

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee
Meeting Minutes

August 19, 2025 4:00 – 5:30 pm

29 Main Street, Suite 4, Montpelier, VT 05602

Remote Access Via Zoom

Committee Members:

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

Staff: Brian Voigt, Lorraine Banbury

Public: Thomas Weiss (Montpelier)

Alice Peal called the meeting to order at 4:04 PM

Adjustments to the Agenda

No adjustments to the agenda.

Public Comment

No public comment.

Approval of Minutes

Rich Turner moved to approve the draft 8/5/25 meeting minutes, Mike Miller seconded, all in favor, motion carried.

Goals, Strategies, Policies

The Committee revisited the difference between strategies and policies and reiterated that strategies are action-oriented – a method or approach to achieve a goal – while policies are rules or principles that inform decision making. The Committee discussed the Montpelier white paper B. Voigt distributed in the August 5, 2025 meeting packet. The Committee decided to create a list of verbs for each category – strategies and policies – for staff to use as guidance. The Committee reviewed the list and made some revisions. (See list on following page.)

Goals	Strategies (will):	Policies (shall, must):
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Evolve	Advance (?)	Allow
Expand	Align	Oppose
Maintain	Assist / Provide	Prevent
Increase	Identify / Explore	Require
Limit	Implement	Support
Transform	Integrate	Limit
	Improve	
	Participate	
	Partner	
	Plan	
	Preserve	
	Concentrate / Prioritize	
	Promote / Foster / Encourage	

Housing Chapter

The Committee discussed how to best proceed with the housing chapter. Rather than wordsmithing each bullet point, the Committee decided to focus on high-level feedback to staff about which ideas belonged in which category (goal / strategy / policy). Staff will revise the text using the keywords identified in the list above.

There was discussion about how many of ideas in Goal 5: Advance housing equity and reduce barriers to fair and inclusive housing require some kind of subsidization to realize. The Committee talked about possible ways to backstop Act 250 criteria. Some Committee members expressed hope that the regional plan can provide some of this functionality going forward. B. Voigt stated the tools to support affordability would be included in the body of the housing chapter, but were not necessarily something the regional plan can require.

B. Voigt will send out the revised Housing Chapter goals 4-8 before the next meeting and asked the Committee to review them and come prepared to discuss high-level feedback at the September 3, 2025 meeting.

J. Brabant moved to adjourn, R. Turner seconded, all in favor, motion carried.

- 1 A. Peal adjourned meeting at 5:29.
- 2
- 3 *Respectfully submitted by L. Banbury*