



BOARD OF COMMISSIONERS

March 10, 2026 6:30

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/u/kcjBhj3bIX>

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
- 3 6:35 Accept Meeting Minutes – 02/10/26 (action - enclosed)**
- 7 6:40 Approval of Moretown town plan and confirmation of planning process (action - enclosed)**
- 80 7:00 Review allegation of Open Meeting Law violation and document rational for de facto denial on the record (possible action - enclosed)**
- 85 7:10 Review Legal Opinion – When is defamation actionable (discussion)**
- 87 7:20 Review of Project Review Committee roles and how they align with other Committees (discussion)**
- 89 7:40 Accept Committee and Staff Reports (action - enclosed)**
- 107 7:45 Executive Session – 1 V.S.A. § 313(a)(1) Pending or Probable Civil Litigation (action - enclosed)**
- 8:00 Pending or Probable Civil Litigation (action - enclosed)**

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.

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

Page **AGENDA**

8:05 Commissioner Roundtable

8:10 Adjourn

Next Meeting: April 14, 2026

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

BOARD OF COMMISSIONERS

Draft MINUTES

February 10, 2026

Commissioners:

| | | | | | |
|-------------------------------------|---------------|--------------------------|-------------------------------------|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Barre City | Janet Shatney, Sec/Treas | <input checked="" type="checkbox"/> | Moretown | David Stapleton |
| <input type="checkbox"/> | | Vacant | <input type="checkbox"/> | | Joyce Manchester, Alt |
| <input checked="" type="checkbox"/> | Barre Town | Alice Farrell | <input checked="" type="checkbox"/> | Northfield | Royal DeLegge |
| <input type="checkbox"/> | | Phil Cecchini, Alt. | <input type="checkbox"/> | | Vacant |
| <input checked="" type="checkbox"/> | Berlin | Robert Wernecke | <input checked="" type="checkbox"/> | Orange | Lee Cattaneo, Vice Chair |
| <input type="checkbox"/> | | Karla Nuisssl, Alt. | <input checked="" type="checkbox"/> | Plainfield | Paula Emery |
| <input checked="" 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 checked="" type="checkbox"/> | Duxbury | David Wendt | <input type="checkbox"/> | | Don La Haye, Alt. |
| <input type="checkbox"/> | | Vacant | <input checked="" type="checkbox"/> | Warren | Jim Crafts |
| <input checked="" type="checkbox"/> | E. Montpelier | Alexander Rob | <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 type="checkbox"/> | Waterbury | Doug Greason |
| <input checked="" type="checkbox"/> | Marshfield | Amy Monahan | <input checked="" type="checkbox"/> | Williamstown | Richard Turner |
| <input checked="" type="checkbox"/> | Middlesex | Ron Krauth | <input checked="" 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, Barbara Petrie, Kari Pelletiere, Brian Voigt, Reuben MacMartin, Brian Voight, Samantha Lash, Lincoln Frasca, Keith Cubbon, Eli Toohey, Niki Sabado, Lory Banbury
 Guests: Stephen Whitaker – Resident of Montpelier, Karen Hatcher - Plainfield Community Development Corp, Suzanne Armor, Attorney

Call to Order: Chair Carbee called the meeting to order at 6:30 pm, roll call was taken, and a quorum was present. Chair Carbee acknowledged and thanked Nancy Chartrand, for her service and invited a large round of applause. He introduced and welcomed Barbara Petrie as the new Office Manager who began on February 2.

Adjustments to the Agenda: None

Public Comments: None

Open Meeting Law Resolution: Christian Meyer provided an overview of the Open Meeting Law Resolution; that it stipulates when all committees, both non-advisory and advisory will meet as part of their regular meeting schedule.

Richard Turner moved to adopt the 2026-01 Open Meeting Law Resolution, seconded by Janet Shatney.

Stephen Whitaker offered public comment regarding the sufficiency of the Commission's current meeting notice posting. Commissioner Emery shared that while the notices may be forwarded to town offices with the request to post, there is no guarantee of follow-through.

As there was no further discussion, Chair Carbee called the question for the Resolution previously moved and seconded. There was no opposition or abstention. *Motion passed unanimously.*

Basin Water Quality Council Committee Appointment: Christian Meyer provided a summary of the information outlined in the packet. The Winooski Basin Water Quality Council went through the Nominating Committee where they moved to recommend the Board of Commissioners appoint Rachel Tobler as municipal alternate to the Basin Water Quality Council.

Royal DeLegge moved to accept the recommendation of the Nominating Committee to appoint Rachel Tobler to the Winooski Basin Water Quality Council, seconded by David Stapleton.

Chair Carbee called the question. There was no opposition or abstention. *Motion passed unanimously.*

CVRPC Conflict with Montpelier Plan: Christian Meyer provided an overview of the information outlined in the packet, reviewed attorney’s input regarding key points related to Country Club Road. In summary, the counsel found there was no conflict with the Montpelier Plan. There was no request for further discussion, and no action was taken

Requests for Letters of Compatibility: Christian Meyer provided an overview of the information outlined in the packet regarding these three requests. He explained that the structure of the draft letters differs depending on staff writing it and the complexity of the project as well as how much was understood of the final scope.

City of Montpelier - Parks Connector Trail - VT Forest Parks and Recreation Recreational Trails Program

The project is fairly advanced in its planning. They are building a trail connecting Hubbard Park with North Branch. Of note, it goes through a Class 2 wetland containing existing boardwalks to protect the area, which would be rebuilt and extended to complete the trail. Some of this has been mitigated by design, individual wetland permits have been secured. Commissioner Peal asked for verification of the accessibility of the changes to the repairs and extensions being made. Christian Meyer said he would get an answer and confirm.

City of Montpelier – Highway Improvements at Intersection Route 2 and Country Club Road – Community Development Block Grant – Disaster Recovery program

This project involves the City of Montpelier building a utility extension and highway improvements of US Route 2 and Country Club Road.

A motion was made by Commissioner Peal to table voting on this Letter of Compatibility, seconded by Commissioner Brabant, until TAC, the Transportation Advisory Committee have their meeting on February 24 at which time the TAC has requested to re-examine the design of the roadwork in question and the Board has further time to ask questions and discuss.

There was discussion around letter due dates and when the various decision and advisory committees would be meeting in order to make an informed decision. Christian Meyer shared that the Board of Commissioners can issue Letters of Compatibility, but they have also designated the power to do so to the Project Review Committee. They would have the authority to submit a letter with input from TAC on behalf of CVRPC. The Board would either ratify or rescind that letter at their next meeting.

Chair Carbee called the question on the motion to table discussion on this Letter of Compatibility. Roll call was taken.

| | | | | | |
|------------|-----------------|-----|------------|-----------------|-----|
| Barre City | Janet Shatney | No | Moretown | David Stapleton | Yes |
| Barre Town | Alice Farrell | Yes | Northfield | Royal DeLegge | No |
| Berlin | Robert Wernecke | No | Orange | Lee Cattaneo | No |

| | | | | | |
|---------------|-----------------|-----|--------------|----------------|-----|
| Cabot | Brittany Butler | Yes | Plainfield | Paula Emery | Yes |
| Calais | John Brabant | Yes | Roxbury | Jerry D’Amico | No |
| Duxbury | David Wendt | Yes | Waitsfield | Alice Peal | Yes |
| E. Montpelier | Alexander Rob | Yes | Warren | Jim Crafts | No |
| Marshfield | Amy Monahan | Yes | Washington | Peter Carbee | No |
| Middlesex | Ron Krauth | Yes | Williamstown | Richard Turner | No |
| | | | Woodbury | Michael Gray | Yes |
| Montpelier | Mike Miller | No | Worcester | Bill Arrand | Yes |

With 12 yes, 9 No and 0 abstentions the motion passes.

Stephen Whitaker was given the opportunity to speak to the item under discussion

Plainfield Community Development Corporation – Water, Wastewater and Roads for Village Expansion Project - Community Development Block Grant – Disaster Recovery program

Christian reviewed this project, which involves Plainfield’s application for infrastructure and utilities to support 22 new homes. There was further discussion and questions regarding the possible impacts of this project. Commissioner Emery, noted that there was a lot of housing loss as a result of the 2023 flood. Commissioner Cattaneo wondered if the Montpelier Project and the Plainfield project were being treated inconsistently. Commissioner Butler and Commissioner Rob offered the opinion that there will be little impact from this project and will only assist the local community. Commissioners discussed the advantages of having the committees include and request more information when bringing these before them for voting. It was clarified that Marshfield is not a part of this project.

Karen Hatcher representing the Plainfield Community Development Corp was recognized by Chair Carbee. She explained the request for this letter is so that it could be part of the grant.

Stephen Whitaker was given the opportunity to speak to the item under discussion.

Commissioner Brabant moved that staff submit the Letter of Compatibility as drafted, seconded by Commissioner D’Amico to Plainfield Community Development Corporation for the Village Expansion Project. Chair Carbee called the question on the motion moved and seconded. There was no opposition or abstention. Motion passed unanimously.

Commissioner Brabant moved that staff submit the Letter of Compatibility as drafted, seconded by Commissioner Peal to City of Montpelier for the Parks Connector Trail Project. Chair Carbee called the question on the motion moved and seconded. There was no opposition or abstention. Motion passed unanimously.

Minutes – (1/13/26 & 1/29/26):

Commissioner Cattaneo moved to accept the minutes of January 13 and January 29, 2026, seconded by Commissioner Butler.

CORRECTIONS: to January 29, 2026 minutes. Commissioner DeLegge was present at this meeting. Jeff Schultz was removed from the list as Northfield alternate. There was no opposition or abstention. *Motion passed unanimously.*

Reports:

Christian Meyer reviewed what was in the packet. He noted we received a records request from a member of the public for all commissioner email addresses, he further advised he is looking into opportunities to provide commissioners with an RPC email address.

Commissioner D'Amico moved to accept the Staff and Committee reports, seconded by Robert Wernecke. Motion passed unanimously.

Executive Session: There was no Executive Session.

Pending or Probable Civil Litigation: Suzanne Armor joined meeting at 7:52. With regard to the petitioner's request, and the motions to dismiss filed on behalf of CVRPC and the state, the court issued an order to grant both CVRPC and the state motions to dismiss and shortly thereafter the petitioner filed a motion seeking a stay. CVRPC and the state filed memos in opposition. Petitioner made responses to both and currently all is before the Superior Court who will decide whether to grant the stay. Counsel Armor said she would continue to advise.

Stephen Whitaker was given the opportunity to speak to the item under discussion

Commissioner Round Table: No items were shared at this time.

Adjournment: *Commissioner Cattaneo moved to adjourn at 8:00 pm; seconded by Commissioner Gray. Motion passed unanimously.*

Respectfully submitted,
Barbara Petrie, Office Manager

DRAFT



MEMO

Date: March 5, 2026

To: CVRPC Board of Commissioners

From: Niki Sabado on behalf of Municipal Plan Review Committee

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

☒ **ACTIONS REQUESTED: Consider taking the following actions.**

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

The Municipal Plan Review Committee met and held a public hearing on February 17, 2026 and recommended regional approval of the plan and found the *Moretown 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

| | |
|---------------|---|
| 2016 | Moretown Town Plan local adoption. CVRPC Board regionally approves the 2016 Moretown Town Plan and confirms Town planning process. |
| 2020 | Moretown develops an Enhanced Energy Plan. The draft has not been approved to date. |
| 2024 | Moretown Town Plan expires. The Moretown Planning Commission is working on the update to the Town Plan. |
| November 2025 | Moretown Planning Commission holds public hearing on the Moretown Town Plan and then presents it to the Selectboard at their regularly scheduled meeting. |
| December 2025 | Moretown Selectboard warns the public hearing 15 days prior and holds |

their hearing on December 15th, 2025. The Selectboard adopts the plan the same day.

| | |
|---------------|---|
| January 2026 | Moretown requests regional approval of the 2025 Moretown Town Plan. |
| February 2026 | CVRPC Municipal Plan Review Committee (MPRC) is scheduled to hold a public hearing on February 17 th , 2026. CVRPC Hearing Notice is distributed and appeared in the paper on January 27 th , 2026. |
| March 2026 | Anticipate regional consideration and approval of the plan by the CVRPC. |

Moretown Town Plan 2025

To view the plan, please see linked: [Moretown Town-Plan-FINAL Adopted SB-Dec-15-2025](#)

If you would prefer hard copies of the Plan, please contact Barbara Petrie petrie@cvregion.com

The *2025 Moretown Town Plan* is a comprehensive long-range plan for the Town. It states objectives and policies to guide growth and development and is intended as a framework upon which to base future actions and regulatory bylaws. The Planning Commission has amended the Plan to ensure that it follows statutory requirements and to reflect global changes since the Plan was last adopted in 2016. The Plan contains updates to the text of each chapter, including data and maps, as well as the goals, objectives, and strategies for each section.

