

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION****Regional Plan Committee****Draft Minutes****4 November 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
	Rich Turner, Williamstown Representative
	Vacant

Staff: Brian Voigt, Christian Meyer, Lorraine Banbury

Public: Steven Whitaker (Montpelier)

A. Peal called the meeting to order at 4:02 PM

**Adjustments to the Agenda**

B. Voigt said that the *Utilities, Facilities & Services Chapter* was not ready for committee review, so requested that this agenda item be tabled to the next meeting.

**Public Comment**

Steven Whitaker shared concerns about a recent RFQ from the City of Montpelier about developing the Country Club Road property. A. Peal acknowledged the comments.

**Approve 7 October 2025 Minutes**

A. Peal noted that after going back through the text, she did not find the redundancies she had thought were there. R. Turner moved to approve the draft October 7, 2025, meeting minutes. D. Greason seconded the motion; all in favor, motion carried.

**Aspiration, Goals, Strategies & Policies Review: Transportation Chapter**

Committee members had limited time to review the Chapter before the meeting. There was a discussion that the order of goals does not imply a hierarchy of importance. J. Brabant asked that this disclaimer be added in the text. It was

1 noted that Policies for Goal 3 were not present and need to be added. The  
2 Committee discussed the strength of regulatory language; the difference between  
3 high-emission and high-volume roadways; the quality of crash data and various  
4 measures of safety improvement; and the extent to which the RPC can require  
5 equity-related measures. J. Brabant appreciated how thorough and thoughtful the  
6 chapter was, and the Committee agreed. The Committee will resume discussion of  
7 Goal 7 at the next meeting.

### 8 9 **Future Land Use Map Updates**

10 B. Voigt shared updates from his most recent FLU Map meetings with Planning  
11 Commissions and Selectboards. Unsurprisingly, Calais is not likely to pursue Tier  
12 1B at this time. Waitsfield expressed interest in both Tier 1A and 1B, although  
13 there were some reservations about the appropriateness of Tier 1A. Waterbury  
14 expressed interest in possibly slightly expanding their Tier 1B area to match their  
15 designated downtown. The Selectboard leaned against Tier1A. B. Voigt appreciated  
16 that D. Greason attended the Waterbury session. The final three towns are:  
17 Duxbury, Woodbury, Cabot, and Worcester.

18 There was discussion about the curious legislative language which required water,  
19 septic or soil suitable for wastewater disposal, rather than water AND sewer or  
20 perc-able soils. J. Brabant stated that it was not an oversight, but a deliberate  
21 choice on the part of the legislature.

### 22 23 **Next Meeting Date**

24 A special meeting was proposed on November 18, 2025, 4:00 – 5:15 (as B. Voigt  
25 will be going to Cabot for the FLU Map presentation that evening). At that meeting,  
26 the Committee will finish the Transportation chapter and hopefully begin the next  
27 chapter. Copies will be posted on the website as they have been.

28  
29 D. Greason moved to adjourn, R. Turner seconded the motion; all in favor, motion  
30 carried.

31  
32 A. Peal adjourned the meeting at 5:32 pm.

33  
34 *Respectfully submitted by L. Banbury*