



BOARD OF COMMISSIONERS

December 9, 2025 - 6:30 pm

Physical Location - 29 Main Street, Suite 4, Montpelier VT

Hybrid Meeting with Remote Participation via Zoom¹

<https://us02web.zoom.us/j/81136818419?pwd=dDFDbDhrTm56TUNQUlp3WEorYzRZZz09>

One tap mobile: +19294362866,,81136818419#,,,,*722490# US (New York)

Dial in via phone: 1-929-436-2866 • Meeting ID: 811 3681 8419 • Passcode: 722490

Or find your local number: <https://us02web.zoom.us/j/81136818419?pwd=dDFDbDhrTm56TUNQUlp3WEorYzRZZz09>

Download the app at least 5 minutes before the meeting starts: <https://zoom.us/download>

Page **AGENDA**

- | | | |
|-----------|-------------------------|---|
| | 6:30² | Introductions/Roll Call / Confirmation of Meeting Recording |
| | | Adjustments to the Agenda |
| | | Public Comments (on items that are not on the agenda) |
| 2 | 6:35 | Bylaws Update _ Meeting Recordings Policy (action - enclosed) ³ |
| | | <i>60% of Commissioners (14) must be present and voting in favor for amendments to pass</i> |
| 9 | 6:45 | Cabot Municipal Plan - Approval & Confirmation of Planning Process (action - enclosed) ³ |
| 82 | 7:10 | Project Compatibility Letter Policy (motion to “take from the table” - action - enclosed) ³ |
| 86 | 7:25 | Nominating Committee Volunteers |
| | | Regional Plan Committee Appointment (potential action) ³ |
| 87 | 7:30 | Accept Meeting Minutes – 11/12/25 (action - enclosed) ³ |
| 91 | 7:35 | Reports (action - enclosed) ³ - Staff and Committee Reports |
| | 7:45 | Executive Session – 1 V.S.A. § 313(a)(1) Pending or Probable Civil Litigation (Action - enclosed) ³ |
| | 7:50 | Pending or Probable Civil Litigation (Action - enclosed) ³ |
| | 7:55 | Commissioner Roundtable |
| | 8:00 | Adjourn |

Next Meeting: January 13, 2026

¹ Persons with disabilities who require assistance or alternate arrangements to participate in are encouraged to contact us at 802-229-1015 or cvrpc@cvregion.com at least 3 business days prior to the meeting for which services are requested.

² Times are approximate unless otherwise advertised.

³ Anticipated action item.

Une assistance linguistique gratuite est disponible pour accéder à tous les programmes



MEMO

Date: December 9, 2025
To: Board of Commissioners
From: Christian Meyer, Executive Director
Re: Bylaw amendments - meeting recording

✉ ACTION REQUESTED: Multiple actions:

1. Consider the following motion: ***move to accept the proposed amendments to the CVRPC Bylaws, dated April 11, 2023.***

The proposed amendments to the CVRPC Bylaws identify non-advisory public bodies and advisory public bodies as defined in statute, add a requirement for all advisory and non-advisory body meetings to be recorded, reference statutory requirements for non-advisory body meeting recording and posting, and reference the Records Retention Policy to stipulate the retention duration for meeting recordings.

At their November 3 meeting, the CVRPC Executive Committee reviewed the draft amendments, provided comments and placed the item on the November 12 Board of Commissioners meeting. The Board of Commissioners, at their November 12 meeting, reviewed the draft amendments, provided comments and placed the item on the December 9 Board of Commissioners meeting. The proposed amendments will become effective with a 60% majority vote of the Board of Commissioners.

Non-Advisory Public Bodies and Advisory Public Bodies

State statute differentiates between non-advisory public bodies and advisory public bodies. Amendments to Section 401 and Section 403.B.2. of the CVRPC Bylaws, dated April 11, 2023 clearly identify the Board of Commissioners and the Executive Committee as non-advisory public bodies. No amendments were made to identify advisory bodies as the following language is already included in Section 403.A.1: "All Standing Committees are advisory to the Board unless otherwise specified by the Board." Staff believes this language is broad enough to apply to the remainder of committees.

Meeting Recording Policy

Under the CVRPC Bylaws, Section 609, the proposed amendment to the section title to include "digital recordings."

Currently CVRPC has no policy for when advisory committees record their meetings. These amendments to Section 609 direct all public bodies of the CVRPC to record all of their meetings, regardless of whether they are advisory or not. Further, this amendment states that non-advisory public bodies must record all

meetings and post meeting recordings for a minimum of 30 days following the approval of official meeting minutes, per 1 V.S.A. § 312 (6).

Finally, these amendments to Section 609 note record retention will be carried out in accordance with the Records Retention Policy. The current CVRPC Records Retention Policy is to keep all meeting recordings for 3 years.

CVRPC Bylaw Amendment Process

Per Section 1003, subsection B-E, of the CVRPC Bylaws:

- B. The proposed amendment shall be placed on the Executive Committee agenda for its review prior to being placed on the Board agenda. Following review by the Executive Committee, the proposed amendment, along with any recommendations of the Executive Committee, shall be placed on the agenda of the next regularly scheduled meeting of the Board.
- C. The draft proposed amendment shall be discussed at the next regular meeting of the Board and may be amended at that meeting. An affirmative vote of the Board is required to advance the agreed upon final proposed amendment. That vote must direct that the final proposed amendment be placed on the agenda of the subsequent regular meeting for a final vote.
- D. After the affirmative vote described in 1003C, the proposed amendment shall be placed on the agenda for a final vote at the subsequent regular meeting of the Board. No amendment to the proposed amendment shall be allowed at the Board meeting during which the final vote is taken.
- E. The proposed amendment shall become effective upon the affirmative vote of 60% of the Board. If a 60% affirmative vote is not attained, the proposed amendment fails.

Articles of Constitution and Bylaws of CVRPC

- 1 C. Terms for Commissioners and Alternates are one year, from July 1 to June 30.
2 Commissioners and Alternates may be appointed to serve successive terms.
- 3 D. Commissioners and Alternates who are appointed mid-term shall serve out the term
4 ending June 30 and may continue serving for the subsequent term starting July 1
5 without recertification. Once a Commissioner or Alternate serves a complete term the
6 appointment must be re-certified for the next term beginning on July 1.
- 7 E. A Commissioner or Alternate may continue serving until reappointed or until a
8 successor is appointed.
- 9 F. Commissioners and Alternates serve at the pleasure of the appointing legislative body,
10 which may revoke a Commissioner or Alternate's appointment at any time pursuant to
11 24 V.S.A. Section [4343\(a\)](#).
- 12 G. When a Commissioner is unable to participate at any meeting of the Board, the
13 Alternate shall sit as the Commissioner and exercise all of the authority of the
14 Commissioner at that meeting.
- 15 H. Alternates shall not participate in place of Commissioners on committees or in any
16 office.
- 17 I. In the event of the death, resignation, disqualification or removal of a Commissioner or
18 Alternate, a successor shall be appointed, as provided in subsection 302A.

Section 303: Voting

- 20 A. Each Commissioner shall have one vote in all actions taken by the Board.
- 21 B.
- 22 Prior to any vote on any matter before the Board a Commissioner may request time and
23 opportunity to consult with the Commissioner's municipal legislative body. When so
24 requested, the vote shall be postponed until the next scheduled Board of
25 Commissioner's meeting unless the Board votes to act on the matter or unless such
26 postponement results in violation of the Act or other Vermont law.

Section 304: Resignation

28 Any resignation of a Commissioner or Alternate shall be submitted to CVRPC in writing.

Section 305: Attendance

30 If a Commissioner is absent without notification to the Chair and/or staff for three sequential
31 Board meetings, the Chair shall contact that Commissioner to determine whether the
32 Commissioner has a continued interest in serving and availability to serve on the Board.

ARTICLE 4: ORGANIZATION**Section 401: Board of Commissioners**

Articles of Constitution and Bylaws of CVRPC

The Board shall consist of the Commissioners and Alternates, when serving as the Commissioner. It shall be the duty of each Commissioner to regularly report on the activities of CVRPC to the legislative body and the local planning commission of the municipality of the Commissioner's appointment.

Per 1 V.S.A. § 310, the Board of Commissioners is a non-advisory public body and subject to all associated statutory requirements.

Section 402: Officers

A. CVRPC's officers shall consist of a chair (the "Chair"), vice chair (the "Vice Chair"), and secretary/treasurer (the "Secretary/Treasurer"), each of whom shall be duly appointed Commissioners of member municipalities.

B. Duties of officers shall be as follows:

1. The Chair shall call meetings of the Board and the Executive Committee and shall preside at these meetings. The Chair shall prepare, and cause to be distributed, an agenda for the Executive Committee meetings and a draft agenda for the Board meetings to be approved by the Executive Committee. Upon approval by, or in the absence of a quorum of, the Executive Committee, the Chair shall ensure distribution of the Board agenda. The Chair shall perform such other duties as are normal or customary to the office, or which may be assigned by the Board. The Chair shall cast a vote on all issues voted on at a Board or Executive Committee meeting, unless the Chair wishes to abstain or has recused themselves.

2. The Vice Chair shall act as Chair in the absence or incapacity of the Chair and shall perform such other duties as may be assigned by the Board. The Vice Chair may also advise the Chair on parliamentary issues. The Vice Chair shall act as Secretary/Treasurer in the absence or incapacity of the Secretary/Treasurer.

3. The Secretary/Treasurer shall be CVRPC's recording officer and the custodian of its records, except for those duties that are delegated to CVRPC staff. The Secretary/Treasurer shall perform all duties customary to that office, including overseeing all CVRPC financial records and minutes.

C. Additional officer duties may be assigned by a policy adopted by the Board.

Section 403: Standing Committees**A. General**

1. Standing committees (the "Standing Committees") have a long-term role in CVRPC's operations and core programs. All Standing Committees are advisory to the Board unless otherwise specified by the Board. Board decisions shall be documented in the committee's Rules of Procedure.

Articles of Constitution and Bylaws of CVRPC

2. The Board shall elect Standing Committee members with election results announced at its annual meeting unless otherwise specified.
3. Each Standing Committee shall have, and be responsible for drafting modifications to their, rules of procedure (the "Rules of Procedure") to be approved by the Board. The Rules of Procedure shall specify the committee's purpose, general activities, role, membership, voting procedures, officers, elections, attendance and quorums, communication and coordination, adherence to CVRPC's conflict of interest policy, and adoption of organizational procedures. The Board may assign additional duties to any committee.
4. Standing Committees shall have a Chair and Vice Chair, which shall be elected by the committee.
5. The advice, input, opinions, and decisions provided to outside parties by any committee may be reviewed, confirmed or reversed by the Board.
6. Standing Committees may establish subcommittees and workgroups as needed to accomplish committee business. Subcommittees and workgroups must adhere to the same requirements as the Special Committee.
7. Unless otherwise specified in the Rules of Procedure, all Standing Committee members are eligible to vote on committee business.
8. All Standing Committees shall maintain meeting minutes. Standing Committees shall report to the Board as it directs. The Board shall "accept" committee reports to signify it has received the report

B. Executive Committee

1. The executive committee (the "Executive Committee") shall consist of seven Commissioners (in accordance with 24 V.S.A. Section [4343\(b\)](#)), which are the three (3) officers of the Board and four (4) at-large members. Duly-appointed Commissioners who have an attendance record that shows dedication to CVRPC, served on the Board for at least one year, and participated on one or more committees during their term are eligible for Executive Committee membership.
2. The purpose of the Executive Committee is to support the Board by facilitating the general operation of CVRPC as directed by the Board and to act on behalf of the Board in the absence of a Board quorum when time precludes the delay of decision or action. **Per 1 V.S.A. § 310, the Executive Committee is a non-advisory public body and subject to all associated statutory requirements.**
3. The duties of the Executive Committee shall be to:
 - a. Oversee and approve an annual work plan and budget for CVRPC, including budget adjustments.

Articles of Constitution and Bylaws of CVRPC

Section 602: Regular Board of Commissioners Meetings

Regular meetings of the Board shall be held on the second Tuesday of the month, or as otherwise determined by either the Executive Committee or the Board. The time and place of the regular meetings shall serve the convenience of the greatest number of Commissioners, as determined by the Board.

Section 603: Annual Meeting

The annual meeting shall be the regular meeting that occurs in June (the "Annual Meeting").

Section 604: Special Board of Commissioners Meetings

Special meetings may be called by the Chair, the Executive Committee, or by a majority vote of the Board.

Section 605: Committee Meetings

Committees shall meet at a day, place and time determined by each committee.

Section 606: Notice of Meetings

A. Notice of Board meetings shall be provided in accordance with the Vermont Open Meeting Law. To the extent possible, CVRPC will provide five (5) days notice of meetings.

B. Notice of committee meetings shall be provided in accordance with the Vermont Open Meeting Law. To the extent possible, CVRPC will provide five (5) days notice of meetings. Notice and agendas for committee meetings shall be provided to Commissioners and Alternates.

Section 607: Quorum

A. A majority of Commission seats shall comprise a quorum for Board meetings and transacting business. In the event of a tie vote on any matter before the Board, including the vote of the Chair, such motion, resolution or action shall be considered defeated.

B. A majority of voting committee seats shall comprise a quorum for committee meetings. In the event of a tie vote on any matter before the committee, including the vote of the chair, such motion, resolution or action shall be considered defeated.

Article ~~Section~~ 608: Parliamentary Authority

Robert's Rules of Order (the most current edition then in effect) shall generally govern the proceedings of the Board and all CVRPC committees, unless otherwise specifically covered within these Bylaws or by any other special rules the Board may adopt.

Section 609: Minutes, and Public Records and Digital Recordings

Articles of Constitution and Bylaws of CVRPC

Minutes of all meetings of the Board and all committees established by the Board shall be kept and copies shall be available to all Commissioners, member municipalities, and the general public in accordance with the Vermont Public Records Act (codified at 1. V.S.A. Sections 315-320).

All public bodies of the CVRPC shall record all meetings of the public body. All public bodies of the CVRPC, except advisory bodies, shall post a copy of the recording in a designated electronic location for a minimum of 30 days following the posting of the official minutes for a meeting in accordance with 1 V.S.A. § 312(6). CVRPC shall retain all recordings in accordance with the CVRPC Records Retention Policy.

ARTICLE 7: FUNDING**Section 701: Fiscal and Operational Year**

CVRPC's fiscal and operational year shall be from July 1 to June 30 (the "Fiscal Year").

Section 702: Membership Assessment

The Executive Committee shall annually recommend a schedule and rate for membership dues to the Board. The Board shall annually adopt membership dues. CVRPC shall notify in writing all municipalities within the region on or before November 15th of the sums it deems necessary to be received from said municipalities for the next CVRPC Fiscal Year.

Section 703: Grants, Contracts and Contributions

CVRPC may receive and expend monies from any source, public or private, without limitation, including funds made available from individuals, municipalities, the State of Vermont, the federal government, private foundations, corporate partners or trusts.

Section 704: Borrowing Authority

CVRPC may borrow money and incur indebtedness for the purposes of purchasing or leasing property for office space, establish and administer a revolving loan fund, or establish a line of credit, if approved by a two-thirds vote of the Board. Any obligation by CVRPC incurred under this section shall comply with the requirements set forth at 24 V.S.A. Section [4345](#)(16)(B)(i)-(ii).

Section 705: Signatory

- A. The Executive Director or the Director's designee is responsible for approving and signing funding applications and proposals. When a funding agency requires Board authorization for a specific application or proposal, authorization shall be obtained from the Board (or the Executive Committee per Section 403.B.j.) prior to signature of the application.
- B. The Executive Committee is responsible for approving contracts and agreements, and shall authorize an Officer or the Executive Director to sign approved contracts, instruments, and agreements on behalf of CVRPC.



MEMO

Date: December 1, 2025

To: CVRPC Board of Commissioners

From: Niki Sabado on behalf of Municipal Plan Review Committee

Re: Approval of the *Cabot Town Plan 2025* and Confirmation of Planning Process

⊗ ACTIONS REQUESTED: Consider taking the following actions.

- 1) Approval of the Cabot Town Plan 2025.**
- 2) Confirm the planning process of the Town of Cabot.**
- 3) Adopt the resolution documenting the Cabot Town Plan approval and planning process confirmation by CVRPC.**

The Town of Cabot voted and adopted their plan at Town Meeting Day on March 4, 2025.

The Municipal Plan Review Committee met and held a public hearing on November 17, 2025 and recommended regional approval of the plan and found the *Cabot Town Plan 2025* is:

- ☒ consistent with the State goals established in section 24 VSA §4302;
- ☒ compatible with the Central Vermont Regional Plan;
- ☒ compatible with approved plans of other municipalities in the region; and
- ☒ contains all the elements included in section 24 VSA § 4382.

Background

2017	Cabot Town Plan local adoption. CVRPC Board regionally approves the 2017 Cabot Town Plan and confirms Town planning process.
2022	Cabot town plan amendment considered to include Village Center designation map. The amendment was locally adopted.
2024	Cabot Town Plan update
December 2024	Cabot Planning Commission holds public hearing on the Cabot Town Plan.

March 2025	Cabot Town Plan voted on and adopted at Town Meeting Day.
June 2025	Cabot requests approval for Cabot Town Plan 2025 by CVRPC.
August 2025	Cabot submits final plan adopted by the Selectboard.
November 2025	CVRPC Municipal Plan Review Committee (MPRC) held a public hearing on November 17 th , 2025. CVRPC Hearing Notice was distributed and appeared in the paper on October 30 th , 2025.
December 9, 2025	CVRPC Board of Commissioners will hold a board meeting and consider regional approval of the Cabot Town Plan 2025.

Cabot Town Plan 2025

The plan is available for review on the town's website: <https://cabotvt.us/town-plan-available-for-review/>

If you would prefer hard copies of the Plan, please contact Nancy Chartrand at CVRPC (chartrand@cvregion.com)

The *Cabot Town Plan 2025* is an update of the previous 2017 Cabot Town Plan. In 2022, the Town adopted an amendment to the plan, which included the Village Center Designation map. The 2025 plan update describes Cabot's future as an active village center that supports protecting its resources, historical and rural identity. The plan includes a new chapter titled "Climate and Resilience", which has themes that are tied into other chapters. Overall, the plan has specific goals and implementation charts for each supporting chapter. The implementation charts for each chapter outline specific goals, strategies, key implementer(s) and a future performance measure to assess progress towards the Town's goals.

Staff Review

Staff planner Niki Sabado reviewed the Town Plan for statutory requirements and completed the approval checklists.

CVRPC staff reviewed the Municipal Plan for the following items:

a) confirmation of the planning process under 24 VSA §4350(a);

- ☒ is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
- ☒ is maintaining its efforts to provide local funds for municipal and regional planning purposes.