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 find the Town of Moretown to be engaged in a continuing planning process and are maintaining their 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 find the plan to be consistent with the State goals.

compatible with its regional plan

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

compatible with approved plans of other municipalities in the region

Staff findings: staff find 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 find the plan to contain all required elements.

References:

To review the Municipal Plan Review Tool, see attached: [RPC Municipal Plan Review Tool Moretown November 2025](#)

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 2026-02

Confirmation of the Planning Process of the Town of Moretown and Approval of the Moretown 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 Moretown prepared a municipal plan in accordance with 24 V.S.A Chapter 117;

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

Resolved, that the Central Vermont Regional Planning Commission:

1. approves the *Moretown Town Plan 2025*, adopted December 15, 2025; and
2. consulted with and confirms the planning process of the Town of Moretown.

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 March 10, 2026

Peter Carbee, Chair



MEMO

Date: February 17, 2026

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 Moretown 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.

Moretown Town Plan Compatibility with the CVRPC Regional Plan

CVRPC Staff reviewed the Moretown 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 Moretown’s planning goals was assessed and designated as *compatible* with the regional plan (including as *supporting* the regional plan or as *silent* and therefore understood to be compatible with the regional plan) or were designated as *incompatible* with the CVRPC Regional Plan.

The natural resources, economic, housing, utilities/facilities/services, energy, flood resilience, and land use chapters had goals and ideas that were compatible with the regional plan. A detailed list of related goals and strategies are found in the regional plan compatibility tool review (attached). Below are recommendation to support future amendments or revisions of the plan.

Regarding the natural resources chapter, Moretown may consider a goal specific to improving the management of stormwater runoff. Low Impact Development standards are mentioned in

Section 3.5.6 Stormwater Management (Page 25) and referenced in the Town's Zoning and Subdivision Regulations.

The transportation chapter is also compatible with the regional plan. One item that may need updated in future in the Moretown Plan, is Page 43 which claims that the turning movement from VT-100 N to US-2 W is LOS F. Staff assume this rating is from the 2012 intersection study prior to the installation of the signal at this location. Moretown should check source for this claim and most likely remove it from the document.

The Moretown Town Plan, overall, is compatible with the adjacent bordering towns of Berlin, Duxbury, Fayston, Middlesex, Northfield, Waitsfield and Waterbury, especially around watershed planning and traffic and safety planning. The Moretown seven land use planning areas are defined by watershed boundaries and historic development in the Moretown Village. These areas have had no significant land use changes since the last town plan was written in 2015. The Town of Moretown and Waitsfield share a federally recognized historic district, the Mad River Valley Rural Historic District. The Towns of Moretown, Duxbury and Waterbury share a prominent intersection at Route 2 and Route 100 intersection that borders mixed-use areas and is partially located in the flood hazard area.

Compatibility between Moretown and adjacent bordering towns:

- Moretown land use that borders Northfield and Berlin is limited due to site constraints and significant forest connectors. The border is defined as preserve or agricultural use on Moretown's zoning map.
- Future land use categories in the neighboring towns adjacent to Moretown are defined as:
 - o Berlin - rural to low-to-moderate rural
 - o Duxbury - rural agriculture and state farm use (Per the Duxbury Town Plan, "The purpose of this [state farm] district is to facilitate limited commercial and residential development of this property while preserving agricultural land, forests and wetlands")
 - o Fayston - agricultural, forestry or low-density residential
 - o Middlesex – mixed-use and growth areas
 - o Northfield - resource protection and low to moderate residential use
 - o Waitsfield - rural and forest conservation
 - o Waterbury – village residential, mixed-use, and forest

Future development of land in Moretown and the neighboring communities will need to be coordinated with the RPC on the regional future land use map. Moretown's Town Plan 2025 contains a statement of the necessity of the Town "to work with adjacent communities to

efficiently and affordably serve residents with limited resources and a dispersed settlement pattern". Staff conclude that the Moretown Town Plan would not significantly reduce the desired effect of the implementation of the Regional Plan or 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 find that the Moretown Town Plan includes all required elements. Please see staff completed Municipal Plan Review Tool, pages 2-9.

Consistent with State goals under 24 VSA §4302

Staff find that the Moretown Town Plan is consistent with State goals. Please see staff completed Municipal Plan Review Tool, pages 9-19.

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 Moretown Town Plan against each of the CVRPC goals included in the current regional plan. For each CVRPC goal, the Moretown plan was scored as ‘compatible,’ or ‘incompatible.’ Please note, where the Moretown 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 review (Regional Plan Compatibility Tool Review) for a summary of each regional goal and where the Moretown plan is compatible or not.

Compatible with other municipalities

Please find definition of ‘Compatible’ above.

The Moretown Plan was further reviewed against the goals of other municipalities in the region, with a more detailed review of the abutting municipalities of Berlin, Duxbury, Middlesex and Waitsfield. The Moretown plan was again scored as ‘compatible’ or ‘incompatible’ with these municipal plans. Again, where the Moretown 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 review (Regional Plan Compatibility Tool Review) for a detailed run-down of each municipal plan and where the Moretown plan is compatible or not.

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.

Municipal Plan Review Tool

| | | | |
|---------------------------|-----------------------------------|-----------------------|----------------------------|
| Municipality: Moretown | Plan date: Draft June 11, 2025 | Staff: Niki Sabado | Date: Dec 2025/Jan 2026 |
|---------------------------|-----------------------------------|-----------------------|----------------------------|

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 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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: 4, 30, 55, 86-87

Comments: P 4 Section 1.1 Purpose outlines the Town's vision and recommended strategies and "sets short- and long-range goals to guide planning, budgeting, and policy decisions made by local boards and officials, including the capital budget and changes to Moretown's Land Use and Subdivision Regulations (LURs).".

P 86-87 Section 11.9 Goals, Objectives, and Strategies includes five land use objectives.

P 55 Section 7.5 Goals, Objectives, and Strategies includes five public services and facilities objectives.

P 30 Section 3.13 Goals, Objectives, and Strategies includes four natural resource and ecological systems objectives.

- (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.

Choose an item.

Pages: 68-69, 79-85

MAPS P 103 Forest Blocks and Habitat Connectors, P 110 Future Land Use Map and P 112 Land Use Planning. **Zoning, conserved lands, and wildlife habitat & connectivity map**
Land Use Plan ✓

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize 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 land use chapter states the plan “describes anticipated future land use, including changes likely to result from recent legislation (Act 181 of 2024), the HOME Act (Act 47 of 2023), regional planning priorities, and local land use visions, goals and regulations”. (p 79). The Future Land Use map defines village center, low-to high density development area and mixed-use development. A draft of the FEMA flood plain data is also represented on the future land use map as well as roads and waterbodies and streams (p 110).

- (A) 9.1 Farms and Farmland identifies prime agricultural soils and diversification of farming, 9.2 Forestry identifies forest parcels and acreage, 9.3 Public and Conserved Lands states that “Moretown contains no state or federal forestland” and private landowners sold or donated their development rights to keep land conserved.

P 69 section 9.7 Rural and Scenic Character identifies significant landscape features that define the town, area and community’s rural character. Section 9.7.1 Route 100B/Mad River Corridor identifies that the “corridor received federal designation as a Scenic Byway in 2007” and states, “Regulation of the flood hazard area provides some scenic view protection by limiting development opportunities in close proximity to the river. However, development on the hillsides above the protected flood areas has potential to affect the scenic character of the corridor”.

- (B) Land uses are clearly described and illustrated in a land use planning map (p 108) which appears to be laid out according to the watershed boundaries of the area. The land use chapter describes each planning area by current land use, development constraints and opportunities, and future land use considerations (pp 79 – 85). A Water Resources Map (p 102) shows boundary lines, surface water locations, wetlands, and hydric soils. The land use planning map (p 112) also illustrates parcel and town boundary and location of Moretown Village.
- (C) P 68-69 Historic and Cultural Resources: 9.6.4 Incentives and Benefits for Resource Protection states that “owners of income-producing properties listed on, or eligible for listing on, the National Register of Historic Places may be eligible for federal tax credits for historic building restoration. Under the state’s Designated Village Center program, owners of income-producing historic properties in the Moretown Village Center can receive state tax credits for building improvements.”
- (D) Habitat connectivity and interior forest blocks are illustrated on the Forest Block and Habitat Connectors Map (p 103); Municipal, state, and non-governmental conserved land are shown on the Conserved Lands Map (p 108). Policies from section 3.13 (P 30) include the following:
- Pursue land use planning and regulatory approaches that will protect and enhance Moretown’s working farm and forest lands.

- Maintain existing public land as a community resource.
- Support landowners and conservation organizations seeking to permanently conserve working lands or open space in Moretown through the donation, sale and/or purchase of property or development rights.
- Pursue land use planning and regulatory approaches that will protect water quality and prevent the degradation of water resources.

(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: 41-48

MAP P 105 Transportation
Infrastructure

Transportation

Comments: The Transportation Infrastructure Map (p 105) identify state and US highways, class 1 - 4 roads and forest highways, legal trails, private roads, and discontinued roads. The map also identifies hydrologically connected areas and culvert and bridge locations and measure of condition.

P 41-48 Transportation: 6.1 Introduction; 6.2 Route 100B; 6.3 Route 100; 6.4 Route 2; 6.5 Town Highways; 6.6 Private Roads; 6.7 Bridges and Culverts; and 6.8 Curb Cuts and Access Management (Vtrans recommendations for access management techniques and siting Moretown zoning regulations incorporating a number of access management elements are identified on P 46.); 6.9 Complete Streets; 6.10 Truck Traffic; 6.11 Public Transit (GMT routes and services included on P 47); 6.12 Interstate Bus; Rail and Air Travel; and 6.13 Transportation Planning identify statements of present and prospective uses and transportation priorities.

(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: 50-55

MAP P 106 Utilities, Facilities &
Services Map

Utility and Facility

Comments: The Infrastructure and Facilities Map (p 106) shows location of school and former landfill site and identifies telecommunication tower locations, electric transmission lines and the Ed Farrar Water District in North Moretown. Bridges and major culverts are identified on the Transportation Infrastructure Map (p 105).

P 50 – 55 Utilities, Facilities, and Services: 7.1 Solid Waste; 7.1.1 Solid Waste Planning; 7.1.2 Solid Waste Services; 7.1.3 Solid Waste Facilities; 7.2 Utilities; 7.2.1 Telecommunications (detailed information on telecommunication towers and site selection and characteristics criteria by providers on P 51); 7.2.2 Electricity (electric generation facilities identified P 52); 7.2.3 Water and Wastewater (centralized wastewater study and possible in ground village system alternative and decentralized wastewater treatment identified on P 52-53); 7.3 Education; 7.3.1 Moretown Elementary School Building and

Grounds; 7.3.1.1 Moretown Elementary School Enrollment; 7.3.2 Harwood Union Middle and High School; 7.3.3 Vocational Training; 7.3.4 Post-Secondary and Adult Education; 7.3.5 Education Spending and Taxes; and 7.4 Child Care identify statements of present and prospective uses and utility/facility priorities.

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

Choose an item.
Pages: 30, 66-68

Comments: P 30 Objective 3.1.1 “Minimize the fragmentation, degradation and destruction of agricultural land, forest blocks, wetlands, floodplains, important wildlife habitat, and significant natural communities.”

P 66-67 Historic and Cultural Resources: 9.4 Mineral Extraction (“Major earth extraction and minor quarrying operations are currently allowed as a conditional use in all zoning districts except for the Village District”), 9.5 Groundwater (“Moretown’s zoning regulations currently do not define groundwater extraction as a specific use, however light industry and cottage industry are allowed in several districts and some of these businesses could involve groundwater extraction”).

P 67 Historic and Cultural Resources: 9.6 Archaeological and Historic Resources/9.6.1 Archaeological Resources identifies “two documented archeological sites in Moretown where projectile points were found - one near the Route 100/100B intersection and the other off of South Hill Road.”

