructure) Goals and Policies -

- Improvement and expansion of wastewater treatment facilities and options so as to protect public health, maximize public investment, and reinforce desired patterns of growth
- New or expanded wastewater treatment facilities should be planned where municipalities have immediate need or where additional growth is appropriate, including Regional Centers, Town Centers, Hamlets, Resort Centers, and Mixed Use Commercial and Industrial areas.

However, CVRPC also recognizes that the Project at 143 North Main Street is still under design and as such some information around the impacts of growth on land use, aesthetics, transportation, and other important elements of the CVRPC Regional Plan may not yet have been measured. Therefore, CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State Act 250 or other state permitting processes.

Please contact the CVRPC if you need any additional assistance on how this project relates to the regional planning goals.

Sincerely,

Christian Meyer, Executive Director

# LARGE RESIDENTIAL



September 18, 2025

Nicolas Storellicastro  
City Manager  
6 N Main St Suite 2  
Barre, VT

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Nicolas,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of City of Barre's Community Development Block Grant (CDBG), Disaster Recovery (DR) application. Using program funding the City will purchase the 34-acre site, develop infrastructure, and subdivide the property for a mix of 90 affordable housing units.

This project is being developed with support from a broad group of stakeholders including Downstreet Housing and Community Development, Fecteau Homes and the Central Vermont Medical Center. The project, which is located among other residential neighborhoods, falls within walking distance of the downtown.

The project is located at least partially within the regionally identified *Rural* Future Land Use Planning Area, which encompasses the majority of the region's land area. The Regional Plan recognizes "new subdivisions can be planned [in the Rural Areas] to incorporate the positive characteristics of earlier rural settlements, such as public open spaces, and preservation of important resources (such as agricultural soils and forest blocks)." And that "Many of these objectives can be realized by clustering lots to create a Hamlet-type character around the homes, while setting a significant percentage of the project area aside as open space reserved for agriculture, forestry, wildlife habitat or public recreation." It is also recognized the project area is located near the state designated downtown center and partially within the *Regional Center* Planning Area, accommodating high density commercial, institutional, industrial and residential uses.

Based on the information received by CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly support the implementation of the following regional goals and policies:

## Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

# LARGE RESIDENTIAL

## Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.
- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

## Transportation Goals and Policies -

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

However, CVRPC also recognizes that the Prospect Heights project is still under design and as such some information around the impacts of growth on land use, aesthetics, transportation, and other important elements of the CVRPC Regional Plan may not yet have been measured. Therefore, CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State Act 250 or other state permitting processes.

Please contact the CVRPC if you need any additional assistance on how this project relates to the regional planning goals.

Sincerely,

Christian Meyer, Executive Director

# LARGE RESIDENTIAL



September 17, 2025

Nicola Anderson  
Downstreet  
22 Keith Ave, Ste. 100  
Barre, Vermont

RE: Regional Compatibility Community Development Block Grant-Disaster Recovery

Dear Nicola,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Downstreet's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for the Steven's Branch/Seminary Street housing project. The project will develop 30 new housing units in Barre's downtown where there are currently two parking lots.

Downstreet is preparing a process in coordination with the Barre Housing Authority to secure project based vouchers. Further the diverse configuration housing designs will accommodate a wide range of residents, from individuals and couples to families, ensuring that the new housing meets the varied needs of Barre's community.

The project is located within the regionally identified *Regional Center* Future Land Use Planning Area. These regionally significant downtown core areas "accommodate high density commercial, institutional, industrial and residential uses." This project aligns with these uses.

Based on the information provided to CVRPC, the project appears to be compatible with the Central Vermont Regional Plan, effective July 9, 2024. Further the project appears to directly support the implementation of the following regional goals and policies:

#### Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

#### Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.
- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

#### Transportation Goals and Policies -

# LARGE RESIDENTIAL

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

However, CVRPC also recognizes that the Steven's Branch/Seminary Street housing project is under design and as such some information around the impacts of growth on land use, aesthetics, transportation, and other important elements of the CVRPC Regional Plan may not yet have been measured. Therefore, CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State Act 250 permit process.

Please contact the CVRPC if you need any additional assistance as you investigate the feasibility of developing much need housing in our regional centers.

Sincerely,

Christian Meyer, Executive Director

# LARGE RESIDENTIAL



September 17, 2025

Karl Bissex  
Chair of Plainfield Select Board  
149 Main St  
Plainfield, VT 05667  
RE: Community Development Block Grant-Disaster Recovery

Dear Karl,

The Central Vermont Regional Planning Commission (CVRPC) is supportive of Plainfield's Community Development Block Grant (CDBG), Disaster Recovery (DR) application for the Plainfield Village Expansion. The project will construct roads, water, sewer and stormwater infrastructure to support the development of 39 clustered housing units meant to accommodate many of Plainfield's displaced flood-impacted residents. All utilities (water/wastewater, electricity, fiber) are existing at the perimeter of the property and would be a logical extension of the infrastructure.

The project has strong support from local housing development organizations that have expressed interest in building 15 units of low to moderate income housing on the site. At least 70% of these individuals expected to be housed in the new neighborhood will be of low to moderate income. Census data indicates that Plainfield is currently a community with 57.40% low to moderate income residents, indicating that this project could have area-wide benefit and increase the overall housing stock for Washington County, particularly for households that may have been affected by flooding in neighboring communities.

The project is located within the regionally identified *Rural* Future Land Use Planning Area, which encompasses the majority of the region's land area. The Regional Plan recognizes "new subdivisions can be planned [in the Rural Areas] to incorporate the positive characteristics of earlier rural settlements, such as public open spaces, and preservation of important resources (such as agricultural soils and forest blocks)." And that "Many of these objectives can be realized by clustering lots to create a Hamlet-type character around the homes, while setting a significant percentage of the project area aside as open space reserved for agriculture, forestry, wildlife habitat or public recreation." It is also recognized the project area is located in a designated neighborhood development area abutting the designated village center and within the Town Center Planning Area, accommodating residential, civic, commercial and light industrial uses - typically referred to as "Villages."

Based on the information received by CVRPC, the project appears to support the Central Vermont Regional Plan, effective July 9, 2024, through the following goals and policies:

#### Housing Goals -

- To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.



# LARGE RESIDENTIAL

- To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
- To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.

## Housing Policies -

- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.
- Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

## Transportation Goals and Policies -

- Support planning and design ... to encourage development and redevelopment in existing villages, cities, and designated growth centers.
- To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles.

However, CVRPC also recognizes that the Plainfield Village Expansion Project is under design and as such some information around the impacts of growth on land use, aesthetics or transportation may not yet have been created. Therefore, CVRPC reserves the right to make further comments on the project and reassess its compatibility with the regional plan as the project advances or proceeds through the State Act 250 permit process.

Please contact the CVRPC if you need any additional assistance as you investigate the feasibility of developing much need housing adjacent to Plainfield Village.

Sincerely,

Christian Meyer, Executive Director