Staff findings: Staff finds the Town of Cabot to be engaged in a continuing planning process and is maintaining its efforts to provide funds for planning purposes.

b) approval of the municipal plan per 24 V.S.A. § 4350(b);

- ☒ consistency with the State goals established in section §4302

Staff findings: Staff finds the plan to be consistent with the State goals

- ☒ **compatibly with its regional plan**

Staff findings: staff finds the plan to be compatible with the regional plan.

- ☒ **compatibly with approved plans of other municipalities in the region**

Staff findings: staff finds the plan to be compatible with approved plans of other municipalities.

- ☒ **containing all the elements included in section 24 V.S.A. § 4382**

Staff findings and recommendation: staff finds the plan to contain all required elements.

References:

To review the Municipal Plan Review Tool, refer to the enclosed document: [Cabot Municipal plan review checklist October 2025.pdf](#)

To view the Central Vermont Regional Plan visit: https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024_Effective-July-9-2024.pdf

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety please visit: <https://legislature.vermont.gov/statutes/title/24>



RESOLUTION 2025-06

Confirmation of the Planning Process of the Town of Cabot and Approval of the Cabot Town Plan 2025

Whereas Title 24, VSA, Section §4350 requires that regional planning commissions, after public notice, shall review the planning process of member municipalities and shall so confirm when a municipality:

1. is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in 24 V.S.A. § 4302;
2. is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 V.S.A. § 4382; and
3. is maintaining its efforts to provide local funds for municipal and regional planning purposes;

Whereas as part of the consultation process, a regional planning commission shall consider whether a municipality has adopted a plan;

Whereas a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted, and a commission shall approve a plan if it finds that the plan:

1. is consistent with the goals established in 24 V.S.A. § 4302;
2. is compatible with its regional plan;
3. is compatible with approved plans of other municipalities in the region; and
4. contains all the elements included in 24 V.S.A. § 4382(a)(1)-(12);

Whereas the Town of Cabot prepared a municipal plan in accordance with 24 V.S.A Chapter 117;

Whereas the Central Vermont Regional Planning Commission concluded that the *Cabot Town Plan 2025* meets the requirements for approval; now, therefore, be it

Resolved, that the Central Vermont Regional Planning Commission:

1. approves the *Cabot Town Plan 2025*, adopted March 4, 2025; and
2. consulted with and confirms the planning process of the Town of Cabot.

Under 24 V.S.A. § 4350, when an adopted municipal plan expires, its approval and confirmation of the municipality's planning process also expire. Recommendations made by the Central Vermont Regional Planning Commission are attached and should be considered when developing the next municipal plan.

A municipality that has adopted a plan may define and regulate land development in any manner that the municipality establishes in its bylaws, provided those bylaws are in conformance with the plan and are adopted for the purposes set forth in 24 V.S.A. § 4302.

ADOPTED by the Central Vermont Regional Planning Commission on December 9, 2025

Peter Carbee, Chair



MEMO

Date: December 1, 2025

To: CVRPC Board of Commissioners

From: Niki Sabado on behalf of Municipal Plan Review Committee

Re: Staff recommendations – Cabot Town Plan 2025

☒ **ACTION REQUESTED:** Consider the following staff recommendations. Staff intends to transmit these recommendations to the municipality, should the Board approve the Cabot Town Plan.

Based on review, staff propose including the following advisory recommendations with a regional approval. These recommendations do not rise to the level of disqualifying the Cabot Town Plan from regional approval but will help address specific concerns and further improve the plan in future amendments. Should the CVRPC Board of Commissioners choose to include any of these comments, they will be included in a cover letter submitted to the municipality with an executed resolution.

While these recommendations are advisory to the municipality, they are also the first place staff start in their mid-cycle review and consultation of the local planning process.

Staff recommendations:

§ 4382(2) Land use: Cabot has met the statutory requirement for the land use element. The formal land use plan is established in Chapter V Land Use and in map B: Cabot's Designated Village Center, map C: Cabot Zoning Map, and map D: Cabot Ecological Resources Map. Existing Local Land Use Regulations and Planning Considerations are described on pages V-5-10 and land use goals and implementation strategies are addressed on pages V-11-14.

However, staff recommend that a long-term vision would be beneficial for the land use plan and would help address specific timing and sequence around all proposed implementation strategies. Staff recommend including the timing (0-8 years) and level of priority (high,

medium, low) in the goal and implementation strategy table and to consider adding timing/priority level for all proposed strategies throughout the plan to help measure progress.

§ 4382(8) Compatibility Statement: A statement of compatibility with the Region is found on page I-6. The statement notes that Cabot's Town Plan will not reduce the desired effect of the plans of the region or of neighboring Towns. Staff reviewed adjacent municipalities and can confirm compatibility but recommend providing a clear statement how the plan relates to development trends and plans of adjacent municipalities, which include the municipalities of Woodbury, Marshfield, Calais, Hardwick, Walden, Danville and Peacham. For example, future plans could go a step further:

Peacham: zoned Rural Residential and includes an Agriculture Overlay adjacent to Cabot east boundary which is rural and zoned Low Density Residential and Agriculture.

Danville: zoned Low Density Residential and includes Joe's Pond/Developed Shoreland Overlay adjacent to Cabot northeast boundary which shares Joe's Pond and zoned as Shoreland.

Walden: no zoning. ANR atlas depicts south boundary of Walden as generally rural and forested and adjacent to the Cabot north boundary which is rural and zoned Low Density Residential and Agriculture.

Hardwick: zoned Rural Residential. The Wildlife Connectors map south corner boundary depicts a highest priority connectivity block and adjacent to Cabot north boundary which is forested and generally undeveloped and zoned Low Density Residential and Agriculture.

Calais: zoned Rural Residential and includes an Upland Overlay District adjacent to Cabot west boundary which is rural and zoned Low Density Residential and Agriculture.

Marshfield: zoned Agricultural and Rural Residential & Forestry and Conservation and adjacent to Cabot south boundary which is rural and zoned Low Density Residential and Agriculture.

Woodbury: zoned Agricultural and Rural Residential adjacent to Cabot west boundary which is forested and generally undeveloped and zoned Low Density Residential and Agriculture.

§ 4382(12) Flood resiliency plan: The plan mentions on page V-7 that there is a delineation of flood hazard areas on Map 6, but Map 6 is not in the plan and may be viewed in another document. While the inclusion of a floodplain map in the plan is not a state requirement, staff recommend noting location of the flood hazard area map or provide link to the state maps on the Flood Ready Atlas.

§ 4302(7) Energy: Staff recommend including updated data and analyses available via CVRPC to provide more local information. There is significant data available that was not included in this chapter. This includes:

- Current Electricity Use (Residential and Commercial)
- Estimated Current Thermal Sector Residential and Commercial Energy Use
- Estimated Current Light Duty Vehicle Energy Use
- Aggregated data on energy efficiency measures and EV adoption at the town level 2016-2024
- Existing Renewable Energy Generation Summary (estimates split by technology type and scale of project),
- Further analyses on energy targets for future use and resource potential areas for renewable energy generation- these are not required for an energy element and were designed to meet the Act 174 standards for an Enhanced Energy Plan but towns are encouraged, regardless of if they are pursuing a determination of energy compliance, to review this data for potential inclusion.
- Finally, staff can provide technical assistance in reviewing pertinent planning documents of utilities to provide information on infrastructure condition and future considerations (including costs).

Staff also recommend clearer and more explicit policy statements on decreasing fossil fuel use and renewable energy resource potential (generation) if desired, paired with specific measures that are right-sized for Cabot (weatherization, fuel-switching, EVs & EVSE, etc.). Staff recommends working with CVRPC to update this chapter to provide more specifics to Cabot to improve the excellent but more generalized summary of possibilities. For example, in the home heat section on page VI-3, a discussion of pairing wood heat with heat pumps and a discussion of the resources available across the state for heat pumps (individual resident, municipal, and community-wide) would be appropriate and in line with current approaches at the local, regional, and state level.

Staff recommend ensuring the goals have been updated (many of them are really clear and impactful but need some date adjustments and perhaps further steps). For example, Goal VI.6 actions include references to outdated reports and audits (2008 and 2010) which should be updated to more recent audits (e.g. 2022 via MERP) and reports that are available- this demonstrates both the progress the municipal effort has made and continued action required within the goal.

Lastly, staff recommend integrating references to the Energy chapter and goals within the Infrastructure, Transportation, Housing, and Climate sections of the Town Plan.

§ 4302(15) Environmental Justice: The plan contains many themes that support this goal related to sustainable and affordable development, the need for affordable elderly housing in the village, and planning for climate change and resilience. However, staff recommend that future updates of the town plan include a clear goal to protect the community from disproportionate environmental burdens and/or equitable access to environmental benefits. The goal could also include community engagement in environmental decision-making processes or targeted support such as supporting communities that are disproportionately affected by environmental harms.



MEMO

Date: December 1, 2025

To: Board of Commissioners

From: Niki Sabado, Planner

Re: Review of RPC criteria for Municipal Plan Review

Atch: Municipal Plan Review Tool; Compatibility assessments for the regional plan and abutting municipalities.

This memo includes a summary of the compatibility of the Cabot Town Plan with the CVRPC Regional Plan; an explanation of the four primary criteria the RPC must consider in approving a municipal development plan and where to identify staff findings for commissioner consideration, and finally, the memo summarizes the municipal benefits of having a regionally approved plan.

Cabot Town Plan Compatibility with the CVRPC Regional Plan

CVRPC Staff reviewed the Cabot Town plan against the CVRPC Regional Plan for compatibility. A compatible plan is defined under statute as any plan “as implemented, (that) will not significantly reduce the desired effect of the implementation of the other plan.” Each of Cabot’s planning goals was assessed and categorized as either *supporting* the regional plan, *compatible* with the regional plan, *silent* and therefore understood to be compatible with the regional plan, or were designated as *incompatible* with the CVRPC Regional Plan.

The land use, energy, housing and economic chapters had goals and ideas that were supportive or compatible with the regional plan.

The transportation chapter is largely compatible or supportive of the regional plan. The only area marked as silent is related transportation content from the energy plan regarding “reducing transportation energy demand and GHG emissions” and to “promote shift from gas/diesel to electric or alternative transportation”. The Cabot plan does however have goals to “better utilize existing public transportation system and reduce the distance and number of single-occupant vehicle trips” and to “promote access to a regional transportation network (carpool, van pool access, local bus link)”.

The utilities, facilities and services chapter is largely compatible or supportive of the regional plan. The only area marked as silent is a broadband goal, but the Cabot plan does include a statement of supporting the vitality of the village and the expansion of broadband access. Crime and safety goals are also marked silent but public safety is present throughout the Cabot plan and there are implementation strategies to undertake bike infrastructure improvements to improve safety and to incorporate other safety measures in their land use regulations.

The flood resilience chapter is also compatible with the regional plan. The Cabot plan has several notable implementation strategies to study problem tributaries and identify key strategies to protect municipal infrastructure and buildings from potential flood damage. It is also worth noting that Cabot has a goal to “install back-up power at critical facilities”.

The Plan is compatible with the adjacent towns of Marshfield and Woodbury especially around natural resource planning and emergency response planning. The Marshfield and Cabot Conservation Commissions monitor water quality in each town, and both the village of Marshfield and Cabot operate Wastewater Treatment Facilities. Future development of land that borders Cabot and the adjacent communities will mainly be rural and conservation land that will need to be coordinated with the RPC on the regional future land use map. Cabot does make a general statement of compatibility with Woodbury and acknowledges shared shoreland at Coit’s Pond. Staff found that nothing in the Cabot town plan would significantly reduce the desired effect of the implementation of the Regional Plan or of adjacent municipal plans.

Background

To be approved, a plan must:

- 1) Contain all the elements included in section 24 VSA § 4382.
- 2) Be consistent with the State goals established in section 24 VSA §4302;
- 3) Be compatible with the Central Vermont Regional Plan; and
- 4) Be compatible with approved plans of other municipalities in the region.

Each of these criteria are address below.

Contains all elements under 24 VSA § 4382

Staff finding that the Cabot Town Plan includes all required elements. Please see staff completed Municipal Plan Review Tool, pages 2-8.

Consistent with State goals under 24 VSA §4302

Staff finding that the Cabot Town Plan is consistent with State goals. Please see staff completed Municipal Plan Review Tool, pages 8-16.

Compatible with the Central Vermont Regional Plan

See above and enclosed.

Definition of '**compatible with**' as excerpted from 24 V.S.A. § 4302(f):

*(2) As used in this chapter, for one plan to be "**compatible with**" another, **the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan.** If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:*

(A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;

(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;

(C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and

(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

Staff reviewed the Cabot Plan against each of the CVRPC goals included in the current regional plan. For each CVRPC goal, the Cabot plan was scored as 'supports,' 'compatible,' 'silent,' or 'incompatible.' Please note, where the Cabot plan is 'silent,' it is considered to *not significantly reduce the desired effect of the implementation of the Regional Plan*. Recognizing that a municipal development plan is not all inclusive of all local planning documents (UDRs, master planning projects, capital plans, etc...), where any elements might be incompatible, additional research was conducted into the broader local planning process to identify if and where the impacts of any possible 'incompatible' elements are being mitigated. Where mitigating factors were identified, staff noted such factors and considered the element 'compatible.' Please see attached reports for a summary of each regional goal and where the Cabot plan is compatible or not.

Compatible with other municipalities

Please find definition of 'Compatible' above..

The Cabot Plan was further reviewed against the goals of other municipalities in the region, with a more detailed review of the abutting municipalities of Marshfield and Woodbury. The Cabot plan was again scored as 'supports,' 'compatible,' 'silent,' or 'incompatible' with these municipal plans. Again, where the Cabot plan is 'silent,' it is considered to *not significantly reduce the desired effect of the implementation of the other plan*. Recognizing that a municipal development plan is not all inclusive of all local planning documents (UDRs, master planning

projects, capital plans, etc...), where any elements might be incompatible, additional research was conducted into the broader local planning process to identify if and where the impacts of any possible 'incompatible' elements are being mitigated. Please see attached reports for a detailed run down of each municipal plan and goals and where the Cabot plan is compatible or not. Please see attached reports for a goal direct comparison of compatibility.

What are the benefits of an approved plan?

- Eligibility to receive Municipal Planning Grant funding
- Eligibility to participate in the state designation programs (Downtown/Village program, Growth Centers, etc.)
- Eligibility to participate in some state administered funding programs
- Facilitates a smoother Act 250 process.

Board of Commissioners
Municipal Plan Review Tool

Municipality: Cabot	Plan date: 3/4/2025	Staff: NS & LLB	Date: 10/23/25
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This form addresses the statutory requirements of the State of Vermont for town plans, as cited in the Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A. Chapter 117 (the Act). It includes the 12 required elements found in § 4382 of the Act; the four planning process goals found in § 4302(b), the 14 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

FYI:

Act 171 Requirements (Forest Integrity): required for plans adopted after Jan 1, 2018

Act 174 Requirements (Energy)

Act 181 Requirements (Housing & Land Use)

Act 121 Requirements (Flood Safety Act)

Act 47 (Home Act – Housing regulations)

Don't forget Standards of Review section: new **check boxes** added

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of the relevant statute are quoted at each question.

Required Elements § 4382		Met	Not Met
1	Statement of Objectives, Policies, Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Land Use Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Transportation Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Utility and Facility Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Rare Natural Resources/Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Educational Facilities Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Implementation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Compatibility Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Energy Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Economic Development Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Flood Resiliency Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
State Planning Goals § 4302		Met	Not Met
1	Compact village centers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of air, water, wildlife, and land resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Efficient use of Energy and Renewable Energy Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Use of Resources and Earth Extraction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Safe and Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Public Facilities and services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Child Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Flood Resiliency	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15 Environmental Justice



MUNICIPAL PLAN REQUIRED ELEMENTS

Title 24 Chapter 117: Municipal and Regional Planning and Development 24 V.S.A. § 4382. The plan for a municipality

(a) A plan for a municipality **shall** be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

- (1) A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.

Pages: II-14-16, V-11-14, IX-17-23

Comments: Objectives, policies and programs are generally identified in Chapter 1 and in the goals and implementations strategies at the end of each chapter. Land development and environmental protection goals are outlined in the goals and implementation strategies in Chapter II: Natural Resources (pp II-14-16) and Chapter V: Land Use (pp V-11-14). Public services and facilities are listed in Chapter IX: Community Facilities, Utilities, and Services (pp IX-17-23).

- (2) A land use plan, which shall consist of a map and statement of present and prospective land uses, that:

(A) Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public, and semi-public uses, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection; **for the maintenance of forest blocks, wildlife habitat, and habitat connectors;** or for other conservation purposes.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title, and for status under 10 V.S.A. §§ 6033 (Regional plan future land use map review) and 6034 (Tier 1A area status), together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize

Choose an item.

Pages: II-14, III-9, V-5-10, V-11-14, VI-5-6,
MAPS ~~X-4~~ – ~~X-6~~

Land Use Plan ✓

forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

Comments: The formal land use plan is established in Chapter V Land Use. Existing Local Land Use Regulations and Planning Considerations are described on pp V-5-10. And land use objectives are addressed pp V-11-14.

The Town currently has four zoning districts: the Village and Lower Village District, Low Density Residential and Agricultural District, and the Shoreland District. It is recommended that Cabot envision the future for each district. The districts, as written, capture the current character, but could also benefit from a vision for how these districts should develop over the next 10, 20, 30 years.

- (A) Map B: Cabot's Designated Village Center shows the use type of each parcel in the designated area: single-family, civic, commercial, multi-family, as well as an overlay of the State-Registered Historic District.
- (B) Map C: Cabot Zoning Map, 2018 shows shoreland buffer zoning districts around Molly's Falls Pond, West Hill Pond, and Coits Pond. Land uses are generally described and illustrated in Chapter V and Map B,C and D. It would be helpful if Cabot more clearly addressed the timing/sequencing around facilities and services, with the understanding that the scope of such would likely be modest due to the extent of present facilities services.
- (C) The town plan describes the Village Center designation in Chapter III Historic Resources (p III-9) with the goal of revitalizing Cabot's Village Center while preserving Cabot's historic fabric. Transportation and settlement patterns (pp VI-5-6) explains some of the efforts that have been successful through Cabot Community Association and Cabot Arts, as well as planning for alternative/public transportation and implementation of a public EV charging station in the Village Center.
- (D) Map D: Cabot Ecological Resources Map shows parcels, roads, and surface waters. It shows high priority and priority wildlife crossings and highest priority, priority, and low priority habitat blocks. The vast majority of the town is highest priority habitat blocks, with low priority blocks north of West Hill Pond Road and south of the intersection of Bailey Hazen Road and Route 215 near the Walden border. The priority areas are south and east of this area, bounded by Cabot Plains Road and West Shore Road. Policies include the following:
 - Goal (p II-14) in Natural Resources chapter "Continue to identify natural resources and promote voluntary measures that protect and enhance Cabot's natural resources such as significant natural communities and wildlife habitats, priority forest blocks and connecting habitat, riparian vegetated buffers, prime agricultural and forest soils, identified scenic viewsheds, and other natural resources described in this plan."
 - Implementation strategy (P V-11) "map critically important forest blocks, agricultural, and open land in Town to serve as an information base for landowners and developers".