P 67-68 Historic and Cultural Resources: 9.6.2 Historic Resources identifies listed historic structures and federally recognized Historic District. The plan also identifies Moretown properties that are part of the Historic District.

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

Choose an item.
Pages: 53-55
MAP P 106 Utilities, Facilities & Services Map
Educational Facility

Comments: P 53-54 Sections 7.3 Education; 7.3.1 Moretown Elementary School Building and Grounds; 7.3.1.1 Moretown Elementary School Enrollment; 7.3.2 Harwood Union Middle and Highschool; 7.3.3 Vocational Training; 7.3.4 Post-Secondary and Adult Education identify present and projected uses of local and regional education systems.

P 55 Objective 7.1.2: “Provide high-quality education for Moretown’s youth” and strategy “Stay informed of HUUSD’s efforts to identify current and future space needs, and alternatives for addressing those needs”.

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

P 5 Introduction: 1.6 Goals, Objectives, and Strategies identifies overarching goals
P 16 Background: Goals, Objectives, and Strategies includes Goals 2.1 – 2.4 and Objectives 2.1.1 – 2.4.3
P 30 Natural Features and Ecological Systems: 3.13 Goals, Objectives, and

Choose an item.
Pages: 5, 16, 30, 34, 39, 48, 55, 63,73,78,86

Strategies includes Goals 3.1 – 3.2 and Objectives 3.1.1 – 3.2.1.

P 34 Moretown’s Economy: 4.4 Goals, Objectives, and Strategies includes Goal 4.1 and Objectives 4.1.1 – 4.1.6.

P 39 Housing: 5.9 Goals, Objectives, and Strategies includes Goals 5.1 - 5.2 and Objectives 5.1.1 – 5.2.3.

P 48 Transportation: 6.14 Goals, Objectives, and Strategies includes Goals 6.1 – 6.3 and Objectives 6.1.1 – 6.3.2.

P 55 Utilities, Facilities, and Services: 7.5 Goals, Objectives, and Strategies includes Goals 7.1-7.2 and Objectives 7.1.1-7.2.2.

P 63 Energy: 8.8 Goals, Objectives, and Strategies includes Goal 8.1-8.3 and Objectives 8.1.1-8.3.2.

P 73 Historic and Cultural Resources: 9.9 Goals, Objectives, and Strategies includes Goals 9.1-9.4 and Objectives 9.1.1 – 9.3.1.

P 78 Flood Resilience and Hazard Mitigation: 10.2 Goals, Objectives, and Strategies includes Goals 10.1 - 10.2 and Objectives 10.1.1-10.2.2.

P 86 Land Use: 11.8 Goals, Objectives, and Strategies includes Goal 11.1 and Objectives 11.1.1-11.1.7.

Comments:

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

Choose an item.
Pages: 5, 56

Comments: P. 5 Introduction: 1.4 Compatibility and Consistency section contains a statement of the necessity of the Town “to work with adjacent communities to efficiently and affordably serve residents with limited resources and a dispersed settlement pattern”. It also states, “This plan identifies opportunities for ongoing or further cooperation and coordination with neighboring communities, and with others in the region and the state as a whole.”

P 56 includes Goal 7.2: “Increase cooperation and coordination with neighboring towns, the Central Vermont region, and the State”.

(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: 57-63

Comments: P 57-63 Energy: 8.1 Overview, 8.2 Energy Supply and Demand; 8.2.1 Transportation (includes strategies from Comprehensive Energy Plan (CEP) and transportation energy use data on P 57 and transportation fuel-switching as a high priority on P 58); 8.2.2 Residential Thermal Energy; 8.2.3 Renewable Energy Generation; 8.3 Mapping (includes known and possible constraints identified by the state on P 61 as well as regional possible constraints); 8.4 Methodology, 8.5 Transmission Infrastructure;

8.6 Preferred and Unsuitable Siting Locations (identifies additional constraints by the Moretown Energy Committee on P 62-63); 8.7 Local Mapping (includes map provided by CVRPC to determine areas suitable for renewable energy development on P 63) include required elements to address energy needs, resources, and data.

P 63 outlines energy and land use objectives through Objective 8.1.2 “Promote renewable generation and storage on least constrained sites” and Objective 8.2.4 “Pursue planning and design strategies that focus on using land efficiently to reduce energy consumption” along with two strategies “Promote compact development patterns” and “Promote pedestrian-oriented, mixed-use development”.

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: 14, 36-40

Comments: P 14 Population and Household Projections includes data projection from ACCD. The CVRPC regional housing targets had not been released when the review of the final plan adopted by the PC was completed in November 2025. The plan however does identify that Moretown needs to increase new rental units in the area (to the number which were available in 2000) and the regional need for additional housing by 2030.

P 36 – 39 Housing: 5.1 Housing Change; 5.2 Housing Profile; 5.3 Housing Costs; 5.4 Affordable and Workforce Housing; 5.5 Multi-Unit Housing; 5.6 Rental Housing; 5.7 Mobile Homes; 5.8 Attached Housing include required elements to address housing needs and targets with current data to reflect housing trends.

P 39-40 has Goal 5.2 “Increase the diversity of housing options in Moretown to meet the needs of a wide range of income levels and household configurations” and includes the following objectives to support affordable housing initiatives:

- Objective 5.2.1 “Promote the development of housing that meets the needs of low-income and moderate-income households.”
- Objective 5.2.2 “Cooperate with local, regional, and state organizations to plan for and promote programs which assist residents in obtaining affordable housing.”
- Objective 5.2.3 “Incentivize housing development that fills market gaps.”

(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: 31-34

Comments: P 31 – 33 Moretown’s Economy: 4.1 Moretown’s Workforce, 4.2 Moretown Business, 4.3 Looking Ahead, include the required elements to foster economic growth.

The plan (P33) identifies expansion into the areas of North Moretown and Duxbury Corner that already have access to Waterbury’s water supply and that “Waterbury’s system has substantial excess capacity and town leaders have expressed strong willingness to extend the system into Moretown.” The plan also identifies a strategy to support dense mixed-use development in North Moretown by obtaining a Neighborhood Development Area (NDA) state designation. The town also has “secured funding for a sidewalk from Route 100/Route 2 intersection to Gallagher Acres, to the east on Route 2” (P 33).

P 34 has Goal 4.1 “Promote a sustainable and diverse local economy characterized by varied employment and entrepreneurial activity” and includes the following objectives to support economic growth initiatives:

- Objective 4.1.1 “Develop a community vision for Moretown’s economic development.”
- Objective 4.1.3 “Encourage mixed use development in North Moretown.”
- Objective 4.1.4 “Encourage business development in Moretown Village.”
- Objective 4.1.5 “Recognize the importance of self-employment and home-based employment in the Moretown economy.”
- Objective 4.1.6 “Encourage the development of sustainable land-based economic activities and support strategies to improve the economic viability of agricultural and forestry operations.”

(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: 75-77

Comments:

(A) P 75-77 Flood Resilience and Hazard Mitigation: 10.1 Floodplains and River Corridors; 10.1.1 Flooding; 10.1.2 Floodplains; 10.1.3 Floodplain Management (P 75-76 identifies Moretown’s adopted floodplain regulations and states the town “will likely have to adopt State minimum flood hazard standards”); 10.1.4 River Corridors identifies flood hazard and fluvial erosion hazard areas (P 77 states “ANR will eventually regulate river corridors throughout the state, including in Moretown” and “By January 1, 2028, a statewide permit will be required to commence or conduct development in a river corridor”).

P 77 Flood Resilience and Hazard Mitigation: 10.1.5 Flood and Erosion Hazard Mitigation has listed “LHMP recommended actions to minimize impacts to future flooding and erosion hazards”.

(B) P 77 Flood Resilience and Hazard Mitigation: 10.1.5 Flood and Erosion Hazard Mitigation states “Moretown revised its Local Hazard Mitigation Plan (LHMP) in 2020 and is in the process of updating it again in 2025; the Moretown LHMP is adopted by reference into this Town Plan”.

(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.

Choose an item.

Pages: 63, 86-87

(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.

(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:

- (A) P 86 of land use chapter includes Objective 11.1.1 "Maintain development of compact areas of settlement surrounded by rural countryside" including strategy "Identify areas of Town where more dense housing development is desirable and feasible".
- (B) P 86 strategy "Promote infill opportunities in the North Moretown and Village areas".

- (C) P 87 Objective 11.1.7 “Maintain and enhance the historic character of Moretown” along with strategy “Support the repair and restoration of historic buildings and homes in Moretown, including barns and former schoolhouses”.
- (D) P 63 of energy chapter includes “Objective 8.2.4: Pursue planning and design strategies that focus on using land efficiently to reduce energy consumption” along with strategies “Promote compact development patterns” and “Promote pedestrian-oriented, mixed-use development”.

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

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: 34-35

How has the Town Plan addressed this goal : P 34-35 has Goal 4.1 “Promote a sustainable and diverse local economy characterized by varied employment and entrepreneurial activity” and following strategies “ Support tourism and recreation that is based upon the Town’s cultural and ecological assets and rural character” and “Support the sustainable harvesting of timber and the conservation of forestlands in Moretown”.

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: 54-55

How has the Town Plan addressed this goal : P 55 has objective 7.1.2 “Provide high-quality education for Moretown’s youth” and strategy “Stay informed of HUUSD’s efforts to identify current and future space needs, and alternatives for addressing those needs”. In section 7.3.4 Post-secondary and Adult Education on P 54 identifies regional opportunities through Community College of Vermont, Norwich University, Vermont College of Fine Arts, and Yestermorrow Design/Build School. And “state entities and nonprofit organizations that provide workforce training and adult education in Central Vermont”.

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: 48-49

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

How has the Town Plan addressed this goal : P 48-39 has Goal 6.2 “Promote and support effective alternative transportation services” and Objective 6.2.1 “Ensure that public transit options are available to Moretown residents” and Objective 6.2.2 “Bicycle and pedestrian infrastructure”.

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: 19-23, 63, 67, 74

How has the Town Plan addressed this goal :

- (A) P 19 Natural Features and Ecological Systems: 3.3 Terrain and Elevation identifies significant natural areas. P 20 identifies fragile areas along mountainous terrain and steep slopes from human activity. P 21 identifies soil conditions critical role in “determining the location and intensity of development in Moretown.”
- (B) P 21 Natural Features and Ecological Systems: 3.5.1 River and Streams identifies water resources including rivers and waterways/tributaries. P 22-23 identifies small wetland areas in the town as Class 2 Wetlands by ANR, and section 3.5.3 “Groundwater resource as the majority of the residents drinking water source” identified on P 23.
- (C) P 19 Natural Features and Ecological Systems: 3.3 Terrain and Elevation identifies significant natural waterways and watersheds. P 63 of section 8.6 Preferred and Unsuitable Siting Locations identifies additional constraints by the Moretown Energy Committee which includes “Parcels along the Mad River Byway shall be reviewed for scenic impacts and should not be considered for renewable energy development”.
P 74 includes goal 9.4 “Protect scenic views” along with objectives “Consider developing regulations to provide for compatibility with Dark Sky standards” and “Consider regulations to avoid development impacting views of hillsides and ridgelines”
- (D) P 67 section 9.6.1 Archaeological Resources identifies “two documented archeological sites in Moretown where projectile points were found - one near the Route 100/100B intersection and

the other off of South Hill Road. A Native American settlement site has also been identified on the Middlesex side of the Winooski River near the confluence of the Mad River.”

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: 19, 24-29, 62-63

How has the Town Plan addressed this goal :

- (A) P 19 Natural Features and Ecological Systems: 3.2 Air Quality identifies air quality concerns and acknowledges overall air quality in Moretown is excellent. P 25 of section 3.5.6 Stormwater Management identifies ways to reduce the volume of run-off from a site. P 25 identifies practices to control excess erosion and sedimentation during road construction and maintenance and, use of Low Impact Development (LID) practices and tools for small-scale development projects. P 26, section 3.6 Riparian Buffers identifies maintaining or restoring riparian buffers along streams and rivers and summarized research on the relationship between buffer width, water quality protection and habitat protection.
- (B) P24 Natural Features and Ecological Systems: 3.5.4 Public Water Supplies identifies the state's Drinking Water and Groundwater Protection Division that “regulates and requires regular testing of public water supplies.” 3.5.5 Surface Water Quality states that “Vermont ANR has classified all the surface waters in Moretown as Class B.” ANR recommended actions for maintaining water quality standards is identified on P 24 of section 3.5.5 Surface Water Quality.
- (C) P 27 Natural Features and Ecological Systems: 3.7 Forests states “Forest covers approximately 22,000 acres (85%) of land in Moretown. As of 2024, 15,000 acres of forest land is enrolled in Vermont's Use Value Appraisal (UVA; also called Current Use) program”. The plan further states, “While the UVA program has helped to reduce parcelization of woodland, other strategies and polices may be needed to preserve Moretown's Highest Priority Forest Blocks to meet Act 171 requirements”. P 28 section 3.8 Wildlife and Fisheries highlights specific landscape elements that support a wide range of species. P 28-29 Section 3.9 Deer Habitat and section 3.10 Bear Habitat identify core species in the area and wildlife corridors.

