

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee
Draft Minutes
March 3, 2026

29 Main Street, Suite 4, Montpelier, VT 05602
 Remote Access Via Zoom

Committee Members:	
X	Alice Peal, Waitsfield Representative
X	Doug Greason, Waterbury Representative
X	John Brabant, Calais Representative
	Rich Turner, Williamstown Representative
X	Brittany Butler, Cabot Representative

Staff: Brian Voigt, Christian Meyer, Lorraine Banbury

Public: None

A. Peal called the meeting to order at 4:03 pm.

Adjustments to the Agenda

No adjustments to the agenda.

Public Comment

No public comment.

Approval of Minutes

D. Greason moved to approve the 1/6/26 minutes. B. Butler seconded. The motion carried unanimously.

Regional Plan Schedule

Staff provided an update on the timeline for completing the Regional Plan. The review process typically takes about six months once the Plan is submitted to the Land Use Review Board (LURB), after CVRPC completes its own several-month public hearing process.

There are two potential paths:

- **Amendment Path:** Amend the 2024-readopted 2016 plan to add the Future Land Use Map and housing targets required by December 31 under Act 181, with limited chapter updates. This faster approach does not restart the 8-year plan cycle.
- **Adoption Path:** Complete and adopt the fully updated Regional Plan begun in 2019. This would restart the 8-year plan cycle and require more time to

1 finish.

2
3 Staff explained that Act 181 requires regional planning commissions to adopt a
4 Future Land Use Map by December 31, 2026. Failing to meet the statutory
5 deadline could jeopardize state designation benefits and incentives for all
6 municipalities in the region. Amendment revisions would focus on a statutorily
7 compliant energy, housing, and future land use. Staff stated that the pre-
8 submission date of mid-May was volunteered, and could potentially be pushed to
9 June. The committee reached general agreement that staff will prepare a limited
10 amendment to the 2016 Regional Plan to incorporate the FLUA map and housing
11 targets required by Act 181, explore whether an extension from LURB is possible,
12 and continue development of the full Regional Plan update in parallel. No formal
13 vote was taken as the item was not warned as an action item.

14 15 **Meeting Attendance**

16 A. Peal shared her concern that the last two scheduled meetings have not had a
17 quorum, and stated the importance of attendance given the tight timeframe for
18 submission of the new Regional Plan. After discussion, it was decided that
19 meetings will remain on the 1st Tuesday at 4:00.

20 21 **Utilities, Facilities, and Services Chapter — Goals, Strategies, and Policies**

22 D. Greason and A. Peal's comments on the chapter will be incorporated into the
23 draft. The equity and technical assistance framework will move to the introduction
24 or overview chapter, with chapter-specific items where appropriate.

25 26 **Future Land Use Updates**

27 B. Voigt shared the current draft of downtown Waterbury's FLU areas. It was noted
28 that the state's chosen color palette presents accessibility limitations. Staff shared
29 drafts of progress with Waterbury's Planning Commission.

30
31 Waterbury and Barre Town may pursue Tier 1B status. Montpelier and Barre City
32 may pursue 1A.

33 34 **Next Meeting**

35 March 24 Special RPC Meeting

36 37 **Adjournment**

38 J. Brabant moved to adjourn, B. Butler seconded, all in favor, the motion carried
39 unanimously. A. Peale adjourned the meeting at 5:33.

40
41 *Respectfully submitted by L. Banbury*