Flood plain map is not included in the plan, but state maps exist on Flood Ready Atlas.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;

Choose an item.

Pages: VIII-9-13

MAP

Transportation ☒

Comments: The transportation plan is established in Chapter VIII, "Transportation". Map D: Cabot Ecological Resources Map shows parcels, roads, and surface waters but does not include prospective facilities. Cabot is focused on multi-modal transportation infrastructure, road maintenance, and safety on existing roads which are highlighted in their transportation goals and implementation strategy (pp VIII-9-13).

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

Choose an item.

Pages: IX-1-23

MAP

Utility and Facility ☒

Comments: The utility and facility plan is established in Chapter IX, "Community Facilities, Utilities, and Services". The plan is comprehensive and well communicated. Two items that seem especially important to the Town are a Highway Fund budget which contains an equipment replacement schedule in 2026 and a Town Manager form of government to implement a CIP for infrastructure and facilities.

Water and sewer map is not included in the plan, but state maps exist on the Act 181 Interim Exemption Map.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

Choose an item.

Pages: II-14-15, III-10, V-11

Comments: The phrase "rare and irreplaceable natural areas" is not used directly but Cabot's policies seem to achieve this goal.

Natural Resource Goal (p II-14) "Continue to identify natural resources and promote voluntary measures that protect and enhance Cabot's natural resources such as significant natural communities and wildlife habitats, priority forest blocks and connecting habitat, riparian vegetated buffers, prime agricultural and forest soils, identified scenic viewsheds, and other natural resources described in this plan. And Goal (p II-15) "Consider regulatory approaches to protect and enhance natural resources".

Historic Resources Goal (p III-10) 111.2 "Retain historic resources Town-wide that provide a physical connection to Cabot's past and provide a unique sense of place".

Land Use Goal (p V-11) V.2 “Land is used and developed in a way that retains working farms and productive forest land as major land uses in the Town, and protects natural, historic, and scenic resources”.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;

Comments: Education facilities are shown on Map B: Cabot’s Designated Village Center, 2022 shows the location of the Cabot school. The Cabot School is discussed on pp IX-5-7 highlighting challenge in funding for building upgrades and potential school closure. The education plan also includes Goal IX.3 “The Town’s facilities and Cabot School will continue to be a source of vitality to the Cabot community and a resource for the community as a whole” (p IX-18).

Choose an item.

Pages: IX-5-7, IX-18

MAP x-4

Educational Facility ☒

(7) A recommended program for the implementation of the objectives of the development plan;

Comments: The aspirations are expressed as goals and found at the end of each chapter, along with implementation strategies which articulate the policies and action steps designed to help reach those goals. A “measure of progress” is also identified, which will help chart progress made in relation to stated policies or tasks.

Choose an item.

Pages: I-1

(8) A statement indicating how the plan relates to development trends and plans of adjacent municipalities, areas and the region developed under this title;

Comments: Compatibility with the Region statement is found on p I-6. The statement notes that Cabot’s Town Plan will not reduce the desired effect of the plans of the region or of neighboring Towns. Recommend providing a clear statement how the plan relates to development trends and plans of adjacent municipalities.

Choose an item.

Pages: I-6

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

Choose an item.

Pages: VI-1-10

Comments: In their overview of energy use across the thermal, transportation, and electric sectors, Cabot notes “Analysis of energy demand by fuel and sector are not available for Cabot, but data generated for the State are illustrated in Chapter VI Energy” (pp VI-1-5). CVRPC has completed an analysis of estimated current use for the region and all towns in the Regional Plan, this data is available for use by the town to support future revisions and updated regularly. The Town of Cabot should reach out to CVRPC staff for energy data updates and technical assistance with these plan elements.

Potential local energy sources are also identified. A statement of policy on the conservation of energy is made on p VI-5-6, along with transportation goals in energy efficiency. Clear goals and implementation strategies around creation of an Energy Committee, increased awareness of local energy resources, energy efficient new build construction, energy conservation in existing buildings, multi-modal transportation and local agriculture economy are described in pp VI-7-10.

If a municipality is seeking a *Determination of Energy Compliance* under Act 174, see standards contained within RPC PUC Municipal Determination Standards checklist.

(10) A housing element that shall include a recommended program for public and private actions to address housing needs and targets as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program shall use data on year-round and seasonal dwellings and include specific actions to address the housing needs of persons with low income and persons with moderate income and account for permitted residential development as described in section 4412 of this title.

Choose an item.
Pages: IV-1-14, V-6

Comments: Chapter IV “Housing and Population” contains all the above elements. Cabot recognizes that its housing costs are more expensive than Vermont on average. Based on 2022 Vermont housing data homeowner cost burden, 30% of Cabot residents were paying 30-49% of their income on their home, and 15% were paying 50% or more of their income on their home which is higher than the state average.

A specific action for addressing low- and moderate-income persons’ housing needs includes investigating grant and loan programs through VHCB and ways that the UDAG funds can be leveraged for expanding housing. A specific housing goal (p IV-8) focused on affordable housing is V.1 “Ensure the availability of affordable housing options in Town for all ages – single and multifamily homes for sale, rental, and new construction – particularly in areas accessible to Town facilities and services”.

The Village District permits residential uses, one and two-family dwellings, accessory dwelling units and multi-family elderly housing (p V-6).

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Choose an item.
Pages: VII-1 - 10

Comments: Chapter VII “Economic Development” describes the present economic conditions, types of development, and location/scale of development in the Village Center. Strategies in the plan focus on developing a small-scale economy that supports local agriculture-based industries that utilize the

region's natural resources and raw materials. Actions focus on maintaining the goals from the village revitalization plan; a village parking plan and traffic calming infrastructure; and increase tourism and trail accessibility. The Cabot cheese plant and school are the main employers in the Town.

Overall, it appears that the economic development plan is commensurate to the needs and realities of the existing community.

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

These strategies shall include adoption and implementation of the State Flood Hazard Area Standards.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Choose an item.

Pages: V-5, V-7, X-28-30

Comments: Cabot has had adopted flood hazard bylaws in place for decades. Chapter V "Land Use" identifies flood hazard areas, especially in the Village Center. "The Cabot Zoning bylaws include the flood hazard bylaws to meet the requirements of the State and Federal Emergency Management Agency and ensuring that residents and businesses in Cabot would still be eligible for flood insurance" (P V-5). The plan mentions on p V-7 that there is a delineation of flood hazard areas on Map 6 which is not in the plan and may be available in another document.

Chapter X "Climate and Resilience" has strategies around mitigation of flooding, identification of dams and bridges that need upsizing or replaced, working with landowners in the watershed to create more water storage areas (pp X-28-30).

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

(1) population characteristics and distribution, including income and employment;

- (2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;
- (3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

GOALS AND STANDARDS OF REVIEW

GOALS

24 VSA § 4302

(a) General purposes . . .

(b) It is also the intent of the legislature that municipalities, regional planning commissions and state agencies shall engage in a continuing planning process that will further the following goals:

- (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.
- (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
- (3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.
- (4) To encourage and assist municipalities to work creatively together to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

Goal 1:

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

(A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be discouraged. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

Choose an item.

Pages: V-4, V-6, VIII-1

(B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.

(C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why :

- A. The town has a bylaw Planned Residential Development (PDR) to minimize sprawl and encourage cluster development near centers and adjacent neighborhoods (p IV-6). And, that dense development is encouraged in the Village Center (p V-4). Lower Cabot Village has been identified for potential commercial and residential (mixed-use) development (p V-6).
- B. Planning considerations on p V-6 states “economic development should be employed to revitalize existing village centers, and public investments in infrastructure should reinforce the planned growth patterns of the area”.
- C. Cabot has a State Village Center Designation, a program that offers infrastructure opportunities and investment in the village. And a goal in Chapter VIII (p VIII-1) for “Safe pedestrian infrastructure in the Village”.
- D. The Plan conforms to the nine “Smart Growth” principles listed in (24 V.S.A. § 2791).

Goal 2:

To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Choose an item.
Pages: I-2,V-2, IX-13

How has the Town Plan addressed this goal : Chapter IX “Community Facilities, Utilities, and Services” describes the Cabot Community Association, a non-profit organization which works toward developing a vibrant, diversified economy (p IX-13). Land use planning strategies on p V-2 include preserving open land and creating mixed land uses, compact building design, and walkable neighborhoods. Although the plan does not specifically call out low per capita income, the Town vision on p I-2 states “Cabot residents will meet their needs for food, material, shelter, and transportation using resources managed in an affordable and sustainable manner”.

If the goal is not relevant or attainable, how does the plan address why :

Goal 3:

To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Choose an item.
Pages: VII-5-6, VIII-8, IX-6

How has the Town Plan addressed this goal : Chapter VII “Economic Development” (pp VII-5-6) describes the Vermont Small Business Development Center that offers training for entrepreneurs to plan for sustainable, value-added agriculture businesses. And includes a transportation training initiative through the state and regional agencies such as the Vermont Local Roads Program to learn best practices for road maintenance (p VIII-8).

Educational training opportunities are highlighted on p IX-6 including the career center and post-secondary schools in the region, and Vermont Student Assistance Corporation (VSAC) and financial aid opportunities.

If the goal is not relevant or attainable, how does the plan address why :

Goal 4:

To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

Choose an item.

Pages: V-2, V-7, VI-5, VI-8

(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

How has the Town Plan addressed this goal : The land use chapter has planning strategies that include providing a variety of transportation choices and creating walkable neighborhoods (p V-2). The plan objective is to have mixed-use in their village – high density residential development and multi-modal transportation facilities (p V-7). The energy chapter has planning considerations that support improved access to and increased use of alternative and public transportation, and increased use of electric vehicles (p VI-5).

Energy goal (p VI-8) VI.5 “Promote access to a regional transportation network (carpool, van pool access, local bus link)” supports this goal.

If the goal is not relevant or attainable, how does the plan address why :

Goal 5:

To identify, protect and preserve important natural and historic features of the Vermont landscape including:

(A) significant natural and fragile areas;

(B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;

(C) significant scenic roads, waterways and views;

(D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas

Choose an item.

Pages: II-14-15, III-10, V-7

How has the Town Plan addressed this goal :

- A. Natural Heritage Goals (p II-14) "Continue to identify natural resources and promote voluntary measures that protect and enhance Cabot's natural resources such as significant natural communities and wildlife habitats, priority forest blocks and connecting habitat, riparian vegetated buffers, prime agricultural and forest soils, identified scenic viewsheds, and other natural resources described in this plan" and (p II-15) " Consider regulatory approaches to protect and enhance natural resources.
- B. Natural Heritage Goal and Implementation Strategies have specific implementation strategies for Water Resources on p II-14 that include a watershed management plan, water quality review, and education/assistance on riparian buffers.
- C. Natural Heritage Goal on p II-14 includes scenic viewsheds as a natural resource to continue to identify and promote voluntary measures to protect. Also, planning considerations in the land use chapter (p V-7) discuss establishing guidelines for siting structures in the shoreland district to retain scenic views.
- D. Historic Resources Goal (p III-10) has strategies around identifying existing historic resources and creating a current inventory of historic structures and educating residents and owners on energy upgrades to historic buildings.

If the goal is not relevant or attainable, how does the plan address why :

Goal 6:

To maintain and improve the quality of air, water, wildlife and land resources.

(A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).

(B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

(C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors

Choose an item.

Pages: II-7, II-14, II-13-16

How has the Town Plan addressed this goal : Cabot's Town Plan, including all goals, strategies and actions, is generally aligned with the principles established in 10 V.S.A. § 1253.

- A. Natural Heritage chapter clearly supports maintaining and improving the quality of air, water, wildlife and land resources in Cabot, and specifically in the forest resources section on p II-7.
- B. Cabot's Town plan furthers the policies and actions related to 10 V.S.A. § 1253. Water resource protections are established in natural heritage chapter goals and implementation strategies (p II-14).
- C. Cabot's Town Plan promotes goals, strategies and actions that maintain and improve forest blocks and habitat connectors. Specifically, the natural heritage goals and implementation strategies on pp II-13-16 support this goal. Recommend the town include a planning

consideration for renewable energy siting that could specify that habitat connectors are not preferred sites.

If the goal is not relevant or attainable, how does the plan address why :

Goal 7:

To encourage the efficient use of energy and the development of renewable energy resources.

(A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.

(B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b

Choose an item.

Pages: VI-4-5, VI-7-10

How has the Town Plan addressed this goal :

Cabot has addressed this goal in Chapter VI "Energy". All components of (A) and (B) are addressed in the energy goals and implementation strategies on pp VI 7-10. It is important to note that the strategies include improving energy efficiency by creating an Energy Committee to develop and implement energy strategies and promoting energy conservation measures in new construction and on-site renewable energy generation.

The energy chapter also highlights potential local energy sources (pp VI-4-5). Recommend including information on preferred siting for renewable energy generation.

If the goal is not relevant or attainable, how does the plan address why :

Goal 8:

To maintain and enhance recreational opportunities for Vermont residents and visitors.

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

Choose an item.

Pages: IX-22, V-7

How has the Town Plan addressed this goal :

- A. Chapter IX “Community Facilities, Utilities, and Services” has a goal (p IX-22) IX.8 “Identify and ensure access to resources for various recreational activities” with specific strategies around maintaining the trail system, wayfinding of facilities. And,
- B. Goal IX.10 “Maintain and increase availability of public facilities to support civic and cultural events” with a future measure of progress to include interactive public access and flexibility. It is identified in the plan the need for improved public access in the shoreland district (V-7).

If the goal is not relevant or attainable, how does the plan address why :

Goal 9:

To encourage and strengthen agricultural and forest industries.

Choose an item.

Pages: I-2, II-15, V-1, V-8, VII-10,

- (A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.
- (B) The manufacture and marketing of value added agricultural and forest products should be encouraged.
- (C) The use of locally-grown food products should be encouraged.
- (D) Sound forest and agricultural management practices should be encouraged.
- (E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

How has the Town Plan addressed this goal :

- A. The plan has a vision of balancing growth in the village center while maintaining a healthy working landscape (p I-2). The land use chapter also includes an aspiration towards the village center and working landscape thriving simultaneously and providing the base for a local economy (p V-1).
- B. Goal VII.5 “Support working farms and agri-based businesses’ with a strategy to help connect farmers to supporting resources and marketing opportunities (p VII-10).
- C. Goal VI.10 “Promote consumption of local food and other local products and services to reduce energy usage (p VII-10) has a strategy to ensure funding continues for Farm-to-School lunch program.
- D. Planning considerations in the land use chapter (p V-8) explains necessary permit review and conditions to reflect the goals of preserving working farmland, protecting natural resources, and fostering economic sustainability.
- E. The plan overall indicates that Cabot is interested in protecting farm and forest land through regulatory and non-regulatory methods including a strategy to identify bylaw provisions to enhance or protect natural resources (p II-15).

If the goal is not relevant or attainable, how does the plan address why :

Goal 10:

To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Choose an item.

Pages: II-11, IV-6

How has the Town Plan addressed this goal :

The natural heritage chapter (p II-11) has a section describing contiguous forests and connecting land and includes a statement regarding forest management opportunities for sustainable extraction of forest resources. The housing chapter also includes an action in the zoning regulation that will encourage optimum preservation of open space and more efficient use of land (p IV-6).

If the goal is not relevant or attainable, how does the plan address why :

Goal 11:

To ensure the availability of safe and affordable housing for all Vermonters.

Choose an item.

Pages: IV-3, IV-8, V-5-6

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multifamily and manufactured housing should be readily available in locations similar to those generally used for single-family dwellings.

(D) Accessory dwelling units within or attached to single family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

How has the Town Plan addressed this goal :

If the goal is not relevant or attainable, how does the plan address why :

Cabot identifies the social and physical needs in the community highlighting that the majority of single households are the 65 year plus age group. There is a high need for additional senior housing. In Cabot, eight affordable housing units are dedicated to seniors in the Cabot Commons development (p IV-3).

- A. Housing and population chapter includes a goal (p IV-8) to IV.1 “Ensure the availability of affordable housing options in Town for all ages – single and multifamily homes for sale, rental, and new construction – particularly in areas accessible to Town facilities and services”.
- B. Planning considerations for future housing development states the projected housing growth will be a majority in the low density residential and agriculture district and the wastewater system will be the main factor in developing new housing in the central village area (p IV-8).
- C. Dwelling units are permitted to be single-family or multi-family within planned residential developments (p V-5).
- D. The Village district permits residential uses, one and two-family dwellings, accessory dwelling units and multi-family elderly housing (p V-6).

Goal 12:

To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

Choose an item.

Pages: IX-23

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

How has the Town Plan addressed this goal : Chapter IX “ Community Facilities, Utilities, and Services” includes fire, police, emergency medical services, school, and wastewater planning. The Goal IX.10 “Maintain and increase availability of public facilities to support civic and cultural events” (p IX-23) also supports this planning. The plan identifies sustainable development and a balance of growth provided there is infrastructure capacity.

If the goal is not relevant or attainable, how does the plan address why :

Goal 13:

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Choose an item.

Pages: IX-7-8

How has the Town Plan addressed this goal : Safe and affordable childcare is critical to Cabot, especially after the closure of all four licensed day care providers by 2022. The childcare section (p IX-7) identifies the work the Cabot Community Association did to receive a grant to study feasibility of establishing a child-care facility which opened in November of 2023. The Cabot school also has a preschool program (IX-8).

If the goal is not relevant or attainable, how does the plan address why:

Goal 14:

To encourage flood resilient communities.

(A) New development in identified flood hazard and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

Choose an item.

Pages: V-5, V-7, II-14, IX-5

How has the Town Plan addressed this goal :

- A. The town has flood hazard bylaws to meet the requirements of the State and Federal Emergency Management Agency (p V-5). Land use chapter (p V-7) notes that the Village Center District is vulnerable to flooding and will continue to put development constraints within this district.
- B. Goal to "Seek funding and collaborators for a watershed management plan that will enhance flood resiliency, water quality and wildlife habitat" (p II-14).
- C. The Town revised its LHMP in 2024 to increase planning and preparedness against natural disasters (p IX-5).

If the goal is not relevant or attainable, how does the plan address why :

Goal 15:

To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72.

Choose an item.

Pages: I-2

The plan contains strong themes throughout related to sustainable and affordable development, the need for affordable elderly housing in the village, and planning for climate change and resilience. The vision statement includes "Cabot residents will meet their needs for food, material, shelter, and transportation using resources managed in an affordable and sustainable manner" (p I-2). Recommend including a clear statement and/or action specifically towards achieving environmental justice and/or equity.