P 62-63 of section 8.6 Preferred and Unsuitable Siting Locations identifies additional constraints by the Moretown Energy Committee which includes “The impacts to forests throughout Town, especially in priority forest blocks, shall be considered and minimized wherever possible”.

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: 63-64

How has the Town Plan addressed this goal :

(A) P 63-64 has comprehensive goals, objectives and strategies that meet the requirement of this goal including Goal 8.3 “Reduce emissions resulting from use of buildings”; Objective 8.1.2 “Promote renewable generation and storage on least constrained sites” and Objective 8.2.4 “Pursue planning and design strategies that focus on using land efficiently to reduce energy consumption”.

(B) Refer to A.

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: 71-74

How has the Town Plan addressed this goal :

- (A) P 73 Historic and Cultural Resources: 9.8.7 Tourism and Economic Development states “While the economy of the Mad River Valley is built around tourism, Moretown generally has not capitalized on the opportunities created by the Town’s scenic and recreation resources. There is, however, a popular bicycle shop in North Moretown that serves riders of roads and trails in the area”.
- (B) P 71 Historic and Cultural Resources: 9.8 Recreation Resources/9.8.1 Public Lands identifies recreational activities in the area and Recreation Fund that the Town maintains. Section 9.8.2 Rivers identifies the Mad River as a valuable resource for multiple recreational activities. Section 9.8.5 Nature and Recreational Trails identifies several alternative recreation transportation initiatives in the area on P 72.

P 74 includes goal 9.3 “Provide recreational opportunities for all ages in all seasons” along with objective 9.3.1 “Preserve and enhance access to land- and water-based recreation”.

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: 17, 30, 35

(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) P 17 Objective 2.2.3 “Protect the scenic and rural character of the Route 100B corridor outside of Moretown Village” along with strategy to “Pursue appropriate land use planning and regulatory approaches”.

P 30 Objective 3.1.1 “Minimize the fragmentation, degradation and destruction of agricultural land, forest blocks, wetlands, floodplains, important wildlife habitat, and significant natural

communities” along with strategy “Pursue land use planning and regulatory approaches that will protect and enhance Moretown’s working farm and forest lands”.

- (B) P 35 Objective 4.1.6 “Encourage the development of sustainable land-based economic activities and support strategies to improve the economic viability of agricultural and forestry operations” along with strategy to “Support efforts to increase the market for food and other farm/forest products produced by Moretown residents and businesses”.
- (C) P 35 Strategy to “Encourage new or expanded businesses that produce local and sustainable food, farm, and forest products”.
- (D) P 35 Strategy to “Support the sustainable harvesting of timber and the conservation of forestlands in Moretown”.
- (E) P 17 Goal 2.4 “Increase the vitality of the Village and North Moretown areas, to benefit the existing community and attract new residents and businesses.”

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: 26, 66

How has the Town Plan addressed this goal : p 26 Natural Features and Ecological Systems: 3.5.6 Stormwater Management states, “Extraction and quarrying operations are required to have and follow an approved erosion control plan” and that “Moretown’s zoning regulations require erosion prevention or sedimentation controls for development which must go through some level of review by the Development Review Board, this includes any development on steep slopes (15% or greater).”

P 66 Section 9.4 Mineral Extraction states that “Major earth extraction and minor quarrying operations are currently allowed as a conditional use in all zoning districts except for the Village District”.

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: 39-40, 55, 86

(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 :

- (A) P 39 has a Goal 5.2 “Goal 5.2: Increase the diversity of housing options in Moretown to meet the needs of a wide range of income levels and household configurations” and Objective 5.2.1. “Promote the development of housing that meets the needs of low-income and moderate-income households”.
- (B) P 86 has an Objective 11.1.1 “Maintain development of compact areas of settlement surrounded by rural countryside” along with a strategy to “Identify areas of Town where more dense housing development is desirable and feasible”.
P 55 has an Objective 7.1.1 “Provide municipal services necessary to ensure the health, safety, welfare, and emergency needs of Moretown’s residents and visitors” along with a strategy to “Require that new development provides fire protection measures or facilities as deemed necessary”.
- (C) P 40 has an Objective 5.2.3 “Incentivize housing development that fills market gaps” along with a strategy to “Allow for a range of housing types to be built in Moretown while maintaining the Town’s character”.
- (D) P 40 has a strategy to “Promote the development of ADUs where appropriate”.

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

Goal 12:

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

(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 :

Choose an item.
Pages: 16-17, 55

(A) P 55 has an Objective 7.1.2: “Provide high-quality education for Moretown’s youth” along with strategy “Stay informed of HUUSD’s efforts to identify current and future space needs, and alternatives for addressing those needs”.

P 55 has an Objective 7.1.1 “Provide municipal services necessary to ensure the health, safety, welfare, and emergency needs of Moretown’s residents and visitors” along with a strategy to “Require that new development provides fire protection measures or facilities as deemed necessary”.

(B) P 16-17 has an Objective 2.1.2 “Manage population growth to accommodate demand for housing, economic opportunity, and community services” along with a strategy to “Develop growth management strategies to address the potential cumulative impacts of development”.

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: 55

How has the Town Plan addressed this goal : P 55 of section 7.4 Child Care “Moretown encourages the development of other childcare facilities by allowing for smaller facilities as a permitted use in all zoning districts, and for facilities serving more than six children as an allowed use in all zoning districts following Site Plan or Conditional Use review”.

Moretown childcare programs are run by Neck of the Woods at the Elementary School, including pre-K programming and afterschool programs.

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.

Choose an item.
Pages: 78

(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.

How has the Town Plan addressed this goal : P 78 Objective 10.1.1 “Minimize future development within floodplains and river corridors”; Objective 10.1.2 “Encourage Activities and Projects that restore access to the floodplain and mitigate flood and fluvial erosion hazards”; and Goal 10.2 “Continue Hazard Mitigation Planning and Implementation efforts”.

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: 5, 17

How has the Town Plan addressed this goal : P 17 has a strategy to “Encourage a socially and economically diverse population that includes families with children, young adults, senior citizens, and those new to Town”.

P 5 has an overarching goal to “Ensure that Moretown is an attractive community for people of all income levels and ages”.

Recommend including a clear goal and/or action specifically towards achieving environmental justice and/or equity to protect the community from disproportionate environmental burdens or equitable access to environmental benefits. The goal could also include community engagement in decision-making processes or targeted support such as supporting communities that are disproportionately affected by environmental harms.

Examples of EJ/Equity Goals and Action

Proposed Goals:

- Advance equity by prioritizing support for households and neighborhoods facing disproportionate climate risk.
- Ensure environmental protection, conservation, and other natural resource-related efforts are undertaken with public health, environmental justice, and equity in mind.

Proposed Community Service Action could include:

- Strengthening mechanisms for public engagement, predictable early involvement opportunities, and providing a range of public input methods.

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.

DRAFT

| 2. LAND USE ELEMENT | | | |
|---|---|---|--|
| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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. |
| <u>Town Center Policies:</u> 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 | Compatible | LU Goal 11.1: Maintain and enhance Moretown's compact settlement patterns, natural resources, open space, and sense of community as well as provide appropriate locations for residential, recreational and commercial uses. LU Strategy: Promote infill opportunities in the North Moretown and Village planning areas | |
| <u>Mixed Use Commercial Area Policies:</u> Promote mixed use, scrutinize large scale retail | Compatible | Refer to LU Goal 11.1 | |
| <u>Industrial Area Policies:</u> Prioritize industrial uses in designated areas Allow small-scale industrial elsewhere per plans | Compatible | H&CR Pg 67 "Moretown's zoning regulations currently do not define groundwater extraction as a specific use, however light industry and cottage industry are allowed in several zoning districts and some of these businesses could involve groundwater extraction. | |
| <u>Resort Center Area Policies:</u> Coordinate resort area growth cooperatively, focus growth on existing resorts | | | N/A |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|--|-------|
| <p><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</p> | <p>Compatible</p> | <p>LU Objective 11.1.5: Maintain the scenic and rural character of Moretown.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | 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> | <p>Compatible</p> | <p>LU Objective 11.1.6: Protect the integrity of high-value natural lands for wildlife and plant habitats, and the forest ecosystem.</p> | |
| <p><u>General Land Use Goals, Policies, and Strategies</u></p> | | | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|---|-------|
| <p>Goal 1: Promote sound natural resource use 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>NR Goal 3.1: Protect and preserve important natural resources. NR Objective 3.2.1: Promote responsible use and stewardship of Moretown’s land, roads, trails, and rivers.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|---|-------|
| <p>Goal 2: Protect agriculture, forestry, minerals 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> | <p>Compatible</p> | <p>NR Objective 3.1.1: Minimize the fragmentation, degradation and destruction of agricultural land, forest blocks, wetlands, floodplains, important wildlife habitat, and significant natural communities.</p> | |
| <p>Goal 3: Support compact growth, and economically viable development locations 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> | <p>Compatible</p> | <p>Refer to LU Goal 11.1</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Goal 4: Preserve fragile and natural habitats 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> | Compatible | <p>LU Objective 11.1.6: Protect the integrity of high-value natural lands for wildlife and plant habitats, and the forest ecosystem. NR Goal 3.1: Protect and preserve important natural resources.</p> | |
| <p>Goal 5: Maintain scenic beauty and viewsheds 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>LU Objective 11.1.5: Maintain the scenic and rural character of Moretown.</p> | |
| <p>Goal 6: Manage interstate interchange development 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> | Compatible | <p>Transp. Goal 6.1: Manage the Town’s transportation network to meet community demand while protecting important natural, cultural, and scenic characteristics of the system. Transp. Objective 6.3.1: Guide development to compact, mixed-use settlement patterns Transp. Objective 6.3.2: Coordinate with neighboring towns when planning for transportation.</p> | N/A |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|--|-------|
| <p>Goal 7: Protect water quality from runoff 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.</p> | <p>Compatible</p> | <p>NR Goal 3.2: Maintain and improve the health and quality of Moretown’s air, water, wildlife, and land resources. NR Strategy: Pursue land use planning and regulatory approaches that will protect water quality and prevent the degradation of water resources</p> | |

