
Request for a letter of consistency

From Michael Miller <MMiller@montpelier-vt.org>

Date Mon 2/2/2026 3:18 PM

To Christian Meyer <meyer@cvregion.com>

Cc Janet Lee <janet@greenmountainprofessional.com>; Laurie Kozar <laurieannekozar@gmail.com>; Matthew Jelacic <mjelacic@montpelier-vt.org>

Hi Christian,

The City of Montpelier is in the process of applying for a Community Development Block Grant - Disaster Recovery (CDBG-DR) application to bring necessary utilities to the Country Club Road (CCR) site to facilitate housing development. The money from the grant will be used only within the rights of way of East Montpelier Road (US-2) and Country Club Road. The grant will require the development of an, as of yet, unidentified number of Low to Moderate Income (LMI) units (but likely to be around 24 new units) on the city owned parcel at 203 Country Club Road. This application requires a certification from the Regional Planning Commission that the project is consistent with the regional plan. This includes an assessment of how the project relates to the pre-disaster community development needs of the area. I will briefly describe the project and give some highlights of how the project is consistent with the goals of the regional plan.

Project summary.

The CDBG-DR grant will provide approximately \$5M in funding to complete the infrastructure upgrades to 203 Country Club Road. This will include:

- New water and sewer lines from the roundabout at Routes 2 and 302 to the intersection of Country Club Road and then up Country Club Road to the site.
- Improvements to the roadway of Route 2 to elevate the road 2 feet to better match the elevation of Country Club Road at the intersection.
- Complete reconstruction of Country Club Road to lower the grade to a consistent 12% for safer navigation. Adding an uphill bike lane on the east side of the road and a sidewalk on the west side.
- The housing development is yet to be determined and is not funded by the grant. A request for proposals (RFP) process is ongoing with prospective developers where the city has expressed a desire for up to 300 units with a number them being required for LMI (to meet grant requirements). This development **may** result in a need for a traffic signal at the intersection of US-2 and Country Club Road. The cost of that signal is accounted for in a proposed future CHIP application and is not a part of this grant application.

We would not expect that the improvements of the infrastructure and roadways will result in any negative regional impacts. The future housing development that the infrastructure will enable is the only part that could result in any regional impact. Within that, the only impact that we believe the project could have would be to traffic in the area as the infrastructure and municipal services are all provided locally and not regionally. Towards that end, the future developer will be required to provide a traffic impact study to quantify any impacts to service and safety and demonstrate their project will not have an undue adverse effect upon traffic in the area. These will be mitigated, or the project will need to be reduced so as to not result in any undue adverse impacts.

Regional impacts.

We would point out that on page 1-5 that the plan has a compatibility statement that states "*There was a conscious effort in the writing of this Plan not to usurp the authority or*

planning functions of Central Vermont's municipalities. This is made clear in the Plan's purpose statement, and elsewhere, in policies which support local initiatives and offer Commission assistance in the realization of the same. Furthermore, the Regional Planning Commission does not believe there are any significant conflicts between this Plan and any municipal plan that has received the approval of this Commission. Should a conflict arise between this Plan and a municipal plan approved by this Commission, such conflict should generally be resolved at the most locally appropriate level. As such, the municipal plan should take precedence on impacts that are local in scope, while the Regional Plan should prevail where "substantial Regional impact" may result. Individual projects may have aspects that fall under either jurisdiction." We believe a majority of the impacts will only be local in effect and that there will be no significant regional impacts.

An environmental assessment has already been completed during the planning phase which identifies natural resources on the property which will need to be avoided by the developer. The City has robust local controls over environmental standards that exceed state requirements in many aspects. The overall CCR project will increase housing in the Central Vermont Regional which is critical today. It will utilize sewer and water utilities that currently operate at about 50% capacity. The site will be provided with access to sidewalks and a regional shared use path in multiple locations. It will also include access to a new U-32 trail that will connect the high school in East Montpelier to College Street.

Most impacts from this project will be positive for the city and region. If you have questions or recommendations the city is available to respond. Thank you very much for the consideration. Our application is due February 27th so we would need to have any letter before that time.

Sincerely,

Mike Miller

Mike Miller, AICP CFM
Planning Director
City of Montpelier
(802) 262-6269