STANDARD OF REVIEW

24 V.S.A. § 4302(f)

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward

that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
- (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
- (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and
- (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

24 V.S.A. § 4350. Review and consultation regarding municipal planning effort

(a) A regional planning commission shall consult with its municipalities with respect to the municipalities' planning efforts, ascertaining the municipalities' needs as individual municipalities and as neighbors in a region, and identifying the assistance that ought to be provided by the regional planning commission. As a part of this consultation, the regional planning commission, after public notice, shall review the planning process of its member municipalities at least twice during an eight-year period, or more frequently on request of the municipality, and shall so confirm when a municipality:

- (1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
- (2) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

(b)(1) As part of the consultation process, the commission shall consider whether a municipality has adopted a plan. In order to obtain or retain confirmation of the planning process after January 1, 1996, a municipality must have an approved plan. A regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted. Each review shall include a public hearing which is noticed at least 15 days in advance by posting in the office of the municipal clerk and at least one public place within the municipality and by publication in a newspaper or newspapers of general publication in the region affected. The commission shall approve a plan if it finds that the plan:

- (A) is consistent with the goals established in section 4302 of this title;

(B) is compatible with its regional plan;

(C) is compatible with approved plans of other municipalities in the region; and

(D) contains all the elements included in subdivisions 4382(a)(1)-(10) of this title.

The following are procedures for Regional Planning Commission review of town plans. The first procedure pertains to review of town plan re-adoptions and town plan amendments. The second is an alternate procedure for review of town plan amendments. For review of amendments, it is up to the discretion of the Regional Planning Commission as to which procedure will be used.

Town Plan Review & Approval Process

The following may be used for town plan re-adoption reviews as well as town plan amendment reviews

1. The regional planning commission (RPC) receives a request for town plan approval.
2. If the staff review reveals a flaw that would preclude RPC approval, the town will be notified. It is the town's option as to whether they want a final decision on the plan or if the plan should be withdrawn from the approval process.
3. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
4. The RPC's public hearing will be held before the RPC makes its final decision on the plan.
5. In all cases the RPC will take final action on the plan approval request within 60 days of its receipt.

Town Plan Amendment Review Process

This is an alternative procedure for town plan amendment reviews

1. The regional planning commission (RPC) receives a request to review an amendment to the town plan.
2. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
3. The town will be notified whether or not the amendment may be approved within the context of the current regional approval of the town plan, or if the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval.
4. If the amendment constitutes a change to the plan that is beyond the scope of the current regional approval, the town will be given the option of submitting the amended plan for regional approval.

2. LAND USE ELEMENT			
Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Town Center Policies: Concentrate development and civic life in town centers by promoting dense mixed-use growth, adaptive reuse, affordable housing, and public amenities while enhancing regional connectivity and protecting flood resilience	Supports	Chapter VII, Goal VII.1 "Create and promote economic opportunities for businesses and other organizations to succeed. Maintain Village Center designation".	
Mixed Use Commercial Area Policies: Promote mixed use, scrutinize large scale retail	Supports	Chapter V, Goal V.1 "Plan future residential and commercial development to locate in Cabot’s existing residential and commercial development nodes: Cabot Village and Lower Cabot Village".	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<u>Industrial Area Policies:</u> Prioritize industrial uses in designated areas Allow small-scale industrial elsewhere per plans	Supports	Chapter V, Goal V.2 "Land is used and developed in a way that retains working farms and productive forest land as major land uses in the Town, and protects natural, historic, and scenic resources".	
<u>Resort Center Area Policies:</u> Coordinate resort area growth cooperatively, focus growth on existing resorts			N/A
<u>Rural Area Policies:</u> Preserve farmland, forests, and rural character Promote conservation-oriented development, use compact and traditional settlement patterns, protect sensitive habitats, and support small-scale rural businesses and recreation	Supports	Goal V.2 "V.2 Land is used and developed in a way that retains working farms and productive forest land as major land uses in the Town, and protects natural, historic, and scenic resources."	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<p><u>Resource Area Policies:</u> Protect sensitive natural resources by restricting development in vulnerable areas, minimizing infrastructure impacts, mitigating unavoidable disturbances, and preserving forests, habitats, steep slopes, and flood-prone lands.</p> <p>Minimize farmland and forest fragmentation using regulatory tools, buffer development from sensitive areas, help landowners afford conservation, retain rural character with safe travel, compact design, and buried utilities, expand hamlets with traditional patterns, protect wildlife corridors, limit large non-residential uses, support customary home occupations, and encourage low-impact recreation facilities</p>	Supports	<p>Chapter II Goal 2, Implementation Strategy 1, " The Conservation Committee and Planning Commission will collaborate to identify zoning and subdivision provisions that will enhance and protect natural resources discussed in this plan, including but not limited to overlay districts, steep slopes and ridgelines, forest fragmentation, prime agricultural and forest soil protection, forest block and connecting habitat protection, riparian vegetated buffer protection along streams, and water supply source protection."</p>	

Regional Plan Policies		Town Goals and Strategies		Notes
<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>				
General Land Use Goals, Policies, and Strategies				
<div>Goal 1: Promote sound natural resource use</div> <div>Encourage conservation commissions, improve water resource mapping, support local wetland inventories, protect and restore water quality, store harmful materials safely, evaluate water impacts of projects, maintain vegetated buffers, secure conservation easements, remove unused dams, identify funding for buffer plantings, use community septic or public systems near surface waters, enhance watershed education, avoid or mitigate flood hazard development, raise awareness of flood risks, and protect forest blocks and habitat connectors</div>	Supports	Chapter II Goal 1, Implementation Strategy I, "Provide education and assistance to encourage the enhanced riparian vegetated buffers on waterways, such as organizing volunteers to plant buffers on private and public land, distributing educational and grant information, and collaborating with Friends of the Winooski and others."		

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<p>Goal 2: Protect agriculture, forestry, minerals</p> <p>Preserve working lands and soils by supporting agricultural, forest, and extraction productivity, discouraging infrastructure that promotes inappropriate development, prioritizing land protection through LESA/FLESA assessments, encouraging fair taxation with Use Value Appraisal, planning for long-term food security, requiring reclamation of extraction sites, and protecting resource operations from conflicting uses.</p>	Supports	<p>Chapter II Goal 1, Implementation Strategy 4, " Seek assistance from the regional planning commission in the identification, characterization, and mapping of prime agricultural and forest soils that can be used for future planning purposes."</p>	

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
<p>Goal 3: Support compact growth, and economically viable development locations</p> <p>Promote village-scale development and affordable infill by supporting smart growth and Growth Center designations, encouraging clustered design and infill redevelopment, assisting towns with planning and funding (including brownfield cleanup and TIF), and endorsing strategies to expand existing settlements while preserving rural countryside</p>	Supports	<p>Goal V.1, "Plan future residential and commercial development to locate in Cabot’s existing residential and commercial development nodes: Cabot Village and Lower Cabot Village."</p>	
<p>Goal 4: Preserve fragile and natural habitats</p> <p>Protect natural and fragile areas by preserving high-value environmental sites, acquiring and mapping sensitive lands, mitigating development impacts near critical habitats, preventing groundwater contamination, preserving wetlands, identifying wildlife habitats and connectors, and managing invasive species through public education and regional response efforts.</p>	Supports	<p>Chapter II Goal 1, Implementation Strategy 6, "When work is complete on the natural resources/natural communities’ study in 2025, use this study to complete the process of identifying priority forest blocks under Act 171."</p>	

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
<p>Goal 5: Maintain scenic beauty and viewsheds</p> <p>Use native vegetation, screen development near scenic roads, retain scenic views, map significant scenic areas, protect ridgelines, prevent light pollution, enforce Act 250 visual standards, avoid siting utilities in view areas, restore visual character after construction, use context-sensitive design, maintain open landscapes, and identify and preserve scenic roads</p>	Compatible	<p>Goal V.2 (b) Strengthen PRD/PUD regulations to specify a percentage of land to be conserved as part of the development (e.g.60%); and to provide for buffer areas between residential development and adjacent residential and agricultural uses.</p>	

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
<p>Goal 6: Manage interstate interchange development</p> <p>Support smart growth and Berlin’s growth center plan, encourage context-sensitive and form-based design, restrict incompatible uses like strip malls, coordinate with local and regional plans, and protect agricultural land near highway exits</p>	<p>Compatible</p>	<p>Chapter VII, Strategy VII.2 (a) "Create a Village Parking Plan that addresses pedestrian access, parking, and traffic calming infrastructure in the village center to provide for increased connectivity between residential uses, public parking areas and commercial, civic, and recreational uses during large events". And, Chapter V, Strategy V.2 (b) "Strengthen PRD/PUD regulations to specify a percentage of land to be conserved as part of the development (e.g.60%); and to provide for buffer areas between residential development and adjacent residential and agricultural uses".</p>	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<div>Goal 7: Protect water quality from runoff</div> <div>Minimize runoff impacts by designing compact sites, preserving vegetation, phasing construction; manage stormwater using retain, infiltrate, control erosion; apply acceptable management practices in agriculture, forestry, extraction; reduce impervious surfaces with build structured or shared parking, use pervious materials, add landscaped bio-retention; encourage municipalities to adopt stormwater-friendly regulations, maintain infrastructure, protect water quality.</div>	Compatible	Chapter II Goal 1, Implementation Strategy I, "Provide education and assistance to encourage the enhanced riparian vegetated buffers on waterways, such as organizing volunteers to plant buffers on private and public land, distributing educational and grant information, and collaborating with Friends of the Winooski and others."	

3. Energy Element

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
<p>Goal: Increase conservation of energy by individuals, organizations, and municipalities (pp.51–52)</p> <p>Connect municipalities, residents, and businesses with programs and incentives, coordinate residential weatherization campaigns, support and develop municipal energy committees, provide technical assistance and encourage energy-conserving bylaws, support state and utility energy programs, advocate for accessible models for underserved residents, promote energy equity commitments, and develop municipal energy use baselines and assessments to guide improvements.</p>	Supports/ Compatible	<p>Goal VI.1 Create a standing Energy Committee to develop and implement energy strategies to improve energy efficiency, conservation, and individual and community self-sufficiency.</p> <p>Goal VI.2 Increase awareness of local energy conservation resources.</p> <p>Goal VI.2(a) Provide information on the town website to residents, including farmers, on energy conservation resources and services.</p> <p>Goal VI.2(c) involve local students in proejcts</p> <p>Goal VI.3 Promote energy conservation measures in new construction and enhance on-site renewable energy generation opportunities.</p> <p>Goal VI.4 Promote energy conservation in existing buildings.</p> <p>VI.4(a) Post information on available energy efficiency & weatherization services at Town Clerks office and Town web site.</p> <p>Goal VI.6 Minimize non-renewable energy consumption and promote energy conservation in Cabot School and Town-operated buildings, facilities, and operations (Willey Building, Masonic Hall, Town Garage and road maintenance operations, water system, wastewater system).</p>	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<div>Goal: Promote climate-ready, resilient, energy-efficient building design, construction, and retrofits (pp.52–53)</div> <div>Promote RBES/CBES standards and municipal stretch code adoption, host building science and standards training, encourage commercial benchmarking, develop local energy codes and net-zero-ready practices, review zoning for energy impacts, promote high-efficiency manufactured housing and energy-efficient landscaping, support municipal energy tracking and waste heat recovery near infill, and develop a regional GHG emissions inventory</div>	Supports	<div>Goal VI.2(b) Explore the practicalities of establishing a Property Assessed Clean Energy (PACE) program in Cabot.</div> <div>Goal VI.3 Promote energy conservation measures in new construction and enhance on-site renewable energy generation opportunities. VI.3(a) Provide printed information on energy conservation measures and the benefits of third-party certification and audits for Cabot residents and businesses.</div> <div>Goal VI.6 Minimize non-renewable energy consumption and promote energy conservation in Cabot School and Town-operated buildings, facilities, and operations (Willey Building, Masonic Hall, Town Garage and road maintenance operations, water system, wastewater system). VI.6(a) Carry out improvements to school buildings, including installation of energy-saving insulation, as recommended in 2008 report by Vermont Superintendents’ Association. VI.6(b) Use municipal energy audits to implement cost effective recommends.</div>	<div>Page 5 Cabot should also make energy efficiency investments in town-owned facilities. In 2024, the Willey Building Committee applied for a large municipal energy grant, to make major improvements to the Willey Building, and the Wastewater Treatment Facility, to reduce the heating and electrical usage of the buildings. If a grant is awarded, the funds will support adding solar panels to the Willey Building. If battery backup is added as well, the Willey Building can become an energy-independent charging center when extended power outages occur in town.</div> <div>Chapter X includes a section "Extended Power Outages, Extreme Heat and Cold Weather Events" (X-26) which speaks further to the need for homes to be designed to moderate both extreme heat and cold, information on heat pumps, and notes</div>
<div>Goal: Identify ways to decrease fossil fuel use for heating (p.53)</div> <div>Promote fossil-fuel-free technologies like heat pumps and geothermal, support stove and boiler trade-out programs, identify and enable district heating and thermal energy networks, identify renewable fuel sources and biodigester opportunities, promote energy storage and microgrids, and provide community education on renewable energy for emergency management</div>	Supports/ Compatible	<div>See above and Goals 1, 2, 3, 4</div> <div>Goal VI.6 Minimize non-renewable energy consumption and promote energy conservation in Cabot School and Town-operated buildings, facilities, and operations (Willey Building, Masonic Hall, Town Garage and road maintenance operations, water system, wastewater system). VI.6(a) Carry out improvements to school buildings, including installation of energy-saving insulation, as recommended in 2008 report by Vermont Superintendents’ Association. VI.6(b) Use municipal energy audits to implement cost effective recommends. VI.6(e) Base purchasing decisions for Town equipment on life cycle analysis, including fuel costs.</div> <div>VI.7(b)Use more locally produced wood chips than oil in the heating plant at Cabot School.</div>	<div>Conservation can be applicable here, but would be better if there was explicit discussion of fossil fuels and fuel switching. The plan does however discuss the importance of wood heat in the Town "should encourage continued use of wood for home heating, but also encourage using the more efficient and clean-burning stoves and furnaces that are now available" (VI-3) Furthermore, page 4 of Chapter 6 does note that "given the availability of renewable and carbon-free electricity from our local utilities, cost-effective GHG emission reductions can be achieved through the electrification of fossil fuel-consuming energy uses including space and water heating (via heat pumpts) and transportation (via electric vehicles).</div>

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<p>Promote Transportation Demand Management (TDM) and Ridesharing Programs (pp. 59-60); Reduce Vehicle Miles Traveled</p> <p>Support Go!Vermont and employer commute programs, develop criteria for ridesharing infrastructure, identify transit gaps and over-capacity park & rides, update park & ride inventories, map fiber optic gaps, follow the Vermont Transportation Equity Framework, support regional commute alternatives including rail, evaluate intermodal facilities, plan transit in growth areas, connect underserved communities to critical services, create incentives and policies integrating transit into development, establish a comprehensive transit plan, and provide technical assistance to transit providers</p>	Supports	<p>Goal VI.5 Promote access to a regional transportation network (carpool, van pool access, local bus link)</p> <p>VI.5(a) Maintain the park & ride lot at Neighbors in Action.</p> <p>VI.5(b) Follow up with GMTA on possibility of Implementation Strategy</p> <p>Goal VI.7 Promote consumption of local food and other local products and services to reduce energy usage.</p> <p>VI.7(a) Ensure funding continues for existing Farm-to-School lunch program.</p> <p>VI.7(b) Use more locally produced wood chips than oil in the heating plant at Cabot School.</p> <p>VI.7(c) Provide steady support and promotion of the Cabot Food Hub</p>	<p>See the Land Use (Section V) and Transportation (Section VIII) sections for actions to reduce reliance on private motor vehicles.</p>

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<div>Goal: Promote shift from gas/diesel to electric or alternative transportation (p.59)</div> <div>Ensure zoning does not prohibit EVSE or alternative fuel technologies, promote EV-ready building practices and bidirectional charging, coordinate funding and guidance for Drive Electric programs, disseminate fleet electrification resources, and support municipal participation in EVSE and fleet programs.</div>	Supports/ Compatible	<div>Goal VI.6 Minimize non-renewable energy consumption and promote energy conservation in Cabot School and Town-operated buildings, facilities, and operations (Willey Building, Masonic Hall, Town Garage and road maintenance operations, water system, wastewater system).</div> <div>VI.6(e) Base purchasing decisions for Town equipment on life cycle analysis, including fuel costs.</div>	<div>page 4 of Chapter 6 does note that "given the availability of renewable and carbon-free electricity from our local utilities, cost-effective GHG emission reductions can be achieved through the electrification of fossil fuel-consuming energy uses including space and water heating (via heat pumps) and transportation (via electric vehicles).</div> <div>page 5 Cabot support actions that reduce reliance on motor fuels such as improved access to, and increased use of, alternative and public transportation and increased use of electric vehicles. A public EV charging station, added in 2022, is a popular addition to the parking area by the Willey Building. Options such as bus, vanpooling, ridesharing and bicycling will decrease energy consumption (See Section VIII Transportation.)</div>
<div>Goal: Facilitate walking, biking, and rolling infrastructure (pp.61–62)</div> <div>Provide technical and grant assistance, develop health equity-based project prioritization, update municipal road standards to Complete Streets with training and compliance reviews, develop model regulations and site plan requirements for walking, biking, and rolling, create a walk/bike/roll master plan with gap analyses and funding strategies, and center underserved communities in planning</div>		<div>VIII.2 Improve non-motorized access from rural areas of Town to the village areas. VIII.2 (a) Maintain and expand four-season trail system supported through grant funds.</div> <div>VIII.2 (b) Identify locations for bicycle routes throughout Town and undertake infrastructure improvements to improve safety.</div> <div>VIII.8. Improve access between LVRT and the rest of Cabot</div>	<div>See Transportation</div>

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<p>Pathways: Renewable Energy Development and Siting</p> <p>Develop summaries of municipal projects, support project development, create siting guidelines and mapping tools, assist municipalities with updated regulations, identify co-benefits like waste heat and thermal networks, map thermal and preferred siting resources, align housing, conservation, and energy goals, coordinate modeling with DPS and utilities, support grid upgrades and utility data updates, encourage early municipal consultation, analyze resource areas, integrate onsite generation and storage into capital planning, advocate for fossil-fuel-free backup power, and provide education on bi-directional EV chargers and microgrids</p>	Supports/ Compatible	<p>Goal VI.3 Promote energy conservation measures in new construction and enhance on-site renewable energy generation opportunities.</p> <p>X. Install back-up power at critical facilities (Solar and battery storage at the Willey Building and Wastewater Treatment Facility). (X-29)</p> <p>X. Provide community center(s) for cooling, charging devices, and warming: (a) create Resilience Hub(s), (b) add solar panels and battery storage. (X-29)</p>	<p>VI-4 "Passive solar (incorporating design principles into buildings to capture free heat and light) and active solar (thermal collectors and photovoltaics) should be encouraged in Cabot. Development review should encourage site and building design that maximizes passive heating and cooling."</p> <p>Plan would have benefitted from interacting with mapping analyses conducted for all towns and the region and from support to describe their existing infrastructure and consult relevant plans and projects (e.g. utility IRPs, etc).</p>
<p>Evaluate generation from existing renewable energy facilities (p.87)</p> <p><i>Provide regular updates on facility inventories, update mapping of constraints, reflect municipal changes to preferred or unsuitable locations, map woody biomass locations consistent with conservation priorities.</i></p> <p>The municipal energy element requires: identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.</p>		<p>The generation of heat from biomass is a strategy that will continue to benefit the Town</p> <p>Passive solar (incorporating design principles into buildings to capture free heat and light) and active solar (thermal collectors and photovoltaics) should be encouraged in Cabot. Development review should encourage site and building design that maximizes passive heating and cooling.</p> <p>Small scale wind turbine technology is a viable option for private individuals or groups of individuals.</p> <p>Geothermal and Biofuels also mentioned.</p>	<p>Pages 4&5 have extremely brief mentions of conceptual potential across a good number of different resources but does not integrate CVRPC municipal resource potential- this is however not an enhanced energy plan and thus is not technically required to do so.</p>
<p>Patterns and densities of land use likely to result in conservation of energy</p>	Supports/ Compatible	<p>See Land Use review</p>	<p>Cabot gained and recently renewed its village center designation and updated its village zoning standards to allow more dense housing. (VI.5)</p>

4. TRANSPORTATION ELEMENT			
Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1: Integrate transportation and land use planning Coordinate planning, support compact walkable growth in designated centers, engage communities, develop regional plans, coordinate with state and local agencies, integrate economic development, and ensure equitable access for all residents	Compatible	Goal V.1, "Plan future residential and commercial development to locate in Cabot’s existing residential and commercial development nodes: Cabot Village and Lower Cabot Village."	