3. Energy Element

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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. |
| <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> | Compatible | Energy Objective 8.1.1: Increase energy conservation and efficiency, while supporting the transition to renewable energy sources, and in concert with the Plan’s ecological goals. | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Goal: Promote climate-ready, resilient, energy-efficient building design, construction, and retrofits (pp.52–53)</p> <p>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</p> | <p>Compatible</p> | <p>Energy Goal 8.1: Build energy and climate change resilience</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Goal: Identify ways to decrease fossil fuel use for heating (p.53)</p> <p>Promote fossil-fuel-free technologies like heat pumps and geothermal, support stove and boiler trade-out programs, identify and enable district heating and biogas projects, identify renewable fuel sources and biodigester opportunities, promote energy storage and microgrids, and provide community education on renewable energy for emergency management</p> | <p>Compatible</p> | <p>Energy Objective 8.3.1: Reduce reliance on fossil fuels for heating and cooling</p> <p>Energy Strategy: Encourage the generation of energy from renewable sources for on-site use.</p> <p>Energy Strategy: Assist Moretown residents and businesses in accessing education and resources on weatherization, renewable generation, and clean heat options.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| Promote Transportation Demand Management (TDM) and Ridesharing Programs (pp. 59-60) 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 | Compatible | Energy Strategy: Support access to public transit and ridesharing Transp. Objective 6.2.1: Ensure that public transit options are available to Moretown residents. Transp. Objective 6.2.3: Encourage and support the shared use of transportation services and facilities. | |

| <p>Regional Plan Policies</p> | <p><input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible</p> | <p>Town Goals and Strategies</p> | <p>Notes</p> |
|--|--|--|--------------|
| <p>Goal: Promote shift from gas/diesel to electric or alternative transportation (p.59) 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.</p> | <p>Compatible</p> | <p>Energy Objective 8.2.1: Increase the use of electric powered vehicles</p> | |
| <p>Goal: Facilitate walking, biking, and rolling infrastructure (pp.61–62) 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</p> | <p>Compatible</p> | <p>Transp. Goal 6.2: Promote and support effective alternative transportation services. Transp. Objective 6.2.2: Bicycle and pedestrian infrastructure</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Pathways: Renewable Energy Development and Siting 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> | <p>Compatible</p> | <p>Energy Objective 8.1.2: Promote renewable generation and storage on least constrained sites</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|--|-------|
| <p>Policy: Evaluate generation from existing renewable energy facilities (p.87) 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.</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> | Compatible | Refer to Energy Objective 8.1.2 | |
| Patterns and densities of land use likely to result in conservation of energy | Compatible | Energy Objective 8.2.4: Pursue planning and design strategies that focus on using land efficiently to reduce energy consumption. | |

| 4. TRANSPORTATION ELEMENT | | | |
|--|---|---|--|
| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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: 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 | Transp. Goal 6.1: Manage the Town’s transportation network to meet community demand while protecting important natural, cultural, and scenic characteristics of the system. | |
| Goal 2: Maintain existing transportation infrastructure Prioritize maintenance and repair, match capacity to growth, and monitor asset conditions | Compatible | Transp. Objective 6.1.1: Maintain Town Highways and infrastructure in a manner that is cost-effective over the long term, improves safety for all roadway users, incorporates Complete Streets Principles, and protects rural and scenic character. | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Goal 3: Manage demand and promote alternatives 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.</p> | <p>Compatible</p> | <p>Transp. Goal 6.2: Promote and support effective alternative transportation services.</p> | |
| <p>Goal 4: Integrate travel modes – Coordinate across modes and populations Design intermodal connections, improve connectivity between systems, coordinate with human service providers, plan for emergency access routes, and support freight and goods movement.</p> | <p>Compatible</p> | <p>Transp. Goal 6.1: Manage the Town’s transportation network to meet community demand while protecting important natural, cultural, and scenic characteristics of the system.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Goal 5: Minimize environmental impact – <i>Reduce emissions and protect resources</i> 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> | <p>Compatible</p> | <p>Transp. Goal 6.2: Promote and support effective alternative transportation services. Transp. Goal 6.3: Reduce the need for vehicle transportation.</p> | |
| <p>Goal 6: Improve system performance and safety – <i>Safe, efficient movement for all users</i> 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> | <p>Compatible</p> | <p>Transp. Objective 6.1.1: Maintain Town Highways and infrastructure in a manner that is cost-effective over the long term, improves safety for all roadway users, incorporates Complete Streets Principles, and protects rural and scenic character.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|---|-------|
| <p>Goal 7: Design for aesthetics and livability – <i>Beautify and humanize infrastructure</i> 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</p> | <p>Compatible</p> | <p>Refer to Transp. Goal 6.1 LU Strategy: Enhance the scenic beauty, quality of life, and transportation safety of Moretown Village. LU Objective 11.1.7: Maintain and enhance the historic character of Moretown.</p> | |
| <p>Goal 8: Link transport and development – Serve growth areas with transport improvements Support access to designated centers, target investments to priority areas, and connect housing to employment centers</p> | <p>Compatible</p> | <p>Transp. Objective 6.3.1: Guide development to compact, mixed-use settlement patterns</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Goal 9: Support public transportation – <i>Expand and sustain transit services</i> Ensure access for all populations, coordinate land use with transit, and reduce congestion and emissions</p> | <p>Compatible</p> | <p>Transp. Objective 6.2.1: Ensure that public transit options are available to Moretown residents</p> | |
| <p>RELATED TRANSPORTATION CONTENT FROM ENERGY ELEMENT:</p> | | | |
| <p>Reducing Transportation Energy Demand and GHG Emissions</p> | | | |
| <p>Goal: Promote Transportation Demand Management (TDM) and Ridesharing Programs 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</p> | <p>Compatible</p> | <p>Energy Strategy: Support access to public transit and ridesharing Transp. Objective 6.2.1: Ensure that public transit options are available to Moretown residents. Transp. Objective 6.2.3: Encourage and support the shared use of transportation services and facilities.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|--|-------|
| <p>Goal: Promote shift from gas/diesel to electric or alternative transportation</p> | <p>Compatible</p> | <p>Energy Objective 8.2.1: Increase the use of electric powered vehicles</p> | |
| <p>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</p> | <p>Compatible</p> | <p>Refer to Energy Objective 8.2.1</p> | |
| <p>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</p> | <p>Compatible</p> | <p>Refer to Transp. Objective 6.1.1</p> | |

| 5. UTILITIES, FACILITIES AND SERVICES | | | |
|--|--|---|--|
| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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. |
| <u>Wastewater</u> | | | |
| 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. | Compatible | UF&S Objective 7.1.1: Provide municipal services necessary to ensure the health, safety, welfare, and emergency needs of Moretown’s residents and visitors. UF&S Strategy : Explore the potential for public water supply and wastewater treatment systems. | |
| <u>Water System</u> | | | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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>Compatible</p> | <p>UF&S Goal 7.1: Maintain community services and facilities in a manner that reinforces Moretown’s land use policies, does not overburden taxpayers, and minimizes tax rate fluctuations.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|--|--|-------|
| <u>Electric Power</u> | | | |
| <p>Electric Power Goal: Improve and expand electric power – Ensure service, conserve energy, protect resources and public health</p> <p>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</p> | Compatible | <p>UF&S Objective 7.1.1: Provide municipal services necessary to ensure the health, safety, welfare, and emergency needs of Moretown’s residents and visitors.</p> | |
| <u>Outdoor Recreation</u> | | | |
| <p>Outdoor Recreation Goal: Promote access to diverse, high-quality recreation for all</p> <p>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</p> | Compatible | <p>H&CR Goal 9.3: Provide recreational opportunities for all ages in all seasons.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|--|---|-------|
| <u>Cultural Resources</u> | | | |
| <p>Cultural Resources Goal: Promote access to diverse, high-quality cultural experiences for all 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 | H&CR Objective 9.1.2: Support and expand educational, cultural, arts, and music events. | |
| <u>Historical and Archeological</u> | | | |
| <p>Historical & Archeological Resources Goal: Protect and promote use of historic and archeological resources 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> | Compatible | H&CR Goal 9.2: Preserve Moretown’s historic structures. | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|--|--|-------|
| <u>Wireless Telecommunication</u> | | | |
| <p>Wireless Telecommunication Facilities Goal: Promote effective and efficient communication systems. 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</p> | Compatible | <p>UF&S Goal 7.1: Maintain community services and facilities in a manner that reinforces Moretown’s land use policies, does not overburden taxpayers, and minimizes tax rate fluctuations.</p> | |
| <u>Emergency/Health Services</u> | | | |
| <p>Emergency/Health Services Goal: Promote effective, efficient, and accessible emergency and health services. Plan and locate facilities based on population and transport patterns and encourage regional and cooperative service delivery</p> | Compatible | <p>Refer to UF&S Objective 7.1.1</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|--|-------------------------------|-------|
| Emergency Management | | | |
| Emergency Management Goal 1: Build disaster-resistant communities through sound planning | Compatible | Refer to UF&S Objective 7.1.1 | |
| 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 | Compatible | Refer to UF&S Objective 7.1.1 | |
| | | | |
| Crime and Safety Goal: Reduce crime, prevent conflicts, and protect communities | Compatible | Refer to UF&S Objective 7.1.1 | |
| 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 | Compatible | Refer to UF&S Objective 7.1.1 | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|--|--|-------|
| <p>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</p> | <p>Compatible</p> | <p>Refer to UF&S Objective 7.1.1</p> | |
| <p>Goal 3. Protect communities from violence and serious crimes Support incarceration for violent offenders and evaluate need and impacts of new prison facilities</p> | <p>Compatible</p> | <p>Refer to UF&S Objective 7.1.1</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|--|---|-------|
| <u>Education</u> | | | |
| <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> | Compatible | <p>UF&S Objective 7.1.2: Provide high-quality education for Moretown’s youth.</p> | |
| <u>Childcare</u> | | | |
| <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> | Compatible | <p>UF&S pg 55 "Moretown encourages the development of childcare facilities by allowing for smaller facilities as a permitted use in all zoning districts, and for facilities serving more than six children as an allowed use in all zoning districts following Site Plan or Conditional Use review."</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|--|-------------------------------|-------|
| <u>Solid Waste</u> | | | |
| <p>Solid Waste Goal. Ensure safe, cost-effective, and efficient solid waste management. 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> | | Refer to UF&S Objective 7.1.1 | |
| <u>Broadband</u> | | | |
| <p>Broadband Goal. Ensure universal broadband availability and affordability. Include broadband in local plans, promote public awareness, expand service in underserved areas, encourage public wi-fi zones, and support rural wireless expansion</p> | | Refer to UF&S Goal 7.1 | |

| 6. HOUSING ELEMENT | | | |
|--|---|--|--|
| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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 | Compatible | Housing Goal 5.2: Increase the diversity of housing in Moretown to meet the needs of a wide range of income levels and household configurations. | |
| Goal 2. Encourage innovative, low-cost, energy-efficient, environmentally friendly housing | Compatible | Energy Objective 8.2.4: Pursue planning and design strategies that focus on using land efficiently to reduce energy consumption. | |
| Goal 3. Preserve existing housing; focus new housing in centers and Growth Centers | Compatible | Housing Objective 5.1.1: Promote mixed-use development in Moretown Village and North Moretown. Housing Strategy : Explore the repurposing of existing buildings. | |
| Goal 4. Support coordination among public, private, and non-profit housing agencies | Compatible | Housing Objective 5.2.2: Cooperate with local, regional, and state organizations to plan and promote programs which assist residents in obtaining affordable housing. | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|--|---|----------------------------------|-------|
| Goal 5. Encourage employer-assisted housing by large employers | Compatible | Refer to Housing Goal 5.2 | |
| 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 | Compatible | Refer to Housing Objective 5.2.2 | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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 | Refer to Housing Goal 5.2 | |

| 7. ECONOMIC DEVELOPMENT | | | |
|---|---|---|--|
| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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. Achieve full employment; create and preserve diverse, high-quality jobs | Compatible | Econ Goal 4.1: Promote a sustainable and diverse local economy characterized by varied employment and entrepreneurial activity. | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|---|-------|
| <p>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</p> | <p>Compatible</p> | <p>Econ Objective 4.1.2: Encourage growth in businesses that meet the needs of Moretown residents and visitors.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <input type="checkbox"/> Incompatible | Town Goals and Strategies | Notes |
|---|---|--|-------|
| <p>Goal 3. Ensure incomes meet basic needs with advancement opportunities. 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> | <p>Compatible</p> | <p>Refer to Econ Goal 4.1</p> | |
| <p>Goal 4. Foster dynamic, resilient downtowns, villages, and commercial districts 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> | <p>Compatible</p> | <p>Refer to Econ Goal 4.1 Housing Objective 5.1.1: Promote mixed-use development in Moretown Village and North Moretown. Housing Strategy: Explore the repurposing of existing buildings.</p> | |

| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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 | Econ Objective 4.1.6: Encourage the development of sustainable land-based economic activities and support strategies to improve the economic viability of agricultural and forestry operations. | |

| RESILIENCE | | | |
|--|---|--|--|
| Regional Plan Policies | <input type="checkbox"/> Compatible (Silent or Support) <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. |
| Promote sound natural resource use (from Land use Chapter) 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. | Compatible | NR Goal 3.1: Protect and preserve important natural resources. NR Objective 3.2.1: Promote responsible use and stewardship of Moretown’s land, roads, trails, and rivers. | |