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
<p>Goal 2: Maintain existing transportation infrastructure</p> <p>Prioritize maintenance and repair, match capacity to growth, and monitor asset conditions</p>	<p>Supports</p>	<p>VIII.3 Maintain Town road system, and provide for adequate maintenance facilities (i.e., Town Garage), and retain scenic qualities. VIII.3 (a) Investigate and adopt comprehensive standards applicable to the construction of new roads and access driveways.</p> <p>VIII.3 (b) Develop a capital improvement program that provides for the routine maintenance of the town road system and transportation infrastructure and equipment.</p> <p>VIII.3 (c) Explore designation of scenic roads or byways. VIII.3(d) Explore creating a Clean Our Culverts month or other program to encourage maintaining culverts at intersections of town roads and private driveways</p>	

Regional Plan Policies		Town Goals and Strategies	Notes
<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>			
<div>Goal 3: Manage demand and promote alternatives</div> <div>Reduce peak travel loads, promote walking, biking, and transit, support park-and-ride facilities, preserve transportation rights-of-way, provide travel information, support ride-matching and shuttles, encourage workplace commuting programs, expand transit services, and promote car sharing and EVs.</div>	Supports	<div>VIII.2 Improve non-motorized access from rural areas of Town to the village areas. VIII.2 (a) Maintain and expand four-season trail system supported through grant funds.</div> <div>VIII.2 (b) Identify locations for bicycle routes throughout Town and undertake infrastructure improvements to improve safety.</div> <div>VIII.2 (c) Create and implement plans for the improvement of the bridge on Main Street at the intersection of Rt. 215 and Walden Road for flood resiliency and to make it safer for bicycle and pedestrian use.</div>	
<div>Goal 4: Integrate travel modes – Coordinate across modes and populations</div> <div>Design intermodal connections, improve connectivity between systems, coordinate with human service providers, plan for emergency access routes, and support freight and goods movement.</div>	Compatible	<div>VIII.1 Establish safe routes between residential and commercial/ civic/recreational uses in the village area, thereby making it more pedestrian and business friendly.</div>	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<p>Goal 5: Minimize environmental impact – <i>Reduce emissions and protect resources</i></p> <p>Promote energy-efficient modes, encourage transit-oriented development, support green infrastructure practices, avoid impacts to sensitive areas, reduce vehicle miles traveled, and coordinate transportation with energy goals</p>	Compatible	<p>VI.5 Promote access to a regional transportation network (carpool, van pool access, local bus link)</p>	
<p>Goal 6: Improve system performance and safety – <i>Safe, efficient movement for all users</i></p> <p>Address high-crash locations, use access management techniques, improve pedestrian and bike safety, design streets for all users, upgrade aging bridges and culverts, promote safe speeds and enforcement, and collect and use crash data</p>	Supports	<p>VIII.4 Improve safety on existing roadways. VIII.4 (a) Evaluate adequacy of existing road signage throughout Town and improve as necessary to comply with MUTCD. Evaluate and improve intersections in the village based on recommendations by VTRANS and the village scoping study completed in 2012.</p> <p>VIII.4 (b) Evaluate and enforce speed limits.</p> <p>Evaluate and replace thru realignment the bridge at the lower end of the Village of Cabot on VT 215 South</p>	

Regional Plan Policies		Town Goals and Strategies	Notes
<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>			
<div>Goal 7: Design for aesthetics and livability – <i>Beautify and humanize infrastructure</i></div> <div>Preserve historic road elements, design context-sensitive roadways, incorporate landscaping and buffers, improve streetscapes in town centers, encourage pedestrian-scale design, and integrate art and design features</div>	Supports	<div>VIII.5 Retain the traffic flow efficiency of Route 2 as a valuable interregional travel route, while maintaining its scenic qualities.</div>	
<div>Goal 8: Link transport and development – <i>Serve growth areas with transport improvements</i></div> <div>Support access to designated centers, target investments to priority areas, and connect housing to employment centers</div>	Compatible	<div>VIII.1 Establish safe routes between residential and commercial/ civic/recreational uses in the village area, thereby making it more pedestrian and business friendly.</div>	
<div>Goal 9: Support public transportation – <i>Expand and sustain transit services</i></div> <div>Ensure access for all populations, coordinate land use with transit, and reduce congestion and emissions</div>	Compatible	<div>VIII.6 Better utilize existing public transportation system and reduce the distance and number of single-occupant vehicle trips.</div>	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
RELATED TRANSPORTATION CONTENT FROM ENERGY ELEMENT:			
Reducing Transportation Energy Demand and GHG Emissions	Silent		
<div>Goal: Promote Transportation Demand Management (TDM) and Ridesharing Programs</div> <div>Promote commute options, expand transit access, update park & rides, integrate transit into growth planning, connect underserved communities, support alternative modes, and coordinate a regional transit plan</div>	Compatible	VIII.6 Better utilize existing public transportation system and reduce the distance and number of single-occupant vehicle trips. VIII.6 (a) Maintain GMTA service on Rte 2 and explore possibility of extending service up Route 215.	
<div>Goal: Promote shift from gas/diesel to electric or alternative transportation</div>	Silent		see Energy

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Ensure zoning does not prohibit EVSE, promote EV-ready building and bidirectional charging, coordinate funding for Drive Electric programs, disseminate fleet electrification resources, and support municipal participation in EVSE and fleet programs	Silent		
Provide technical and grant assistance, update municipal road standards to Complete Streets, develop model regulations and site plan requirements for walking, biking, and rolling, create a regional walk/bike/roll master plan, and collaborate with advocacy groups to promote micromobility	Compatible	<p>VIII.2 Improve non-motorized access from rural areas of Town to the village areas. VIII.2 (a) Maintain and expand four-season trail system supported through grant funds.</p> <p>VIII.2 (b) Identify locations for bicycle routes throughout Town and undertake infrastructure improvements to improve safety.</p> <p>VIII.8. Improve access between LVRT and the rest of Cabot</p>	

5. UTILITIES, FACILITIES AND SERVICES			
Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Wastewater			
Wastewater Treatment Goal: Improve and expand wastewater facilities – Protect health, maximize investment, guide growth Support improving and upgrading systems, encourage inter-municipal and decentralized facilities, extend service in growth-appropriate areas, promote environmentally sound sludge disposal, improve outreach on system maintenance, and maintain accurate wastewater records.	Supports	"Goal IX.7 (b) Develop a financing plan to follow through on engineering recommendations to repair and update the plant" "Goal V.1 Plan future residential and commercial development to locate in Cabot’s existing residential and commercial development nodes: Cabot Village and Lower Cabot Village."	
Water System			

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
<p>Water System Goal: Improve and expand water systems – Protect health, maximize investment, guide growth.</p> <p>Use existing systems for dense development, prohibit water source degradation, strengthen small systems, encourage inter-municipal agreements, protect backup sources, expand service in growth areas, and require accurate system records.</p>	<p>Supports</p>	<p>"Goal IX.6 Upgrade and maintain water system as necessary, plan for replacement of Danville Hill water service main."</p> <p>"Goal V.1(b) Ensure that the development within the Village does not negatively impact the public water supply by establishing a Source Protection Overlay District that encompasses the wellhead protection areas."</p>	

Regional Plan Policies	<input type="checkbox"/> Supports	Town Goals and Strategies	Notes
	<input type="checkbox"/> Compatible		
<u>Electric Power</u>			
Electric Power Goal: Improve and expand electric power – Ensure service, conserve energy, protect resources and public health Support demand-side management, encourage renewable and diverse energy, design climate-resilient and low-impact infrastructure, minimize aesthetic and resource impacts, and place substations unobtrusively in suitable areas	Silent	Cabot is served by GMP and WEC	
<u>Outdoor Recreation</u>			
Outdoor Recreation Goal: Promote access to diverse, high-quality recreation for all Support inclusive and nature-based recreation, protect recreation lands, improve and rehabilitate facilities, expand public access and trail networks, encourage private land access, and support ski areas responsibly	Supports	"Goal IX.8 Identify and ensure access to resources for various recreational activities."	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Cultural Resources			
<p>Cultural Resources Goal: Promote access to diverse, high-quality cultural experiences for all</p> <p>Encourage new cultural facilities near growth centers, protect existing cultural resources, collaborate with cultural organizations, promote adaptive reuse, and support arts in education</p>	Compatible	<p>"Goal IX.10 Maintain and increase availability of public facilities to support civic and cultural events"</p> <p>"Goal IX.2 Maintain the Cabot public library as an important community resource."</p>	
Historical and Archeological			
<p>Historical & Archeological Resources Goal: Protect and promote use of historic and archeological resources</p> <p>Encourage historic preservation in planning, support revitalization and adaptive reuse, protect historic areas, minimize visual impacts, consult state agencies for significant sites, and promote funding and tax incentives</p>	Supports	<p>"Village Center designation was received from the State in 2014 with the goal of revitalizing Cabot's Village Center while preserving Cabot's historic fabric."</p> <p>"Goal III.1 Provide a means to identify and interpret Cabot's existing historic resources."</p> <p>"Goal III.2 Retain historic resources Town-wide that provide a physical connection to Cabot's past and provide a unique sense of place."</p> <p>"Goal III.3 Preserve campsite of General Hazen in 1779. Preserve First school house location accurately"</p>	

Regional Plan Policies		<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>		Town Goals and Strategies	Notes
Wireless Telecommunication					
<div>Wireless Telecommunication Facilities</div> <div>Goal: Promote effective and efficient communication systems.</div> <div>Minimize scenic and environmental impacts, prioritize co-location, require bonds for tower removal, ensure FCC compliance, provide model bylaws and expedited permits, and site towers with existing access</div>	Compatible	<div>"Goal IX.9 Minimize the impact of telecommunications facilities on the scenic, historic, environmental, natural, and human resources of Cabot, and on property values, while allowing adequate telecommunications services to be developed."</div> <div>"Goal IX.9(b) Encourage co-location of antennae on existing structures to the extent practicable."</div>			
Emergency/Health Services					
<div>Emergency/Health Services Goal:</div> <div>Promote effective, efficient, and accessible emergency and health services.</div> <div>Plan and locate facilities based on population and transport patterns and encourage regional and cooperative service delivery</div>	Compatible	<div>"Goal IX.1 Continue to provide Cabot with excellent ambulance services and fire protection with trained volunteers and well-maintained equipment."</div>			

Regional Plan Policies		<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>		Town Goals and Strategies	Notes
Emergency Management					
Emergency Management Goal 1: Build disaster-resistant communities through sound planning	Supports	"Goal IX.1Protect residents, visitors, and businesses to the extent feasible from natural disasters." "Goal IX.1(c) Continue to maintain and implement a Local Hazard Mitigation Plan." "Goal IX.1(b)) Develop public information campaign with the goal of having all residents ensure their house numbers are visible from the road to aid in quick response during an emergency." "Goal IX. 1(d) Implement public awareness campaign to improve equipment access to properties by providing adequate turn-off and pull off areas on private roads and driveways" "Climate and Resilience Goals: Install back-up power at critical facilities" "Climate and Resilience Goals: Provide community center(s) for cooling, charging devices, and warming"			
Emergency Management Goal 2: Ensure communities have resources to respond and recover Promote local emergency plans, update rapid response plans, assess risks, adopt resilient infrastructure and land use policies, discourage floodplain development, maintain buffers, update flood regulations, and provide mitigation funding information	Supports	"Goal IX.1(c) Continue to maintain and implement a Local Hazard Mitigation Plan." "Goal IX.1(b)) Develop public information campaign with the goal of having all residents ensure their house numbers are visible from the road to aid in quick response during an emergency." "Goal IX. 1(d) Implement public awareness campaign to improve equipment access to properties by providing adequate turn-off and pull off areas on private roads and driveways" 'Climate and Resilience Goals: Better understand the impact of heavy rains in the town streams and rivers"			

Regional Plan Policies		<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>		Town Goals and Strategies	Notes
<u>Crime and Safety</u>					
Crime and Safety Goal: Reduce crime, prevent conflicts, and protect communities					
Goal 1. Prevent social and economic conditions leading to conflict Promote early intervention and prevention in schools and support education, housing, and employment policies to reduce conflict	Silent				
Goal 2. Foster safe, supportive communities through education and prevention Encourage community-based crime prevention, support restorative justice centers, promote conflict resolution in schools and law enforcement, track crime and safety indicators, coordinate rehabilitation with the justice system, and advocate for state support of restorative justice programs	Silent				
Goal 3. Protect communities from violence and serious crimes Support incarceration for violent offenders and evaluate need and impacts of new prison facilities	Silent				

Regional Plan Policies	<input type="checkbox"/> Supports	Town Goals and Strategies	Notes
	<input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible		
Education			
<p>Education Goal. Promote effective, efficient, accessible, and affordable education services</p> <p>Require development to mitigate school impacts, build schools in growth areas, coordinate regionally, plan capital improvements, and expand adult, senior, and vocational education</p>	Supports	<p>"Cabot Community Investment Fund (CCIF). . . Many residents have received educational scholarships from it for higher education."</p> <p>"The Cabot School arranges learning opportunities with other educational institutions in Vocational and Continuing Education. . .the Central Vermont Career Center (formerly known as the Barre Technical Center or BTC)</p> <p>"Act 46 consolidation process in 2019, the Cabot School District and the Twinfield School District joined the Caledonia Central Supervisory Union."</p>	
Childcare			
<p>Child Care Goal. Ensure safe, affordable child care and integrate into planning</p> <p>Remind towns to plan for child care, reduce barriers, assess regional needs, and encourage facilities near growth centers, schools, jobs, and transit</p>	Supports	<p>In 2022, the Cabot Community Association won a grant to study the feasibility of local childcare. This led to the founding of child care for "infants to toddlers not yet eligible for pre-school." "Cabot School has a preschool program on the elementary school campus adjacent . . . so children in day care can make a seamless transition."</p>	

Regional Plan Policies	<input type="checkbox"/> Supports	Town Goals and Strategies	Notes
	<input type="checkbox"/> Compatible		
	<input type="checkbox"/> Silent		
	<input type="checkbox"/> Incompatible		
<u>Solid Waste</u>			
<p>Solid Waste Goal. Ensure safe, cost-effective, and efficient solid waste management.</p> <p>Prioritize waste reduction, manage locally, educate on recycling and composting, support producer responsibility, expand collection centers, promote local composting, and limit biosolids to vetted programs.</p>	Compatible	"Cabot is a member of the Northeast Kingdom Waste Management District (NEKWMD)."	
<u>Broadband</u>			
<p>Broadband Goal. Ensure universal broadband availability and affordability.</p> <p>Include broadband in local plans, promote public awareness, expand service in underserved areas, encourage public wi-fi zones, and support rural wireless expansion</p>	Silent	"Cabot Community Association and Cabot Arts has been supporting the vitality of the village, to help reduce travel between employment opportunities, housing, entertainment and social services, the expansion of broadband access, and increased use of local goods and services"	Largely silent. See quote to left.

7. ECONOMIC DEVELOPMENT			
Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1. Achieve full employment; create and preserve diverse, high-quality jobs	Compatible	See notes.	The Cabot Plan focuses on investment and support of the Cabot village and the businesses located in Cabot (both the village and neighboring farms). Taken as a whole these goals advance the CVRPC Economic Development Goal 1.
Goal 2. Support business retention, growth, and market-driven development Promote career exploration and training, provide lifelong learning for all workers, focus growth on regionally appropriate industries, encourage entrepreneurship and small business innovation, enhance quality of place to attract employers, ensure available commercial and industrial space, maintain infrastructure to support business expansion, and support sustainable natural resource industries	Compatible	Goal VII.1; Goal VII.4	Goal VII.1 is a business growth focused goal with emphasis on vilage center; Goal VII.4 supports using tourism and rec to support business growth

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
<p>Goal 3. Ensure incomes meet basic needs with advancement opportunities.</p> <p>Support strategies to create livable wage jobs, expand workforce stability resources, provide career pathway and advancement information, and support statewide economic development strategy projects</p>	Compatible	See notes.	<p>The Cabot Plan focuses on investment and support of the Cabot village and the businesses located in Cabot (both the village and neighboring farms). Taken as a whole these goals advance the CVRPC Economic Development Goal 3.</p>
<p>Goal 4. Foster dynamic, resilient downtowns, villages, and commercial districts</p> <p>Reuse vacant and under-utilized sites, focus infrastructure investments in centers with healthy design, strengthen economic resilience to extreme weather and flooding, and market and promote unique downtowns and villages</p>	Compatible	Goal VII.1; Goal VII.2; Goal VII.3	<p>Goal VII.1 - encourages maintaining the village center designation; Goal VII.2 identifies investing parking and traffic calming infrastructure to support downtown events that stimulate economic activity; Goal VII.3 supports supporting the attractiveness of the village to encourage investment;</p>

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
Goal 5. Maintain sustainable and viable agricultural and forest lands Expand asset-based, year-round recreation and tourism and strengthen partnerships among regional food system stakeholders	Compatible	Goal VII.5	Goal VII.5 aims at supporting farms and agri-based businesses. Further supported in land use chapter;

6. HOUSING ELEMENT			
Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
<u>Example Policy</u>	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1. Develop housing for all, including affordable, elderly, and special needs	Supports	Chapter IV, Goal IV.1 "Ensure the availability of affordable housing options in Town for all ages – single and multifamily homes for sale, rental, and new construction – particularly in areas accessible to Town facilities and services".	
Goal 2. Encourage innovative, low-cost, energy-efficient, environmentally friendly housing	Supports	Chapter VI, Goal VI.3 "Promote energy conservation measures in new construction and enhance on-site renewable energy generation opportunities". And, Goal VI.4 "Promote energy conservation in existing buildings".	
Goal 3. Preserve existing housing; focus new housing in centers and Growth Centers	Supports	Chapter IV, Goal IV.3 "A greater percentage of new housing is concentrated in the downtown village area close to existing infrastructure and community facilities, to the extent practicable".	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Goal 4. Support coordination among public, private, and non-profit housing agencies	Supports	Chapter IV, Strategy IV.1(a) "Investigate grant and loan programs available through the Vermont Housing and Conservation Board, Central VT Community Land Trust, and other organizations that can be used to renovate existing rental housing and/or develop new housing".	
Goal 5. Encourage employer-assisted housing by large employers	Compatible	Chapter IV, Goal IV.1 "Ensure the availability of affordable housing options in Town for all ages – single and multifamily homes for sale, rental, and new construction – particularly in areas accessible to Town facilities and services". And, Chapter IV, Goal IV.4 "Planned unit developments will be encouraged in the areas outside the center of town, for the maximum preservation of farmland and forested".	

Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Collaborate among towns, non-profits, and state agencies, evaluate municipal capacity to meet housing targets, encourage maximum densities consistent with local plans, strive for 20% affordable housing, focus new housing in growth centers, preserve and reuse existing housing, and encourage affordable housing near jobs for below-median-income households	Supports	Chapter IV, Strategy IV.1(a) "Investigate grant and loan programs available through the Vermont Housing and Conservation Board, Central VT Community Land Trust, and other organizations that can be used to renovate existing rental housing and/or develop new housing". And, Chapter IV, Goal IV.1 "Ensure the availability of affordable housing options in Town for all ages – single and multifamily homes for sale, rental, and new construction – particularly in areas accessible to Town facilities and services". And, Chapter V, Goal	

Regional Plan Policies	<input type="checkbox"/> Supports <input type="checkbox"/> Compatible <input type="checkbox"/> Silent <input type="checkbox"/> Incompatible	Town Goals and Strategies	Notes
Actions			
Assist towns with housing needs analyses and growth center designations, encourage regulations allowing concentrated housing, review town plans for housing solutions, connect towns with affordable housing partners, advocate for state policies and funding, provide GIS and zoning analysis tools, support local housing groups, promote density-building strategies, participate in Act 250 reviews, and encourage streamlined permitting, density bonuses, and reduced fees in growth and village centers	Compatible	Chapter IV, Goal IV.1 "Ensure the availability of affordable housing options in Town for all ages – single and multifamily homes for sale, rental, and new construction – particularly in areas accessible to Town facilities and services". And, Chapter IV, Goal IV.4 "Planned unit developments will be encouraged in the areas outside the center of town, for the maximum preservation of farmland and forested".	

FLOOD RESILIENCE (SUPPLEMENTAL)			
Regional Plan Policies	<div><input type="checkbox"/> Supports</div> <div><input type="checkbox"/> Compatible</div> <div><input type="checkbox"/> Silent</div> <div><input type="checkbox"/> Incompatible</div>	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.

<p>Promote sound natural resource use (from Land use Chapter)</p> <p>Encourage conservation commissions, improve water resource mapping, support local wetland inventories, protect and restore water quality, store harmful materials safely, evaluate water impacts of projects, maintain vegetated buffers, secure conservation easements, remove unused dams, identify funding for buffer plantings, use community septic or public systems near surface waters, enhance watershed education, avoid or mitigate flood hazard development, raise awareness of flood risks, and protect forest blocks and habitat connectors.</p>	<p>Compatible</p>	<p>"Climate and Resiliency Goal" Protect municipal infrastructure and buildings from the potential of flood damage. (c)Work with landowners in the watersheds to identify and devise other water storage and debris catchment projects</p>	
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Build disaster-resistant communities through sound planning (From Emergency Management Chapter)	Compatible	"Goal IX.1 Protect residents, visitors, and businesses to the extent feasible from natural disasters." Protect municipal infrastructure and buildings from the potential of flood damage "Climate and Resilience Goals: Install back-up power at critical facilities"	
Ensure communities have resources to respond and recover (From Emergency Management Chapter) Promote municipal emergency management plans, encourage annual rapid response updates, support all-hazards risk assessments, adopt minimum infrastructure standards, implement land use policies reducing disaster impacts, discourage floodplain development, maintain vegetated buffers, update flood hazard regulations, and provide FEMA/VEM hazard mitigation funding information	Silent	"Climate and Resilience Goals: Better understand the impact of heavy rains in the town streams and rivers "Climate and Resilience Goals: Protect municipal infrastructure and buildings from the potential of flood damage"	Keith-I would describe this as an adjacent goal. At the time of our last regional plan update we had minimal understanding of modeling impacts of heavy rains. "Protecting municipal infrastructure and buildings" is implementing minimum infrastructure standards. There is also a goal "to install back-up power at critical facilities".

Neighbor Compatibility				
Category	Related Content	Neighbor	Applicant	Notes
		(insert quotes from neighbor plan)	(Insert quotes from application muni's plan)	
Natural Resources	"Other significant areas include two significant poor fens, one on the Calais line the other near the Cabot line...." p.31	Marshfield	Many wetlands in town have not received study or characterization for significant values. The Conservation Committee is conducting a Natural Resource Inventory to characterize significant and unique natural communities, many of which are wetlands and located on private property. Upon completion of the study, we will have further information publicly available on wetlands. Of special concern in the future is to protect significant wetland communities that have been identified and educate landowners and residents on conservation practices. p.21	Cabot's FLU Map and Zoning Maps were not available at time of review; however, much of Cabot is in Tier 3 per the preliminary Regional LFU Map
Natural Resources	"Water quality in Marshfield and neighboring towns is monitored by the Cabot Conservation Committee and the Marshfield and Plainfield Conservation Commissions, along with other groups." p. 32	Marshfield	Water quality information is available on the Winooski River. Until recently the Winooski was affected by failed and discharging septic systems and occasional straight pipes to the river in the village. With the construction of a community wastewater treatment facility over 25 years ago, water quality has improved for recreational uses such as fishing and swimming. p.19	Compatible
Natural Resources	Currently both the village of Marshfield and Cabot operate Wastewater Treatment Facilities (WWTF) that directly discharges into the main stem of the Winooski River. A 200 ft mixing zone is designated below both WWTF's.	Marshfield	Water quality information is available on the Winooski River. Until recently the Winooski was affected by failed and discharging septic systems and occasional straight pipes to the river in the village. With the construction of a community wastewater treatment facility over 25 years ago, water quality has improved for recreational uses such as fishing and swimming. p.19	Compatible
Emergency Response	The firefighters are volunteers, with mutual aid among the towns of Cabot, Plainfield, Walden and East Montpelier. Ambulance service is provided by Cabot Emergency Ambulance Service and the Plainfield FAST squad. The service also responds to calls from Cabot, Walden and Plainfield.	Marshfield	Cabot is a member of the Capitol Fire Mutual Aid System, which includes all the towns in Washington County and some surrounding communities. Cabot has automatic response agreements with Marshfield and Walden.	Supports
Future Development	Marshfield's FLU Map: Much of the land along the Cabot border is in the Forestry and Conservation district, except that within 600 feet of VT 232 (The Groton Forest Road) and VT 215 (The Cabot Road)	Marshfield	Cabot planned development allocation is: 35% Village and Lower Village District, 65% Low Density Residential and Agricultural District. P. IV-7	Cabot's FLU Map and Zoning Maps were not available at time of review; however, much of Cabot is in Tier 3 per the preliminary Regional LFU Map

Category	Related Content	Neighbor	Applicant	Notes
Compatibility	"By virtue of its geography and planning goals, Woodbury's potential for inter-municipal land use conflicts is limited. This Plan vision and current development patterns, do not appear to threaten or obstruct the planning goals of Hardwick, Cabot, Calais or Elmore or those of the Central Vermont Regional Plan. Each of these plans strive to maintain forest areas and rural character in this area."	Woodbury	The only 2 mentions of Woodbury are "Coits Pond: A shallow lake in the northwestern corner of Cabot, with shoreland in Cabot and Woodbury." p. 19 and a statement of compatibility. The only adjacent town which does not have a town plan is Walden	Silent+B2:E9A1:E9A1B3:EA1:E9

	Supports	Compatible	Silent	Incompatible
Land Use	75%	25%	0%	0%
Energy	33%	67%	0%	0%
Transportation	29%	50%	21%	0%
Utilities-Facilities-Services	47%	24%	29%	0%
Housing	71%	29%	0%	0%
Economic Development	0%	100%	0%	0%
Flood Resilience	0%	67%	33%	0%



MEMO

Date: December 9, 2025
To: Board of Commissioner
From: Christian Meyer, Executive Director
Re: Letters of Compatibility Review Guidelines

✉ ACTION REQUESTED:

- Move to take from the table the item of Letters of Compatibility Review Guidelines
- Accept the proposed Letters of Compatibility review guidelines for the Board of Commissioners

The attached guidelines are being provided to meet the CVRPC Board of Commissioner's request for guidance on when Commissioners should review requests for required Letters of Compatibility for grant applications.

State funders often require municipalities and other organizations applying for grants to provide letters of compliance, support, or compatibility. CVRPC staff have long interpreted the intent of these letters as articulating how a project is compatible or in conflict with the regional plan.

The policy proposes the Board of Commissioners, or if more expedient, the Project Review Committee, provide the review.

Please see the attached policy and guidelines, which will allow staff to predictably review requests and identify which letters need commissioner input.

Considerations:

Timing

Applications are often being developed by volunteers or other informal community groups that only learn of a funding opportunity late in the application period. As such CVRPC regularly receives requests for these letters in the week or days before the application is due. The current policy directs the largest or most impactful projects to receive review from the Board of Commission prior to submittal. This will result in CVRPC, at times, submitting letters of compatibility after a grant has closed.

Why the Board of Commissioners and the Project Review Committee

The policy proposes the Board of Commissioners provide the review. No committees explicitly

are assigned this authority in the CVRPC Bylaws.

However, staff recognizes that the work of the Project Review Committee shares similarities with the review of letters of compatibility. Further, the Project Review Committee meets two weeks after the Board of Commissioners each month. Therefore to create a cycle where the RPC and its staff is able to respond to requests on roughly a two week cycle, staff have integrated the project Review Committee in this process, but requires ratification of all letter by the full Board of Commissioners.

Why are some types of projects excluded?

All projects that that are still subject to Act 250 permitting requirements are being recommended to be treated through staff review.

Will the Board be given a chance to review staff letters?

All letters will be included in the Board meeting packet. As part of the Board's acceptance of the reports, letters can be reviewed and rescinded, as may be necessary.

CVRPC Board of Commissioners Review Guidelines

Letters of Compatibility with the Regional Plan

As part of funding applications, many state administered grant programs require a letter demonstrating the compatibility of the proposed study/project with the regional plan. Therefore, the CVRPC Board of Commissioners adopts the following guidelines to clearly identify when Commissioner input should be sought.

If in adhering to the following criteria staff seek commissioner input, the project will be placed on the agenda of the next meeting of the Board of Commissioners. The role of commissioners is to provide staff with comments on their draft letter and direct staff to submit letters.

While the Project Review Committee principally provides advisory input on the regulatory review of projects under Act 250 and Section 248, the Board of Commissioners acknowledges that the Project Review Committee is well practiced in project review and familiar with the needed documentation to make recommendations based on compatibility. Therefore, if it is more expedient, the Project Review Committee, in its advisory role, may review a proposal and provide staff with comments and direction on behalf of the commission. All Project Review Committee recommendations will be ratified by the Board of Commissioners at their next meeting.

Staff will apply the following criteria to help determine which proposed projects should be brought to the Board of Commissioners or the Project Review Committee for commissioner input and guidance.

Design/Planning Grants		
All Design/Planning	Staff assess independently	

Implementation Grants		
Within Interim Act 250 Exemption Areas (Until January 1, 2027)		
Housing projects ≥10-acre parcel ≥30 units	BOC/PRC reviews	Notes: Municipalities must have zoning and bylaws to be eligible for exemptions. Commercial properties are not eligible for exemptions.

Implementation Grants		
Within FLU Tier-1 eligible area (After January 1, 2027)		
Housing projects ≥10-acre parcel ≥30 units	BOC/PRC reviews	Notes: Regional FLUA map should already include any areas where growth is planned. Municipalities must have zoning and bylaws to be eligible of Tier 1
Commercial projects ≥50 trips new peak hour trips (AM or PM) ≥10-acre parcel	BOC/PRC reviews	Notes: Regional FLUA map should already include any areas where growth is planned. Municipalities must have zoning and bylaws to be eligible of Tier 1

Infrastructure Investment		
New Infrastructure	BOC/PRC reviews	
Improvement and upsizing of existing infrastructure	Staff discretion for BOC/PRC review	E.g., upsizing culverts would be staff review. Greatly expanding the cross section of a local road would go to the Commission.

Adopted by the Board of Commissioners:



MEMO

Date: December 9, 2025
To: Board of Commissioners
From: Christian Meyer, Executive Director
Re: Discussion of FY27 Nominating Committee

☒ ACTION REQUESTED: No action is required. This is a discussion item. The Executive Committee is soliciting volunteers for the slate of the FY27 Nominating Committee to be recommended to the Board at their January meeting.

CVRPC's Bylaws charge the Executive Committee with nominating candidates for the Nominating Committee. Nominees shall be submitted at the January Board meeting.

The Nominating Committee consists of three (3) Commissioners, one of whom may be a Alternate Commissioner. The duties of the Nominating Committee are to identify and recommend to the Board a slate of candidates for the positions of Chair, Vice Chair, Secretary/Treasurer and at-large members of the Executive Committee, and candidates for Standing and Special Committees and Board-appointed representatives to other organizations.

CVRPC's practice has been to disallow a Board member from serving on the Nominating Committee for two consecutive years. The FY26 Nominating Committee consisted of Peter Carbee, Alice Peal, and Don La Haye.

The Nominating Committee generally performs its responsibilities over the course of five meetings between January and May.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
BOARD OF COMMISSIONERS
Draft MINUTES
November 12, 2025

Commissioners:

<input checked="" type="checkbox"/> Barre City	Janet Shatney, Sec/Treas	<input type="checkbox"/> Moretown	David Stapleton
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	Joyce Manchester, Alt
<input type="checkbox"/> Barre Town	Alice Farrell	<input checked="" type="checkbox"/> Northfield	Royal DeLegge
<input type="checkbox"/>	Phil Cecchini, Alt.	<input type="checkbox"/>	Jeff Schulz, Alt
<input checked="" type="checkbox"/> Berlin	Robert Wernecke	<input checked="" type="checkbox"/> Orange	Lee Cattaneo, Vice Chair
<input type="checkbox"/>	Karla NuiSSL, Alt.	<input type="checkbox"/> Plainfield	Paula Emery
<input type="checkbox"/> Cabot	Brittany Butler	<input type="checkbox"/>	Bob Atchinson, Alt.
<input checked="" type="checkbox"/> Calais	John Brabant	<input checked="" type="checkbox"/> Roxbury	Jerry D'Amico
<input type="checkbox"/>	Melanie Kehne, Alt.	<input checked="" type="checkbox"/> Waitsfield	Alice Peal
<input type="checkbox"/> Duxbury	David Wendt	<input checked="" type="checkbox"/>	Don La Haye, Alt.
<input type="checkbox"/>	Vacant	<input type="checkbox"/> Warren	Jim Crafts
<input type="checkbox"/> E. Montpelier	Zoe Christiansen	<input type="checkbox"/>	Adam Zawistowski, Alt.
<input type="checkbox"/>	Clarice Cutler, Alt.	<input checked="" type="checkbox"/> Washington	Peter Carbee, Chair
<input type="checkbox"/> Fayston	Andrew McNealus	<input checked="" type="checkbox"/> Waterbury	Doug Greason
<input checked="" type="checkbox"/> Marshfield	Amy Monahan	<input type="checkbox"/> Williamstown	Richard Turner
<input checked="" type="checkbox"/> Middlesex	Ron Krauth	<input type="checkbox"/> Woodbury	Michael Gray
<input type="checkbox"/>	Mitch Osiecki, Alt.	<input type="checkbox"/> Worcester	Bill Arrand
<input checked="" type="checkbox"/> Montpelier	Mike Miller		

Staff: Christian Meyer, Nancy Chartrand, Brian Voigt

Guests: Suzanne Armor, Esq

Call to Order: Chair Carbee called the meeting to order at 6:35 pm, it was advised we were expecting one more member to join shortly to achieve quorum, and roll call would be taken at that time.

Adjustments to the Agenda: The chair advised we would hold on any action items until there is a full quorum.

Public Comments: None

Committee Appointments: Chair Carbee advised Lee Cattaneo would be stepping down from Brownfields Committee which Lee confirmed. Chair Carbee offered to fill the position, given his participation in the recent National Brownfields Conference. A discussion ensued regarding the quorum issues, and it was confirmed where the vacancies were outside of commissioner appointments. Jerry D'Amico nominated Peter Carbee, seconded by Alice Peal. The chair asked if there were further nominations from the floor, and there were not. Chair cast one ballot for Peter Carbee.

It was also noted there is still a vacant seat for Regional Plan Committee and members were encouraged to volunteer. The floor was not opened to nominations as no members volunteered.

Bylaws Update - Meeting Recordings Policy: Christian Meyer provided an overview of the information outlined in the packet. Staff is recommending a change to bylaws to clearly identify non-advisory and advisory public bodies in line with statutory definitions; to add a requirement for all advisory and non-advisory meetings

to be recorded, referencing statutory requirements for non-advisory recordings and postings; and reference CVRPC records retention policy for other recordings.

John Brabant requested there be a side bar included on website advising videos retained for the advisory committees will be held for 3 years and providing 30-day advance notice prior to any deletions. He also requested videos be in downloadable format.

Mike Miller joined the meeting, roll call was taken and quorum confirmed. The above action on Committee appointments above was addressed at this time, and members then return to this item on bylaw amendments.