March 10, 2026

| | | | |
|---|-------------------|--|--|
| <p>Build disaster-resistant communities through sound planning (From Emergency Management Chapter)</p> | <p>Compatible</p> | <p>UF&S Objective 7.1.1: Provide municipal services necessary to ensure the health, safety, welfare, and emergency needs of Moretown’s residents and visitors.</p> | |
| <p>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</p> | <p>Compatible</p> | <p>UF&S Goal 7.1: Maintain community services and facilities in a manner that reinforces Moretown’s land use policies, does not overburden taxpayers, and minimizes tax rate fluctuations.</p> | |

| Category | Issue | Neighbor | Applicant | Notes |
|-------------------------------|-----------------------------------|---|--|--|
| | | (insert quotes from neighbor plan) | (Insert quotes from application muni's plan) | |
| | | Middlesex | Moretown | |
| Multi-use path | Lack of pedestrian infrastructure | The new bridge to Moretown and the widening of Route 100B is complete. This has helped to define the edge of the Village and has created an improved intersection, but lacks pedestrian infrastructure. The lanes here are remarkably wide, and there is hope that sidewalks or paths can be added in the future. | In addition to the Town-owned bridges, there are six bridges in Moretown owned by the State. These included a historic truss bridge which carried Route 100B across the Winooski River between Moretown and Middlesex, which was replaced by VTrans at a location slightly upstream in 2009. | "The Mad River Path Association is spearheading an effort to construct a multi-use path running from Warren Village to Route 2 in Middlesex, this path's planned route will run through Moretown along and adjacent to Routes 100 and 100B." |
| Lane-widening/public transit | Increase of traffic | A new bridge over the Winooski River and the widening of Route 100B in Moretown may increase traffic in this area. At present, no major zoning changes are contemplated along this border. | From Route 100 to the Middlesex town line the 2023 count for Route 2 was 3739 vehicles per day | "The Waterbury Commuter provides service on Route 2 between Waterbury and Montpelier. The bus makes one stop between those two communities at the Red Hen Bakery, just over the town line in Middlesex." |
| Archeological site documented | No issue. Informative only. | | There are two documented archeological sites in Moretown where projectile points have been found - near the Route 100/100B intersection and off of South Hill Road. A Native American settlement site has also been identified on the Middlesex side of the Winooski River near the confluence of the Mad River. | |
| | | Berlin | Moretown | |

| Category | Issue | Neighbor | Applicant | Notes |
|----------|-------|----------|-----------|-------|
|----------|-------|----------|-----------|-------|

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|----------|--|--|--|--|
| Land use | | Moretown and Berlin share a long border along the western side of town characterized by steep, wooded terrain. Roads travel through several narrow valleys along this border with more recent residential development in these areas. Both town plans call for low density residential and open space uses in this area. | | |
|----------|--|--|--|--|

| | | | | |
|----------|---|--|--|--|
| Land use | Potential flooding and erosion from Cox Brook | This area begins west of the Route 12 corridor and continues to the town line. These lands are largely forested with low-density, large-lot residential development scattered along several roads that extend up into the hills from Route 12. Most of the roads in this area dead-end or are not maintained year-round, with the exception of Cox Brook Road that connects to Route 100B through Moretown. More than 1,800 acres remains part of a single parcel currently managed for timber production. | No major change in the type or intensity of land use is desired in this area. Some additional residential development may be possible at lower elevations closer to the Berlin/Northfield town lines. Any additional development must consider, where applicable, the likelihood of flooding and erosion from Cox Brook and its tributaries. | |
|----------|---|--|--|--|

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|--|--|----------------|-----------------|--|
| | | Duxbury | Moretown | |
|--|--|----------------|-----------------|--|

| | | | | |
|---|--------------------|---|---|--|
| Transportation and Economic Development | Traffic and safety | Cooperate with neighboring towns in seeking solutions to common problems, such as traffic and safety problems at the intersection of Vermont 100 and U.S. 2 in North Moretown | Objective 7.2.1: Foster cooperative partnerships with neighboring towns to better address issues of mutual concern and enhance efficiency through cost sharing. | Moretown TP UF&S Strategy "Collaborate with Duxbury and Waterbury on development of North Moretown, Duxbury Corner, and the immediately adjacent area of Waterbury." |
|---|--------------------|---|---|--|

| Category | Issue | Neighbor | Applicant | Notes |
|------------------------|-----------------------------|--|--|---|
| Commercial operation | No issue. Informative only. | While no commercial composting operations exist in Duxbury, we benefit from our close proximity to the first licensed composting operation in Vermont, Grow Compost on U.S. 2 in Moretown. | | |
| Transportation | Traffic and safety | It is most important that the six-mile stretch of Vermont 100 from the Moretown line in the south to the Crossett Brook Middle School remain a safe speed link between Interstate 89 and the various towns and resorts of the Mad River Valley. | In 2023, VTrans estimated that the AADT on Route 100 from the Waitsfield town line to Route 100B was 6200 vehicles per day and <u>from Route 100B to the Duxbury town line was 4136 vehicles per day.</u> | "Crossett Brook Middle School/State Farm/Moretown Intersection – This short stretch of highway runs from the northern intersection of Crossett Hill Road to the Duxbury-Moretown boundary immediately south of the intersection with U.S. 2. The quality of the roadway here is quite superior, having been built as a replacement for "Old Route 100" (Main Street). However, this stretch of road has serious traffic and safety concerns, and any future development in this area must take traffic and safety (including bicycle and pedestrian transport) into consideration." |
| Utilities and Services | Infrastructure development | Econ Dev Priority Strategy "Assess fully the ability of the Town's infrastructure (e.g., road, bridge, culvert maintenance, community water and wastewater supply, etc.) to accommodate businesses and continue to refine a plan to upgrade infrastructure for commercial and residential growth needs." | Expansion into the areas of North Moretown and Duxbury Corner that already have access to Waterbury's water supply—the part of the Edward Farrar Utility District that is south of the Winooski River—is especially appealing. | Moretown TP "Objective 4.1.3: Encourage mixed use development in North Moretown." Econ Strategy "In coordination with Waterbury and Duxbury, continue to explore the designation of an appropriate state-designated development status." |
| | | Waitsfield | Moretown | |
| | The Mad River Path system | This network could form the core of what could eventually be a single pathway linking Irasville with Warren Village to the south and the Fayston Elementary School to the west, and linking Waitsfield Village with Moretown Village and Harwood Union Middle and High School to the north. | | Waitsfield F&S Policy "Support the efforts of trail organizations to create a network of walking and bicycling paths in the Mad River Valley, including extending the Mad River Greenway to link Waitsfield Village with Moretown Village to the north, and with Warren Village to the south." |

| Category | Issue | Neighbor | Applicant | Notes |
|----------------------------|-----------------------------|---|---|-------|
| Historic District (Shared) | No issue. Informative only. | The Mad River Valley Rural Historic District, listed on the National Register in 1994, stretches four miles and incorporates roughly 2,000 acres along Route 100 in Waitsfield and Moretown. | There is one federally recognized Historic District in Moretown, the Mad River Valley Rural Historic District. This Historic District encompasses approximately 2,000 acres in Moretown and Waitsfield with a collection of farms in a well-defined geographic area that reflects the evolution of Vermont agriculture. | |
| Transportation | Traffic calming | Transp. Policy "Support transportation improvements that enhance and increase the appeal of the community to visitors, new business operations and residents. Improvements within village centers shall be designed in a manner that reinforces the scale, context and character of the village(s), promotes safe pedestrian and bicycle circulation and incorporates traffic calming." | "In 2023, VTrans estimated that the AADT on Route 100 from the Waitsfield town line to Route 100B was 6200 vehicles per day" | |

| | Compatible | Incompatible |
|--------------------------------------|-------------------|---------------------|
| Land Use | 100% | 0% |
| Energy | 100% | 0% |
| Transportation | 100% | 0% |
| Utilities-Facilities-Services | 100% | 0% |
| Housing | 100% | 0% |
| Economic Development | 100% | 0% |
| Flood Resilience | 100% | 0% |
| | | |
| Neighbor Compatibility | 100% | 0% |



MEMO

Date: March 10, 2026
To: Board of Commissioner
From: Christian Meyer, Executive Director
Re: Response to Open Meeting Law Violation Allegation -

☒ **POSSIBLE ACTION REQUESTED:** Move to confirm the de facto denial of the OML violation allegations received from Stephen Whitaker of Montpelier, dated February 10, 2026.

On February 10, 2026, Stephen Whitaker of Montpelier, submitted the attached allegation of VT Open Meeting Law violation. Under 1 V.S.A. § 314(b)(3), not meeting to respond to the allegation within 10 days constitutes a de facto denial of the allegation. Staff recommends responding to the allegation on the record and confirming the denial.

Statutory and background information is provided below.

Relevant state statute

1 V.S.A. § 314 (b)(2)

Per 1 V.S.A. § 314 (b)(2), upon receipt of the written notice of alleged violation, the public body shall respond publicly to the alleged violation within 10 calendar days by:

(A) acknowledging the violation and stating an intent to cure the violation within 14 calendar days; or

(B) stating that the public body has determined that no violation has occurred and that no cure is necessary.

1 V.S.A. § 314 (b)(3)

Per 1 V.S.A. § 314 (b)(3) “failure of a public body to respond to a written notice of alleged violation within 10 calendar days shall be treated as a denial of the violation for purposes of enforcement of the requirements of this subchapter.”

1 V.S.A. § 312(h)

Per 1 V.S.A. § 312(h) “at an open meeting, the public shall be given a reasonable opportunity to express its opinion on **matters considered by the public body during the meeting** (emphasis added), as long as order is maintained. Public comment shall be subject

to reasonable rules established by the chairperson. This subsection shall not apply to quasi-judicial proceedings.”

In addition to the comments provided by Mr. Whitaker and as recorded below, Mr. Whitaker acknowledges that the item was “tabled” and therefore removed from consideration by the board of commissioners during the meeting.

Record of Mr. Whitaker’s public comments

A recording of the meeting is available here: <https://centralvtplanning.org/about/minutes-agendas-staff-reports/board-of-commissioners/>.

Staff have reviewed the meeting recording and confirm the following public comments provided by Mr. Whitaker:

At roughly 4 minutes into the recording, during the public comment period, Mr. Whitaker asked if he would be allowed to speak during agenda items. The executive director confirmed that the public comment period was for items not included on the agenda but that comments would be permitted during agenda items. Mr. Whitaker provided no comment.

At roughly 6 minutes Mr. Whitaker provided comment on the open meeting law resolution.

At roughly 35 minutes into the recording, Mr. Whitaker was given an opportunity to comment on the recently passed motion to table discussion of Montpelier’s request for a letter of compatibility for infrastructure investment at Country Club Road. He spoke for a little under a minute before he was asked to end his comments as his comments related to the merits of the larger Country Club Road project. At this time, Mr. Whitaker expressed distress that he would not be able to comment on Country Club Road.

At roughly 1 hour and 8 minutes, Mr. Whitaker was given the opportunity to speak to the CVRPC's consideration of a letter of compatibility for the Plainfield Community Development Corp. Mr. Whitaker spoke to this issue for several minutes. When Mr. Whitaker began commenting on the Country Club Road project, he was asked to end his comments. He then stated the Chair would have to give him an opportunity to comment on the Country Club Road at the end of the meeting.

At roughly 1 hour and 27 minutes Mr. Whitaker provided comment on CVRPC’s retention of legal representation.



Open meeting law violation notice

From Stephen Whitaker <whitaker.stephen@gmail.com>

Date Tue 2/10/2026 9:34 PM

To Peter Carbee - CVRPC Commissioner & TAC Appointee - Washington <accuratecounts.vt@gmail.com>

Cc Christian Meyer <meyer@cvregion.com>

To the Chair and Members of the Regional Planning Commission:

This notice is submitted pursuant to the Vermont Open Meeting Law to clarify and accurately challenge the Viewpoint-based exclusion from public participation as violations of law reflected in the February 10th meeting.

This notice acknowledges that limited public comments were permitted during the meeting, but identifies how the Chair's decisions, assurances, scope restrictions, and final adjournment operated together to deny a meaningful and lawful opportunity for prepared public comment and on the agenda item(s) at issue.

Factual Record

Based on the meeting recording, the following occurred:

1. A general "business and appearances" opportunity was opened near the beginning of the meeting.
During that brief period, certain public comments were offered, deferred after being provisionally offered, and complainant then agreed to wait for topic-related scheduling of a agenda management.
2. Prior to that agenda item on Montpelier's request, the Executive Director affirmatively indicated that public comment would be permitted when that agenda item was reached.
In reliance on that assurance, complainant agreed to hold prepared comments rather than deliver them during the initial general business period.
3. When the agenda item was reached, it involved a set of related applications being considered together within a single agenda section.
The common thread across those applications was the basis of additional comments then offered for that agenda item.
4. Before public comment was allowed on the Montpelier agenda section, a motion to table was introduced and adopted.
This action concluded the Montpelier CCR agenda item vote without having opened the promised public comment opportunity.
5. After tabling, I attempted to offer prepared comments. That attempt was interrupted or cut off as "moot".