John Brabant moved to place the final proposed amendments to the CVRPC Bylaws, dated April 11, 2023, on the next meeting agenda of the CVRPC Board of Commissioners. Seconded by Lee Cattaneo. There was discussion as to how and where the language related to video deletions requested by John Brabant would be addressed and Christian advised he would bring this information to the Executive Committee and provide to the Board before the next vote on the bylaw amendment. *Motion passed unanimously.*

Project Compatibility Letter and Policy Discussion: Christian Meyer provided an overview of the information outlined in the packet, including each letter for towns that have recently requested compatibility letters (Waitsfield, Orange, Montpelier). He noted that with regard to the Waitsfield letter, no action is being requested, although the Board has authority to take action. A full review of all letters was provided.

It was confirmed that compatibility letters do not go before the project review committee because they don't fall under their purview as outlined by the bylaws. They are an entity design to deal with regulatory project review Act 250, Section 248 and 248a). Staff preference is that these letters come before the full Board.

Significant discussion ensued regarding the letter for the Waitsfield Mad River Path and several members shared concerns related to a lack of information and timing for decision making, as well as noting concerns about potential incompatibility with the regional plan due to being within a flood hazard area.

In addition, members commended staffs' review of projects and clearly outlining information in their letters and bringing letters that were not clearly in conformance to the Board for review.

Christian advised all this input is very helpful and helps direct staff. He stated he is hearing that the Board does not have enough information to determine compatibility and therefore we do not submit a letter. Chair Carbee noted it is more the policy discussion than this individual project. We need to figure out how we are going to handle these in the future and commissioners need to make sure their home communities understand that the earlier they bring these requests before the commission, the more likely they can be addressed favorably. He requested staff bring to the Board a policy of how we should be doing this in the future, and that he has no issue on letters be issued by staff for minor projects, but those that may have conflicts need full Board review.

Jerry D'Amico moved to issue a letter of compatibility to the Town of Waitsfield for their project, seconded by John Brabant. Vote called – as it was not unanimous, there was a roll call.

Roll Call – Barre – Nay; Berlin – Abstain; Calais – Nay; Marshfield – Nay; Middlesex – Nay; Montpelier – Nay; Northfield – Nay; Orange – Nay; Roxbury – Abstain; Waitsfield – Abstain; Washington – Nay; Waterbury – Nay – motion does not pass with 9 nays and 3 abstentions.

Christian went on to review the guidelines as outlined in the packet for future compatibility letters in greater detail. John Brabant offered input on areas to improve the document that was provided in the packet, and Lee Cattaneo noted agreement with breaking the document out into different grant areas and noted responses

should be provided in steps to address full project conformance. In addition, there was comment that access to the documents that are critical to the decision making is important.

John Brabant moved to table the vote on this until the next meeting, seconded by Janet Shatney. Motion passed unanimously.

Christian advised he will bring the guidelines/policy back next month for full board review.

In addition, John Brabant commended Sam Lash on changes she made to renewable energy for the Project Review Committee Guidelines and also thanked Christian and staff for trying their best on the Board's behalf. Peter thanked the Board for giving staff as much guidance as they can. Alice Peal commended Reuben MacMartin and Keith Cubbon for their assistance to the Town of Waitsfield.

Waitsfield Alternate Don La Haye left the meeting at approximately 7:15, this did not impact quorum.

Project Review Committee Rules of Process and Guidelines: Christian Meyer provided an overview of the information outlined in the packet.

John Brabant moved to ratify Project Review Committee Rules of Process and approve the updated Project Review Guidelines. Seconded by Robert Wernecke. Motion passed unanimously.

Suzanne Armor, Esq. joined the meeting.

Minutes – (9/9/25 – rescind and amend & 10/14/25): Christian Meyer provided an overview of the information outlined in the packet, including the three suggested motions for rescinding and reapproving the September minutes.

John Brabant moved to combine all the motions for the September 9, 2025 minutes - rescind the acceptance of the minutes from the September 9, 2025 meeting, amend the minutes as outlined in the meeting packet, and accept the amended minutes as the official record. Seconded by Royal DeLegge. Motion passed unanimously.

John Brabant moved to accept the amended minutes of October 14, 2025, seconded by Alice Peal. Motion passed unanimously.

Executive Session: Suzanne Armor, CVRPC's attorney is in attendance regarding pending litigation

Doug Greason moved that per 1 V.S.A. § 313(a)(1) premature general public knowledge of pending or probable civil litigation and of confidential attorney-client communications made for the purpose of providing professional legal services to CVRPC would clearly place the public body at a substantial disadvantage. Seconded by Janet Shatney. Motion passed unanimously.

Lee Cattaneo moved to enter executive session to discuss potential or pending litigation and attorney-client communication related thereto, included in the session will be executive director, Christian Meyer, and Attorney Suzanne Armor. Mr. Meyer's and Ms. Armor's attendance in executive session is appropriate because they have information that is needed by the Board to consider the matter. Seconded by John Brabant. Motion passed unanimously. Executive session entered at 8:03 pm

Lee Cattaneo moved to exit executive session, seconded by John Brabant. Executive session was exited at 8:13 with no action taken.

Pending or Probable Civil Litigation: No action to be taken

Code of Conduct and Public Participation Policy: Christian Meyer provided an overview of the information outlined in the packet and inquired if there was interest in forming an ad hoc work group.

Robert Wernecke moved to form an ad hoc work group to draft a code of conduct and public participation policy; seconded by John Brabant. Motion passed unanimously.

Royal DeLegge, Alice Peal, Jerry D'Amico, Peter Carbee, and Lee Cattaneo volunteered to participate. Staff advised they will send a doodle poll to schedule first meeting.

Reports: *Jerry D'Amico moved to accept the Staff and Committee reports, seconded by Doug Greason. Motion passed unanimously.*

Commissioner Round Table:

Peter Carbee reminded members of the 11/13 river corridor meeting.

John Brabant requested brief overview of where we are at with implications of federal funding cuts. Christian advised we have not been hit broadly across our programs. With regard to our emergency management funding of approximately \$50K – the grant has not been cancelled; however, it has not been signed since VEM has not been funded they are not able to reciprocate and sign their agreement with us. We are continuing to fund emergency management work with our agreement through ACCD currently. Transportation is consistent and there are no known planning funding cuts to state development and planning funding at this time. ACCD is our biggest funding source, and we are watching it closely for indirect funding, and any changes that may occur at Legislature. Our Clean Water Service Provider funds are passed through to projects and since it has not been spent at the volume it has come in, we are in a good place, however, it could be at risk as it is a state funded program. Other newest funding is EPA brownfields and so far, we do not believe there is any risk. Overall funding is in a good position as are our reserves.

John Brabant requested that if an emergency arises that Christian please call an emergency meeting of the Commission to the extent that he needs their approval of emergency funding or pursuit of emergency funding.

Mike Miller announced that the City of Montpelier Master Plan was recently awarded Plan of the Year by the Northern New England Chapter of the American Planning Association.

Adjournment: *Robert Wernecke moved to adjourn at 8:33 pm; seconded by John Brabant. Motion passed unanimously.*

Respectfully submitted,
Nancy Chartrand, Office Manager

Central Vermont Regional Planning Commission

Committee & Appointed Representative Reports, November 2025

Meeting minutes for CVRPC Committees are available at www.centralvtplanning.org.

EXECUTIVE COMMITTEE - *(Approves budgets, contracts and audits; adds/eliminates staff and contractors; amends personnel policies; approves policy actions; approves Commission agendas.) Currently meets each month on the Monday one week prior to the Board of Commissioners meeting at 4:00 pm. [12/01/25]*

- Authorized Executive Director to sign the following agreement amendments & contracts:
 - Agency of Commerce and Community Development – FY2026 Regional Planning Funds
 - Department of Environmental Conservation – FY26 Water Quality Restoration Formula Grant amendment
- Accepted August, September, and October 2025 unaudited financials.
- Adopted proposed amendments to the Records Retention policy dated November 3rd.
- Confirmed the Executive Director evaluation process and schedule and appointed Commissioner Gray as lead or that process.

NOMINATING COMMITTEE *(Responsible for nominating qualified candidates for election or appointment to the Executive Committee, Standing and Special Committees, and other organizations for which CVRPC appoints a representative.) Generally, meets February - April; scheduled by Committee*

- Did not meet

PROJECT REVIEW COMMITTEE - *(Determines Act 250/Section 248/Section 248a project conformance with the Regional Plan. Provides input and recommendations for projects with substantial regional impact.) Currently meets, as needed, on the fourth Thursday of the month at 4:00 pm. [11/24/25]*

- Staff reviewed recent Act 250, Section 248, and Section 248a permit applications and distributed a monthly summary to committee members.
- Next meeting date is 12/11/2025

REGIONAL PLAN COMMITTEE - *(Develops and recommends updates to the Regional Plan – final chapter review due February. 2026). Currently meets on the first Tuesday of the month at 4:00 pm. [11/4/25 & 11/18/25]*

- Completed review of the Transportation chapters' Aspirations, Goals, Strategies and Policies.
- Recapped status on municipal meetings to discuss the Regional Future Land Use map
- Next meeting scheduled 16 December 2025

MUNICIPAL PLAN REVIEW COMMITTEE - *(Reviews municipal plans for conformance to statutory requirements and recommends whether a plan should be approved. Reviews municipal planning process and recommends whether it should be confirmed. Reviews municipal plans for conformance with enhanced energy planning requirements. Provides guidance to municipalities about future plan updates and way to strengthen planning efforts.) Currently meets as needed dependent on receipt of plans for approval.*

- A meeting and public hearing to review the Cabot Town Plan was held on November 17th. The committee recommended the Cabot plan for regional approval.

TRANSPORTATION ADVISORY COMMITTEE – *(Oversees the CVRPC transportation planning program in accordance with CVRPC plans, policies and procedures, provides recommendations on funding and prioritization for the Vermont Agency of Transportation's Capital Budget and State Transportation Improvement Program, acts as a liaison between local communities and the Vermont Agency of Transportation.) Currently meets 4th Tuesday of the month at 6:30 pm. [11/25/25]*

- Reviewed Town Transportation Study proposals to be funded via TPI budget
- Appointed scoring subcommittee to evaluate and rank Town proposals, with staff assistance as needed, to inform final selection at January TAC
- Next meeting scheduled 27 January 2026

CLEAN WATER ADVISORY COMMITTEE - *(Identifies activities, policies and direction for CVRPC's clean water support. Determines CVRPC direction and goals regarding the Lake Champlain TMDL, Tactical Basin Plans, and their relationship to the Regional Plan.) Currently meets the second Thursday of every other month at 4:00 pm.*

- 13 November 2025 meeting: [Minutes & meeting materials](#)
 - Topic: River Corridor Planning & Act 121 (the Flood Safety Act)
 - Speakers: Lake Champlain Sea Grant and The Nature Conservancy
- Next meeting scheduled for 8 January 2026
 - Topic: Winter Road Maintenance Strategies for Municipalities
 - Speakers: UVM Extension

BROWNFIELDS ADVISORY COMMITTEE - *(Oversees CVRPC's Brownfields Program. Prioritizes sites for assessment. Participates in hiring contractors. Recommends brownfield-related policy. Participates in public outreach.) Currently meets, as needed, 3rd Thursdays 10-10:30 am*

- November 20th meeting could not be held due to lack of quorum
- Next meeting scheduled for December 4th

WINOOSKI BASIN WATER QUALITY COUNCIL - *(Establishes policy and makes decisions for the Clean Water Service Provider (CWSP) program regarding the most significant water quality impairments that exist in the basin and prioritizing the projects that will address those impairments based on the basin plan.) Currently meets the third Thursday of every month at 1:00 pm.*

- 20 November 2025 meeting: [Minutes & meeting materials](#)
 - Reviewed riparian buffer planting project proposed by Winooski Natural Resources Conservation District.
 - Reviewed draft updates to the Department of Environmental Conservation's cost-rate methodology.
- Next meeting scheduled 18 December 2025

VERMONT ASSOCIATION OF PLANNING & DEVELOPMENT AGENCIES (VAPDA)

- RPC Directors shared their experiences working through the pre-application process with the LURB.
- CWSP Phosphorus targets are in the process of being reduced while founding is holding steady.
- Regions across the state continue to target water and waste water systems as a priority for municipal support.

COMMUNITY INVESTMENT BOARD – VAPDA Representative

Staff participated in monthly meeting. The Board formulated comments on the Chittenden County Regional Planning Commission and the Northwest Regional Planning Commission Regional Plans Future Land Use Area maps.

VERMONT ECONOMIC PROGRESS COUNCIL

No Central Vermont activity.

GREEN MOUNTAIN TRANSIT

The GMT Board of Commissioners conducted the following business:

- Approved FY26 capital Budget Adjustment
- Approved FY27 capital Budget
- Authorized the GMT to plan public meetings around changes to the Franklin Commuter, Montpelier Link, #1, and the #11

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION

- Staff participated in monthly meeting

MAD RIVER VALLEY PLANNING DISTRICT

- Staff participated in the monthly steering committee meeting. Staff presented their draft work plan and budget.

Central Vermont Regional Planning Commission

P: 802-229-0389

Staff Report, November 2025 cvrpc@cvregion.com

Staff are in the office Monday - Friday. Due to telework schedules, please schedule in-person meetings in advance.

COMMUNITY DEVELOPMENT

Contacts: Eli Toohey, toohey@cvregion.com, or Niki Sabado sabado@cvregion.com unless otherwise noted.

Municipal Planning & Plan Implementation:

- Berlin:
 - Ongoing project management for Riverton TOD Master Plan project. (Reuben)
 - Discussed proposed extension of sewer service area to the Weston Mobile Home Co-op. (Brian, Niki)
- Montpelier - Collaborated with Montpelier Commission for Recovery and Resilience on appraisal, legal, environmental, design, and real estate development services for the property located at 87 State Street. (Lincoln, Eli)
- Cabot – Each CVRPC Staff completed a compatibility review of the draft municipal plan with the regional plan, focusing on the chapter of their expertise.
- Montpelier - Met with City economic planner to discuss application for Economic Development Agency disaster funding. (Keith)
- Northfield:
 - Ongoing project management and coordination with consultant and town on next steps to draft code language for TOD Plan. (Reuben)
 - Discussed zoning changes, the CHIP program and the regional future land use map with town staff. (Brian, Niki, Lory)
- Wrightsville Beach Recreation District – Continued to host board meetings and provide technical and administrative assistance. (Lincoln, Nancy)
- Williamstown - Continued to administer Town Plan Update survey. (Eli, Lory)
- East Montpelier- provided support for North Montpelier Housing project application to Community Development Block Grant- Disaster Recovery Program (Sam, Eli)

Regional Planning and Implementation:

- Vermont Trails and Greenway Council (VTGC) – Collaborated with Windham RPC to assist VTGC with drafting the pre-application for a Recreation Trails Program grant through the Forest Parks and Recreation Department to support regional collaboration amongst trail managers. (Lincoln)
- Regional Plan updates:
 - Met with Cabot, Duxbury and Woodbury Selectboards / Planning Commissions to discuss the regional future land use area map and implications on Tier 1A / 1B designations. (Brian, Niki)
 - Finalized draft Aspiration, Goals, Strategies & Policies for the Transportation Chapter. (Brian)

Meetings and workshops

- Attended Vermont Evaluation of Rural Technical Assistance Reimagining Rural Capacity Summit. (Brian, Niki, Eli)

Economic Development: (Contact Eli Toohey, toohey@cvregion.com and Christian Meyer, meyer@cvregion.com)

- Participated in Regional Project Priority List selection meeting with representatives from CVRPC and CVEDC.

Brownfields: (Contact Eli Toohey, toohey@cvregion.com)

- Brownfields Advisory Committee meeting November 20, 2025, didn't have quorum and was postponed to December 4, 2025. (Eli)
- Outreach to fill vacant seats on Brownfields Advisory Committee. Real Estate, Finance and Environmental seats are currently vacant. (Eli)
- Participated in monthly meetings with qualified environmental professional (QEP), Montrose Environmental, and monthly check in with EPA program officer. (Christian, Eli)
- Developed checklist to get Revolving Loan Fund active. (Eli)

State Permitting

Act 250

Act 250 is Vermont's development and control law, established in 1970. The law provides a public, quasi-judicial process for reviewing and managing the environmental, social, and fiscal consequences of major subdivisions and development in Vermont through the issuance of land use permits. The RPC is a state-designated statutory party and participates in permit application review for all major applications and projects with substantial regional impact.

- Staff tracked all regional applications for substantial regional impact
- No major project applications were received

Section 248

Section 248 of Title 30 requires companies to obtain a permit (Certificate of Public Good) from the VT Public Utility Commission before beginning site preparation or construction of electric transmission facilities, electric generation facilities, telecommunications, and certain gas pipelines within Vermont. CVRPC participates in the permit application review process when there is a hearing or when substantial regional impact is established. (Sam)

- Updated Project Review Committee materials to bring into alignment with current practice and regional plan
- Staff tracked all regional applications and reviewed for preferred siting, substantial regional impact, and/or compliance with regional plan as needed
 - Updated all ongoing projects and monthly summary of smaller petitions for Certificates of Public Good by town to track infrastructure across region
 - Attended Scheduling Hearing for petition for GMP Irasville substation upgrade and reviewed proposed hearing schedules and site visit ([25-2468-PET](#))
 - Reviewed first round of discovery questions for Marshfield telecommunications Tower hearing and tracked case proceedings ([25-1543-PET](#))
 - Reviewed new telecommunications projects in Cabot, Montpelier, and Barre City for de minimis classification

EMERGENCY MANAGEMENT & HAZARD MITIGATION

Contact Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Local/Regional Planning:

The regional emergency management planning grant with VEM is currently on hold awaiting federal Department of Homeland Security action. Staff are maintaining limited levels of emergency management planning services.

Local hazard mitigation planning:

- CVRPC staff are currently working under contract to draft Local Hazard Mitigation Plans (LHMP) for the following member municipalities: East Montpelier (VEM review), Berlin, and Warren (VEM review) (Keith, Lincoln, Pamela, Brian)
- Continued support for Capital Fire Mutual Aid application for Community Development Block Grant- Disaster Recovery funding.
- Held quarterly Regional Emergency Management Committee meeting with Vermont State Police Lieutenant Howard.
- Attended Dam removal update meeting for Montpelier dams.

- Natural Resources Conservation Service – Emergency Watershed Protection Program (Brian & Lincoln)
 - Staff are currently providing grant administration and technical assistance to the towns of Fayston, Middlesex, Plainfield, and Woodbury.
 - Coordinated extension request submissions during and immediately following the government shutdown.
- Attended THRIVE tabletop exercise (emergency response) and hot wash; met with partners regarding SNAP and LIHEAP benefit impacts and response; reviewed final THRIVE emergency response and recovery protocols (final working group on preparedness) (Sam)

TRANSPORTATION

Contact Reuben MacMartin, macmartin@cvregion.com or Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Field Services:

- On pause for the season

Public Transit:

- Reviewed Draft 2025 Public Transit Policy Plan (Reuben)

Municipal Assistance:

- Provided information and discussion for Waitsfield Meadow Road Bridge weight restrictions and signage. (Keith)
- Supported Plainfield in Bridge design meetings for Brook Road Bridge #21 and Mill Street Bridges. (Keith)
- Drafted Letter of Support for Montpelier Stormwater upgrades project on River Street. (Keith)
- Drafted Letter of Support for Orange Salt Shed grant application. (Keith)
- Assisted Middlesex in Woods Road bridge weight limit questions. (Keith)
- Met with Congressional Staff about Plainfield Brook Road and possible realignment. (Keith)
- Reviewed Cabot town plan for transportation actions. (Keith)
- Evaluated Moretown Local Roads Speed Ordinance against State statute. (Reuben)

Regional Activities:

- Facilitated November Transportation Advisory Committee meeting. (Keith and Reuben)
- Held Fall Road Foreman's meeting. (Keith and Reuben)
- Reviewed funding opportunity for Timber for Transit. (Keith)
- Attended State Transportation Planning Initiative meeting. (Keith & Reuben)
- Safe Streets and Routes for All (SS4A):
 - Ongoing crash data analysis (Reuben & Lory)
 - Ongoing crash mapping (Reuben)
 - Drafted layout and began assembling draft town profiles (Reuben)
- Capital Area Community Bikeshare:
 - Recruited steering committee and held steering kick-off meeting (Reuben)
 - Drafted RFP for consultant solicitation and distributed for partner feedback (Reuben)
- Provided outreach and guidance to towns of TPI planning study funds availability and reviewed submissions. (Keith & Reuben)
- Assisted Cross Vermont Trail with updating wayfinding materials (Reuben)

CLIMATE & ENERGY

Contact Sam Lash, lash@cvregion.com unless otherwise noted.

Municipal Energy Resilience Program (MERP) Implementation Phase

Summary: all 20 eligible municipalities applied for a total of over \$6.5million in projects across 39 municipal buildings (focused on building envelope & fuel switching); **7 towns received \$2,475,644.44 in awards.** CVRPC provides technical assistance to both towns that were awarded and to those who were not.

- Continued assistance defining scope and drafting RFPs (Cabot Willey Building, Town Garage, and WWTF; Plainfield WWTF, Municipal Offices, Fire Department, Town Hall/Opera House, and Garage; Orange Town Hall, Town Offices, and Garage)
- Met with Orange to walk through Town Garage recommendations and outlined next steps to pursue distinct garage project (erosion control on site, new salt shed, new town garage building)
- Drafted Construct Management Agent Contract including scope of RFPs for MERP measures for Orange, met with Grant Committee and new Town Clerk and Treasurer to review contract, invoice/reimbursement/payment workflow and complementary town grant efforts.
- Provided Cabot support with invoices, reporting, and expenditure tracking,
- Provided technical assistance to Roxbury's project manager; reviewed weekly updates.
- Conducted outreach to Barre City regarding Implementation progress.
- Worked with Worcester and partners to scope two potential solar projects (met with SB Chair regularly)
- Met with Northfield Economic Development Director and Energy Committee, CVEDC, VCTN, and Community Decarbonization Partners to discuss thermal energy network projects in Northfield.
- Met with Northfield Energy Committee and Efficiency VT regarding developed commercial energy walkthrough campaign for Spring 2026.
- Coordinated with BGS and other partners on project status (mini-grants & implementation), Municipal Energy Revolving Fund (MERF) program (OPEN!), ADA and soft costs, etc.
- Attended Montpelier/Barre City WindowDressers community build!
- Attended VECAN Annual Conference and attended sessions focused on buildings science and best practices and provided feedback on municipal building and solar projects adjacent to MERP (town presence included Duxbury, East Montpelier, Moretown, Middlesex, Plainfield, Roxbury, and more).
- Mini grant outreach, developed eligible project poster, answered questions and helped with framing eligible projects (e.g. Duxbury) and planned outreach for December.

Municipal Planning and Implementation

- Provided support on questions and continued customizing targets and updating draft of Worcester's Enhanced Energy Plan (CPRG).
- Conducted preliminary but comprehensive review of East Montpelier's Town Plan for determination of energy compliance (Enhanced Energy Plan), provided feedback and recommendations, worked with planning commission on updates to maps (siting standards), etc.
- Provided Mad River Planning District data on energy use and efficiency measures per request.
- Reviewed Cabot's Town Plan energy element for compliance with state standards and consistency with regional plan, provided recommendations for future revision.
- Met with Northfield Economic Development Director on the application of existing energy tax incentives to town projects (housing and housing-ready infrastructure), utility infrastructure and capacity, etc. Follow-up with Northfield Municipal Electric data requests.
- Coordinated with Middlesex to look at resource potential maps for renewable energy generation. Provided technical assistance to lead authors of the Energy and Transportation/Infrastructure Chapters of the Vermont Climate Assessment.
- Met with Waterbury PC on update to Town Plan progress (energy) and more generally on municipal support for energy and land use planning.
- Continued development of municipal building and facilities inventory to support future project scoping and tracking, energy siting, shared procurement, and capital planning.

Regional Energy Planning and Implementation

- Provided support to other regional energy planners on data and methodology for Regional Plan (Enhanced Energy Plan).
- Met with Middlebury student writing their thesis on municipal climate and energy planning on useful measures for towns
- Participated in DOE/National Renewable Energy Laboratory Cohort *Successful Local Partnerships with Electric Utilities* workshop on utility rates, structures, and data.
- Met with Building Decarbonization Institute, Community Decarbonization Partners, ACCD, and other partners regarding town project financing and ownership models.
- Attended Energy Action Network Annual Summit, presented on thermal energy network working group progress; other sessions included review of Annual Progress Report on Emissions and Energy key findings, climate workforce, weatherization at scale, and municipal energy standard administration.
- Attended Energy Action Working Group on Thermal Energy Networks monthly meeting included developing fall series including a housing developer roundtable and presentation on electric grid benefits (VT Systems Planning); discussion of workforce challenges, and town project updates.

NATURAL RESOURCES

Contact Brian Voigt voigt@cvregion.com and Lincoln Frasca frasca@cvregion.com, unless otherwise noted.

Tactical Basin Planning Assistance: Provide outreach regarding the Vermont Clean Water Act and Regional Planning Commission Tactical Basin Planning Support through regional, sector-based workgroup coordination, technical assistance to municipalities and participation in water quality trainings.

- Met with the Waterbury Flood Resilience Taskforce to discuss the stormwater master planning process and anticipated timeline.
- Hosted a Clean Water Advisory Committee Meeting where guest speakers from Lake Champlain Sea Grant and The Nature Conservancy discussed River Corridor Planning & Act 121 (the Flood Safety Act).
- Participated in the following meetings & trainings:
 - Department of Environmental Conservation Functioning Floodplains Initiative training led by Rivers program staff and Stone Environmental

Clean Water Service Provider: CVRPC serves as the [Winooski River Basin Clean Water Service Provider \(CWSP\)](#) to identify, develop, design, implement, operate & maintain non-regulatory water quality restoration projects. Efforts strive to meet or exceed federal pollution targets for the Lake Champlain Basin as identified through the [Clean Water Service Delivery Act 76](#).

- Program Administration:
 - Participated in the following meetings/trainings:
 - DEC Funding Program Administrators meeting: Discussed updates on the funding policy, updates on the Clean Water Action plan, updates on the cost rate methodology, and co-funding.
 - DEC Quarterly Check-in with Technical Project Manager and Basin Planner: Discussed invoice and data tracking, partner capacity, floodplain mapping, and project successes / challenges.
 - Partnered with the Department of Environmental Conservation, Poultney Mettowee Natural Resources Conservation District and UVM Rubenstein School of Natural Resources Environmental Problem-Solving Lab to develop a Forestry Outreach Plan and Stakeholder Directory to facilitate statewide project development. Outreach efforts targeted forestry consulting organizations, watershed protection organizations, conservation districts, and Central Vermont Conservation Commissions.
 - Prepared budget estimate to implement projects currently in the development and design phases.
- Hosted Winooski River Basin Water Quality Council meeting:
 - The Basin Water Quality Council reviewed a proposal for a riparian buffer planting submitted by the Winooski Natural Resources Conservation District.

- Outreach & Education:
 - Winooski Natural Resources Conservation District:
 - Continued to support development of a proposal to implement a riparian buffer planting and strategic wood addition project on adjacent parcels – one in South Burlington and the other in Shelburne.
 - Provided an overview of the Winooski River Basin Clean Water Service Provider program, progress toward meeting the phosphorus-reduction target for the basin, challenges with program administration and opportunities for collaboration at the Winooski Conservation District Legislative Briefing.
 - Waterbury – met with Flood Resilience team to discuss funding opportunities for water quality restoration projects.
- Sub-award Administration:
 - Friends of the Winooski River:
 - Coburn Road Floodplain Restoration – Final Design: Restore floodplain connectivity by removing a small berm and streambank armoring at a site that was severely damaged by the July 2023 floods.
 - No updates to report.
 - GMC & VTACT Riparian Buffer Planting – Implementation: Restore 2-acres of riparian habitat by establishing a 50' – 100' buffer at a density of 400 stems / acre. This project will be implemented in Summer 2026.
 - Graber Riparian Buffer Planting – Implementation: Restore 0.85-acres of riparian habitat by establishing a 35' – 50' buffer at a density of 400 stems / acre. This project will be implemented in Summer 2026.
 - SHO Riparian Buffer Planting – Implementation: Restore 1.75-acres of riparian habitat by establishing a 100' buffer at a density of 300 stems / acre. This project will be implemented in Summer 2026.
 - Tyler Place Riparian Buffer Planting – Implementation: Restore 3.75-acres of riparian habitat by establishing a 50' buffer at a density of 400 stems / acre. This project will be implemented in Summer 2026.
 - Lamoille County Conservation District:
 - Upper Little River – Project Development: Identify and develop up to 15 riparian buffer planting, stream / floodplain restoration, river corridor easement and wetland restoration projects in the Upper Little River Watershed.
 - No updates to report.
 - Vermont Land Trust:
 - Project Development in the Winooski River Basin: Evaluate land owned by or under easement to the Vermont Land Trust to identify potential water quality restoration projects.
 - No updates to report.

CVRPC Water Quality Restoration Projects:

- Berlin Riparian Buffer Planting and Culvert Replacement – Project Development: The Berlin Conservation Commission and CVRPC are developing nonregulatory, water quality restoration projects that will reduce the amount of phosphorus entering local waterways. This project is focused on identifying culvert replacement and riparian buffer planting opportunities.
 - Corresponded with landowner regarding next steps for submitting a proposal for the design phase to replace three private crossing structures, the removal of one private dam, and replacement of the town-owned McCarty Road culvert.
- Waitsfield (Floodplain Restoration Project Development): The Waitsfield Conservation and Planning Commissions, in collaboration with CVRPC, are developing nonregulatory, water quality and flood resilience projects along the reaches of the upper Mad River. This project is focused on developing floodplain reconnection projects on four municipal- and one privately-owned parcels.

- The results of this study identified two priority floodplain restoration projects for advancement, one on municipal land and the other on private land. The remaining projects were determined to be cost-inefficient or complicated by other factors (e.g. adjacent state route and bridge abutment).
- Communicated study results to the Conservation Commission Chair.
- Next steps include: 1) attending Conservation Commission and Selectboard meetings to solicit support for advancing the Lower Fairgrounds project to the design phase; and 2) meet with private landowner and Friends of the Mad River to coordinate project advancement.
- Marshfield Road Gully Stabilization & Culvert Replacement – Final Design: Prepare a final engineering design for a gully stabilization and culvert replacement project on a Town Highway and adjacent private driveway.
 - No progress to report. Project deliverables are anticipated in December 2025.

604b Water Quality Program: Compile assessment-based priority projects for integration with the Department of Environmental Conservation Watershed Project Database. Additional work activities include enhanced regional planning for water quality as it related to climate change, flood resilience, and environmental justice. Project stakeholders include the municipalities served by the CVRPC, watershed and land conservation groups, the Agency of Natural Resources, the Winooski Clean Water Service Provider and its Basin Water Quality Council, and the Winooski Natural Resources Conservation District.

- Submitted final progress report:
 - Identified approximately 100 clean water projects that were either absent from or required updated information in the Department of Environmental Conservation's Watershed Projects Database. The projects originated from 20 different assessments including Stormwater Infrastructure Mapping Reports, Stormwater Master Plans, and Community Based Resilience Assessments.
 - In order to simplify the identification of existing and proposed retrofit data points CVRPC created an interactive [Stormwater Infrastructure Map Viewer](#). The map viewer displays existing infrastructure, proposed retrofits, and stormwater projects in the Central Vermont Region included in the Watershed Projects Database.
 - Towns without a stormwater master plan were prioritized for review.
 - The two towns with the greatest number of proposed retrofit points were Northfield (25) and Waterbury (18).
 - Towns with fewer proposed retrofit points and less impervious surface may benefit from a coordinated stormwater master planning approach with adjacent communities. These towns include Cabot, Marshfield, Middlesex, Orange, Roxbury, Washington, and Worcester.

Federal Emergency Management Agency Flood Insurance Rate Map & Flood Bylaw Updates: Outreach and technical assistance to municipalities to support the adoption of new FEMA Flood Insurance Rate Maps and update municipal flood hazard bylaws.

- Collaborated with Lake Champlain Sea Grant and The Nature Conservancy to facilitate a municipal workshop on River Corridor Planning and VT's Flood Safety Act at the 13 November 2025 Clean Water Advisory Committee meetings.
 - Conducted targeted outreach to towns without zoning and or River Corridor Bylaws. Offered technical assistance via municipal consultations regarding National Flood Insurance Program compliance, FEMA map and bylaw updates, river corridor planning.
 - Distributed meeting notice and registration to town managers, administrators, clerks, zoning administrators, planning & conservation commissions, selectboards, and other Regional Planning Commissions.
- Attended DEC Flood Resilience Drop-In Session with Emergency Management Support Specialist with the Vermont Agency of Human Services, to discuss the new Disaster Case Management Program and NFIP compliance.

GIS – Geographic Information System Mapping

Contact Brian Voigt, voigt@cvregion.com, unless otherwise noted.

- Attended:
 - monthly Enterprise Geospatial Consortium meeting to discuss: zoning and Tier 1 data standards, mapping critical infrastructure, Northeast Arc Users Group conference highlights and new data releases; and
 - Regional Planning Commission GIS check-in to discuss data resources and regional future land use maps.
- Berlin: Began developing map layouts for the Local Hazard Mitigation Plan.
- Cabot: Prepared a draft map of the Cabot trail network in coordination with the Trails Committee.
- East Montpelier: Began developing map layouts for the Town Plan update.
- Middlesex: Prepared bridge and culvert map series.
- Plainfield: Prepared revised Neighborhood Development Area boundary and provided Agency of Commerce & Community Development staff with data for inclusion on the [Vermont Planning Atlas](#).

PUBLIC RECORDS REQUESTS

- Request of Capital Fire Mutual Aid application as submitted to the Vermont Community Development Program, on behalf of Stephen Whitaker of Montpelier.

LETTERS OF COMPATIBILITY

- Orange Salt Shed – Application not ultimately submitted.

OFFICE & ANNOUNCEMENTS

Office:

- Staff participated in the Central Vermont WindowDressers community build event at Barre Auditorium
- Re-initiated recruitment for new office manager
- Initiated benefit election process for CY26
- Offer made and accepted for municipal and transportation planner, scheduled to begin 1/5/26

Upcoming Meetings:

CVRPC meetings currently offer remote access unless otherwise noted. Meeting access information is provided on agendas at www.centralvtplanning.org.

December

Dec 1	4 pm	Executive Committee
Dec 2	4 pm	Regional Plan Committee - cancelled
Dec 4	11 am	Brownfields Advisory Committee
Dec 4	4 pm	Code of Conduct & Public Participation Work Group
Dec 9	6:30 pm	Board of Commissioners
Dec 16	4 pm	Regional Plan Committee – Special Meeting
Dec 18	1 pm	Winooski River Basin Water Quality Council
Dec 22	4 pm	Project Review Committee <i>(Monday due to holiday)</i>
Dec 25		<i>Office Closed – Holiday</i>

January

Jan 1		<i>Office Closed – Holiday</i>
Jan 5	4 pm	Executive Committee
Jan 6	4 pm	Regional Plan Committee
Jan 8	4 pm	Clean Water Advisory Committee

Jan 13	6:30 pm	Board of Commissioners
Jan 15	10 am	Brownfields Advisory Committee
Jan 15	1 pm	Winooski River Basin Water Quality Council
Jan 22	4 pm	Project Review Committee
Jan 27	6:30 pm	Transportation Advisory Committee

RECENT CVRPC NEWS HEADLINES

Click on a week to read more about the headlines listed. *To receive Weekly News via email, sign up on our [website](#).*
Visit CVRPC's web site at www.centralvtplanning.org to view our blog and for the latest publications and news.

November 7th

- Where & How Act 250 Will Expand: Tier 3 and the Road Rule
- RCAP/USDA Water and Environmental Program Disaster Assistance
- Town of Warren – Request for Scope of Work: Property Management 2025–2026
- Lake Champlain Sea Grant & The Nature Conservancy: Presentation, Q&A, Municipal Workshop

November 21st

- Act 181 - Regional Future Land Use Map
- Request for Proposals - Real Estate Development Services - 87 State Street - Montpelier
- Energy to Communities (E2C) Expert Match Program



November 6, 2025

Steve Simpson
Select Board Chair
392 US Route 302
Orange, VT 05641

Re: Municipal Highway and Stormwater Mitigation Program

Dear Steve,

Contained herein is an assessment of regional compatibility of the proposed Town of Orange salt shed replacement plan for a new town salt shed. The current town salt shed has reached the end of its functional life and is structurally deficient. The town is concerned that it will allow salt leachate into a tributary of the Jail Branch. The proposed new structure will have a concrete pad and two stalls for sand and salt. This project would provide a needed update to the facility as well as preventing run off into the nearby brook.

This project supports many of the goals and strategies identified in the Central Vermont Regional Plan, effective July 9, 2024. Based on the information provided, this stormwater-focused funding application is compatible with the Central Vermont Regional Plan, and directly supports the following goals and policies:

Land Use

- Where a potentially harmful development or activity is proposed in proximity to a natural or fragile area, measures should be taken to ensure adequate protection.

Transportation

- Support efforts to minimize negative environmental impacts associated with the transportation system (including air quality, noise levels, surface water, vegetation, agricultural land, fragile areas, and historical/archaeological sites).

CVRPC recognizes engineering and design work for this project is incomplete, and CVRPC will remain involved in the project as engineering and design progress to assess how potential conflicts are being mitigated. As such, CVRPC reserves the right to comment and reevaluate project compatibility with regional goals at a future date.

Sincerely,


Christian Meyer, Executive Director