6. When later attempting to comment on what I was hearing in the discussion that followed, that attempt too was interrupted or cut off.
- Those attempts were interrupted or cut off on shifting procedural grounds, including assertions that: comments could prior only address the narrow question of tabling, comments were straying from the agenda topic, or comments were not limited to the specific application that happened to be the subject of the vote then on the floor.
7. The Commission treated the related applications as functionally separate for purposes of cutting off comment, even though they were presented and discussed as a unified agenda section. This arbitrary rule prevented comment on common issues that applied across all three applications.
8. As a result, the prepared comments that were relevant to that agenda section as a whole were never allowed to be delivered.
9. Before adjournment, I explicitly asserted that the law requires that there be a general public comment period during which my comments would be heard and that it now must be at the end of the meeting.
10. Despite that request, no end-of-meeting public comment opportunity was provided, and the meeting was adjourned.

Nature of the Violation

The violation does not arise from a single ruling or time-management decision. It arises from the cumulative effect of the Commission's actions:

- encouraging a member of the public to defer comment in reliance on a later opportunity,
- eliminating that later opportunity through tabling,
- narrowing permissible comment to an artificially constrained procedural frame,
- disallowing comment on a shared substantive issue across related agenda matters, and
- closing the meeting without providing a final public comment period after public comment had been deferred and denied since the start.

This sequence resulted in the effective denial of any meaningful opportunity for prepared public comment on matters before the Commission, notwithstanding the appearance that limited public comment was allowed in other contexts. This constitutes Viewpoint-based restriction on public comment through selective enforcement of procedural rules.

Cure Requested

Pursuant to the Open Meeting Law, the following cure is requested:

1. Acknowledgment that the meeting was conducted in a manner that denied a meaningful opportunity for public comment through sequencing and scope restriction.
2. A public determination, made in an open meeting, that the Commission's handling of public comment violated the Open Meeting Law.
3. Adoption of clear procedures to ensure that when public comment is deferred in reliance on later agenda placement, that opportunity is affirmatively provided.
4. Placement of this amended notice and the Commission's response into the public record.

This notice is submitted to preserve all statutory rights and remedies.

Respectfully submitted,

Stephen Whitaker

LEGAL MEMORANDUM

Questions Presented:

1. Under what circumstances, if any, can CVRPC bring a defamation claim or otherwise seek relief from statements made by members of the public alleging misconduct by CVRPC as a government entity?
2. Under what circumstances, if any, can individual public officials bring a defamation claim?

Short Answers:

1. CVRPC cannot bring defamation claims against individuals criticizing it. Criticism of government entities is fully protected by the First Amendment.
2. An individual public official can bring a defamation claim if they can show, by clear and convincing evidence, actual malice; that is, the citizen made a statement with knowledge of its falsity or with reckless disregard as to its truth or falsity and that the evidence of that malice shows the fact to be "highly probable."

Discussion

It is well-settled law that government entities, such as CVRPC, cannot bring defamation claims against citizens for criticism of those entities' actions. See *New York Times Co. v. Sullivan*, 376 U.S. 254,269 (1964) ("It is a prized American privilege to speak one's mind, although not always with perfect good taste, on all public institutions," ... and this opportunity is to be afforded for 'vigorous advocacy' no less than 'abstract discussion.'). The First Amendment protects free speech, and we have a "profound national commitment to the principle that debate on public issues should be uninhibited, robust, and wide-open, and that it may well include vehement, caustic, and sometimes unpleasantly sharp attacks on government and public officials." *Id.* at 270. Moreover, the constitutional protection afforded by the First Amendment "does not turn upon 'the truth, popularity, or social utility of the ideas and beliefs which are offered.'" *NAACP v. Button*, 371 U.S. 415, 445 (1963). Simply put, citizens have an unfettered right to criticize government entities, whether those criticisms are factual or not, and regardless of whether it may harm the entity's reputation. See *New York Times* at 276 ("Criticism of ... official conduct does not lose its constitutional protection merely because it ... diminishes their official reputations.").

As to public officials claiming to be defamed by a citizen's exercise of their First Amendment free speech rights, that public official must show actual malice. See *New York Times* at 285-86. In interpreting the United States Supreme Court's holding *New York Times*, the Vermont Supreme Court has held:

In a defamation case, a public official must prove with clear and convincing evidence that the defendant acted with actual malice in the constitutional sense—that the defendant made a statement with knowledge of its falsity or with reckless disregard as to the statement's truth or falsity. To prove reckless disregard, a public official must produce "sufficient evidence to permit the conclusion that the defendant in fact entertained serious doubts as to the truth of his publication," or that the defendant acted with a "high degree of awareness of ... probable falsity." Although these tests are subjective and do not, as a rule, lend themselves to summary disposition, the nature of the constitutional right to free speech protected by this standard makes the sufficiency of evidence of actual malice a question of law.

Palmer v. Bennington Sch. Dist., Inc., 159 Vt. 31, 39, 615 A.2d. 498 (1992). While the "clear and convincing evidence" standard does not require that evidence be uncontradicted, it does require that the fact's existence be "highly probable." *In re E.T.*, 177 Vt. 405, 865 A.2d 416 (2004). All this to say that proving that the citizen made statements with "actual malice" is a very high bar to clear and there is resounding presumption in favor of protecting First Amendment rights.

Recommendation

While I understand that seemingly unfounded and untruthful criticisms can be frustrating to deal with, CVRPC's and (individual's) best option is to continue to counter factual inaccuracies on the record by responding with supportable facts and evidence presented as agnostically as possible.

Suzanne K. Armor, Esq.
Woolmington, Campbell, Bent & Stasny, P.C.



MEMO

Date: March 10, 2026
To: Board of Commissioner
From: Christian Meyer, Executive Director
Re: Review or Project Review Committee Purpose and Duties

✉ ACTION REQUESTED: Discussion

As individual projects and concepts have continued to draw in depth conversation regarding how they fit with or are “compatible with” the regional plan, several commissioners have asked that the role of CVRPC committees be reviewed and consideration be given to how large projects or local initiatives be reviewed separate from an Act 250 permit or a request for a letter of support/compatibility/compliance.

While most CVRPC standing and special committees can have projects referred to them, the Project Review Committee has a more restricted mission, focusing on the regulatory implementation of the regional plan through Act 250 permit reviews and Section 248/248a reviews.

Below are the complete purpose and duties of the Project Review Committee

Standing Committees

Project Review Committee

2. The **purpose** of the Project Review Committee is to support the Board by fulfilling the CVRPC’s statutory role as specified within 24 V.S.A. Section [4345a](#)(13) and (14) and to aid other parties to make conformance determinations when directed by the Board. These items are commonly referred to Act 250 ([10 V.S.A. Chapter 151](#)) and Section 248 ([30 V.S.A. Chapter 5](#)).
3. The **duties** of the Project Review Committee shall be to:
 - a. Evaluate Act 250 and Section 248 development projects relative to conformance with the Regional Plan.
 - b. Evaluate Federal Energy Regulatory Commission (FERC) license applications and renewals relative to conformance with the Regional Plan
 - c. Offer advice, input, and opinions to applicants, the District Environmental Commission, the Vermont Public Utility Commission, and other organizations

and individuals as appropriate, consistent with plans, policies, positions or resolutions adopted by the Board.

- d. Provide recommendations to the Regional Plan Committee on amendments or changes to Substantial Regional Impact criteria.
- e. Provide the Board copies of all written decisions and recommendations regarding Act 250 and Section 248 projects.

Other Standing Committees

The CVRPC has other standing committee to whom projects can be referred.

[Executive Committee](#)

[Regional Plan Committee](#)

[Transportation Advisory Committee](#)

[Municipal Plan Review Committee](#)

Other Special Committees

Similarly, CVRPC has other special committees to whom projects may be referred.

[Brownfields Advisory Committee](#)

[Clean Water Advisory Committee](#)

Central Vermont Regional Planning Commission Committee & Appointed Representative Reports, January 2026

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. [3/2/26]*

- Received and update on the FY25 audit and accepted January 2025 unaudited financials.
- Discussed potential special meeting in March to authorize executive director to sign agreement with VCDP for CDBG-DR funding
- Held executive session for personnel, moved to extend the Executive Director's contract and authorized a 7.7% increase in the executive director's salary for FY27.
- Held executive session to discuss pending or probable litigation. No action taken.

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*

- Discuss current status of volunteers for each of CVRPC's committees.
- Scheduled to meet 3/5/26

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.*

- There were no new Act 250 cases to review, and no new Section 248/248 applications, but updates were given about utility and telecom projects in progress.
- Reviewed projects and issued letters of compatibility to the following applicants:
 - Downstreet – CDBG-DR – Housing resilience for the Northbranch Apartments. (Letter attached).
 - City of Montpelier – CDBG-DR – Infrastructure and regrading Country Club Road and Route 2. (Letter attached).
- Next meeting date is 3/26/26

REGIONAL PLAN COMMITTEE - *(Develops and recommends updates to the Regional Plan). Currently meets on the first Tuesday of the month at 4:00 pm.*

- Due to a lack of quorum, the regularly scheduled meeting and a Special Meeting were canceled.
- Next meeting scheduled for 3 March 2026.

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.*

- The Moretown Municipal Plan and planning process were reviewed and were recommended to the full Board to be approved

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. [01/27/26]*

- Discussion of letter of conformity for Montpelier grant application.
- Received an informational presentation on the Governor's Budget and it's implications for transportation as well as a tour of VTrans resources for project tracking.

- Next meeting scheduled 24 March 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.

- No meeting in February 2026.
- Next meeting scheduled for 12 March 2026 - [Register here](#)
 - Topic: Watershed Partner Updates & Opportunities for Engagement
 - Speakers: North Branch Nature Center, Friends of the Winooski River, Friends of the Mad River, and the Lake Champlain Basin Program.

BROWNFIELDS ADVISORY COMMITTEE - *(Oversees CVRPC's Brownfields Program. Prioritizes sites for assessment. Participate in hiring contractors. Recommends brownfield-related policy. Participates in public outreach.)* Currently meets, as needed, 3rd Thursdays 10-11:00 am

- February 19th , 2026 meeting Agendas and Minutes
 - review of Rules of Procedure: Conflict of Interest
 - review of Brownfields Advisory Committee roles and responsibilities, brownfields process and EPA Grants processes.
 - recommendation to fund Phase I for 150 Ayers Street, Barre City
- Next meeting scheduled for March 19, 2026

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.

- 19 February 2026 meeting: [Minutes & meeting materials](#)
 - Voted to approve funding for Lower Fairgrounds Floodplain Restoration Project – Preliminary Design (Waitsfield).
 - Conducted initial proposal review of McCarty Road Culvert Replacement Project – Preliminary Design (Berlin).
- Next meeting scheduled for 19 March 2026.

CODE OF CONDUCT & PUBLIC PARTICIPATION WORK GROUP – *Established by the Board of Commissioners to draft a code of conduct and public participation policy]*

- Met 2/19/26 discussed a merged document. And how staff and members of the public could interact and whether a baseline limit should be set for public participation.
- Next Meeting March 19, 2026

VERMONT ASSOCIATION OF PLANNING & DEVELOPMENT AGENCIES (VAPDA)

- Staff unable to participate

COMMUNITY INVESTMENT BOARD – VAPDA Representative

- Met and reviewed the LCPC Future Land Use Area Map.

VERMONT ECONOMIC PROGRESS COUNCIL

- No Central Vermont activity.

GREEN MOUNTAIN TRANSIT

The GMT Board of Commissioners conducted the following business:

- Approved to the FY25 financial audit.
- Reviewed and approved Architectural and Engineering RFP.
- Discussed the roles of committees as the GMT goes through the transfer of rural service.

- Participated in the Tri-Valley Transit Washington County service transfer.

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION

- Staff participated in monthly meeting and joined strategic planning committee focused on directing the EDC back to stable footing.

MAD RIVER VALLEY PLANNING DISTRICT

- Staff was unable to participate



February 26, 2026

Patrick Scheld, Administrative Services Manager
Vermont Community Development Program
Vermont Department of Housing & Community Development
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620

Dear Mr. Scheld,

Contained herein is an assessment of regional compatibility of Downstreet's proposed Northbranch Apartments housing project in Montpelier.

CVRPC understands much of the project is still under development as part of a feasibility study and that final plans are not complete. However, CVRPC has been made aware that the intent of the project is to invest in the resilience of 45 affordable apartments in several structures in downtown Montpelier to lessen the impacts and hazards associated with future flooding. Further CVRPC is aware that no additional housing is being considered. The CVRPC Regional Plan promotes the preservation of existing housing stock and the expansion of affordable housing while improving flood resilience.

Therefore, at its February 26 meeting, the CVRPC Project Review Committee moved to issue a letter of compatibility to Downstreet based on the scope of work as described above.

Sincerely,

Christian Meyer



February 26, 2026

Patrick Scheld, Administrative Services Manager
Vermont Community Development Program
Vermont Department of Housing & Community Development
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620

Dear Mr. Scheld,

Contained herein is an assessment of regional compatibility of the proposed utilities expansion and infrastructure project to support the development of new housing on the city-owned parcel at 203 Country Club Road in Montpelier. This letter is being provided in support of the City's application for funding through the Community Development Block Grant - Disaster Recovery (CDBG-DR) program.

While CVRPC considered the proposed highway and utility projects, it was not possible to look closer at the larger housing development linked to this construction without a complete plan for the quantity, type and specific sighting of residential and non-residential uses. CVRPC will remain involved in this project as planning around housing, recreation, and site design progress.

As such, at its February 26 meeting, the CVRPC Project Review Committee moved to issue a letter of compatibility to the City of Montpelier for the limited scope of:

- New water and sewer lines from the roundabout at US Routes 2 and 302 to the intersection of Country Club Road and then along Country Club Road to the site.
- Elevation of the roadway of US 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.

Sincerely,


Christian Meyer
Executive Director

Central Vermont Regional Planning Commission

P: 802-229-0389

Staff Report, February 2026 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:

- Met with the Planning Commission to review the Town Plan chapter priorities, housing goals and outreach for the community forum in March. Staff are developing the goals, strategies and action charts. (Niki)

East Montpelier

- Developed basic grant tracking template for East Montpelier. (Sam)
- Drafted RFP for East Montpelier MPG consultant: North Montpelier Resilience & Revitalization Master Plan (Sam).

Marshfield:

- Met with Village Clerk to plan next steps in VT Bond Bank grant award for small municipal system water suppliers (Lory)

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)
- Completed draft Housing Needs Assessment for Housing Committee (Christian and Lory)

Moretown:

- Presented Town Plan to Municipal Plan Review Committee for recommendation to full Commission to approve the Town Plan and Planning Process. (Niki)

Northfield:

- Youth Trails & Conservation Program: Reviewed proposal and responded to meeting request with Conservation Commission, Economic Development Director, Northfield High School, VT Youth Conservation Corps, and Friends of the Winooski River (Lincoln)
- Ongoing project management and coordination with consultant and town on next steps to draft form-based code language for TOD Plan. (Reuben, Niki)

Orange:

- Developed draft charts of Town Plan goals, strategies and action for each chapter. (Niki)

Plainfield:

- Assisted the Town with a Letter of Regional Compatibility for the 2nd round of funding for CDBG-Disaster Recovery. (Niki)

Roxbury:

- Worked with Town Clerk and Planning Commission member to address Municipal Planning Grant closeout requirements (Eli)

Waterbury:

- Responded to request for updated municipal energy targets, analyses, and maps; provided partial update and timeline. (Sam)

Williamstown:

- Met with Planning Commission to review priorities, goals and actions, plan for community outreach meeting and discuss chapter writing next steps. (Lory)
- **Williamstown selected for climate planning pilot-** met with Williamstown, ANR Climate Action Office, and Consultants. Drafted proposal for integration of guide and climate thread into town plan update, Enhanced Energy Plan, and LHMP (Climate Pollution Reduction Grant). (Sam)

Worcester:

- Worked on draft of Worcester's Enhanced Energy Plan including review of 2023 Plan for consistency; met with Energy working group to review draft & review (Climate Pollution Reduction Grant). (Sam)

Wrightsville Beach Recreation District

- Continued to host board meetings and provide technical and administrative assistance. (Lincoln)

Regional Planning and Implementation:

Regional Plan updates:

- Continued work on Aspiration, Goals, Strategies & Policies for the Utilities, Facilities & Services chapter (Brian).
- Began work on Aspiration, Goals, Strategies & Policies for the Energy chapter (Brian).
- Continued work on developing the Regional Future Land Use map. Provided draft Future Land Use map of Tier 1 eligible areas for the Town of Waterbury (Brian).
- Began reviewing chapter narratives and goals against state statute requirements (Lory and Kari).
- Attended Act 181 RPC Monthly Roundtable to discuss Future Land Use map and LURB feedback (Niki).

Meetings and workshops

- *VT Outdoor Recreation Day at the Statehouse:* Participated in 2026/2027 VOREC budget allocation discussion, keynote presentation by Governor Phil Scott, joint Hearing on Outdoor Recreation (House Commerce & Community Development & Senate Economic Development), and presentation by State Treasurer Mike Pieciak.
- Met with Montpelier resident/architect to discuss Accessory Dwelling Unit design and potential for the region. (Niki, Eli)

Economic Development:

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

- Participated in CVEDC Board meetings.
- Joined strategic planning committee, comprising representatives from VT DED and local business representatives, to support the visioning and work necessary for CVEDC to get back to business.
- Met with municipal staff, volunteers and consultants to discuss Regional Project Priority list, Northern Borders Regional Commission Catalyst Grant pre-applications, and EDA Grants. (Eli)

Brownfields:

(Contact Eli Toohey, toohey@cvregion.com)

- Hosted Brownfields Advisory Committee meeting February 19, 2026
- Outreach to fill vacant seats on Brownfields Advisory Committee. 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)
- Drafted RFP for financial services and loan details decision points document to get Revolving Loan Fund active. (Eli)
- Drafted RFP for legal services and loan details decision points document to get Revolving Loan Fund active. (Eli)
- Developed Brownfields 101 Presentation. (Eli)
- Developed Brownfields process documents for 2/19/26 Brownfields Advisory Committee meeting. (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 Act 250 project applications were received
- Requests for letters of compatibility were received from:
 - Plainfield for CDBG-DR for infrastructure related to East Village Expansion project on East Hill Road
 - City of Barre for CDBG-DR for 1) elevations and buyouts in the North End neighborhood and 2) acquisition and redevelopment in the North End.
 - Downstreet Housing and Community Action for CDBG-DR for flood resilience of Northbranch apartments
 - City of Montpelier for CDBG-DR to for sewer and road improvements at Country Club Road and US Route 2

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)

- 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. Completed data cleaning on legacy cases for summary.
- Followed ongoing proceedings: Grid Resilience Proceeding, GMP Irasville substation upgrade [25-2468-PET](#), Marshfield telecommunications Tower ([25-1543-PET](#)), and Moretown Tower Petition (25-3123-PET)
- Reviewed new telecommunications projects in East Montpelier and Duxbury 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 municipality:
 - Berlin (plan currently under VEM review)
- Met with Calais for discussion and contracting for town-funded LHMP.
- Continued support for Capital Fire Mutual Aid as pilot candidate for Public Safety Communications Task Force project.
- Natural Resources Conservation Service – Emergency Watershed Protection Program (Brian & Lincoln)
 - Staff are currently providing grant administration and technical assistance to the towns of Berlin, Fayston, Marshfield, Middlesex, Plainfield, and Woodbury.

- Plainfield Request for Proposals for engineering services is now closed. The selection committee has begun the review process.
- CDBG-DR grant for RIVER Navigator for \$750,000 and working on grant award paperwork, and work plan/budget adjustments for acceptance.
- Met with and attended a presentation by Cornell University on studies on land use adaptation and coordination for flood mitigation/recovery of communities in the region.
- Held Regional Emergency Management Committee meeting on 2/11/26 discussing resilient communications.

TRANSPORTATION

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

Field Services:

- Collected February Park and Ride counts

Public Transit:

- Participated in transit forecasting task meeting for RAISE TOD project. (Reuben)

Municipal Assistance:

- Supported Plainfield in Bridge design meetings for Brook Road Bridge #21 and Mill Street Bridges and in Federal Highway Works Administration process for all of Brook Rd. (Keith)
- Coordinated meeting for Plainfield bridges ROW needs due to pending buyout locations and FEMA rules. (Keith)
- Assisted Plainfield in upper brook road project engineering procurement process. (Keith)
- Provided support to Orange for Highway Safety Improvement Program grants for guardrail replacement and ledge removal. (Keith)
- Provided guidance and planned summer counts for adjustment of speed limit change on East Warren Road for traffic safety issues. (Keith)
- Met with state partners on the inclusion of transportation projects in municipal climate planning and received updates on EVSE programs- conducted outreach to Worcester and Orange about existing EVSE projects and to submit interest. (Sam)
- Attended Timber for Transit webinars on project development and on eligibility and application process; conducted outreach to towns with potential projects including further coordination with Williamstown, Middlesex, and Orange; prepared match information for all towns in region. (Sam)
- Provided information, resources, and recommendations on EVSE and multi-modal planning in multi-unit developments upon request. (Sam)

Regional Activities:

- Met with VTrans on the next round rollout of the National Electric Vehicle Infrastructure (NEVI) funding in Vermont; reviewed VEIC and GMP pilot work on municipal EVSE plan. (Sam)
- Safe Streets and Routes for All (SS4A):
 - Pulled and began developing OSM data for creation of routable network to be used in gap prioritization analysis (Reuben)
 - Reviewed and summarized safety recommendations from state transportation planning documents (Kari & Reuben)

- Produced analysis of operational profile of US-2/302 intersection in response to request from Commissioners (Reuben)
- Produced analysis of state aid for class 2 and 3 local roads (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.** Staff provide technical assistance with implementation:

- Orange: attended regular grant committee meetings to provide implementation support including: supported onboarding staff to administrative tasks and grant/project tracking; proposed alternate financial hardship funds distribution (BGS approved); prepared RFP draft for walk through with construction manager, BGS, town staff and leadership, and BGS; attended site visit of Town Offices and Town Hall with BGS and Town representatives and contractors, prepared resulting amendments. Requested IR imaging and blower door cfm data for post implementation comparison from MERP Energy Assessment contractor.
- Cabot: attended regular project meetings with town clerk and H2O Solutions (WWTF operators). Tracked all expenditures and met with Town Clerk and BGS to reconcile previous quarters and prepare for next up-front cost draw down. Prepared updated RFPs for remaining Building Envelope measures (WWTF and Willey), HVAC (WWTF), and Solar (Willey).
- Roxbury: Reviewed progress updates.
- Washington: Checked-in on implementation with Selectboard Chair and JT Consulting (work commenced).
- Worcester: met regularly with Selectboard Chair and Planning Commissioner, prepared RFPs and RFQs for site preparation, roofing, solar design and installation; prepared and submitted AARP 2026 Community Challenge grant for Solar Pavilion project.
- Plainfield: sought additional municipal administrative support & technical assistance for project; including building envelope and geothermal consultants.
- Marshfield: reviewed request from Marshfield Village for support with procurement for heat pumps and building envelope services.
- Middlesex: attended Facilities Improvement Team (FIT) Meeting (2/4) as requested, prepared funding and technical assistance resources for identified projects across Town Hall and Garage; provided recommendations on community engagement for upcoming Town Meeting day. Attended Town Garage walkthrough with FIT, Selectboard and town committee members, and road crew, documented needs and provided recommendations on approach.
- Williamstown: Met with Ryan Lockwood to review garage project components and plans: discussed applicable funding and provided recommendations for next steps and timeline.
- Conducted outreach to building envelope consultants for pricing and services information for town project needs and verification.
- Coordinated with BGS and RPCs: reporting and reimbursement process, amendments, BGS site visits, RFP components and language, baseline establishment (energy use), ADA approach, tax incentives (VLCT), etc.
- **Continued outreach for mini grant awards- see detailed flyer with eligible, pre-approved uses: [Municipal Energy Resilience Program](#). Barre Town, Cabot, Calais, Duxbury, East Montpelier, Fayston, Marshfield,**

Northfield, Plainfield, Roxbury, Waitsfield, Warren, Washington, Waterbury, Williamstown, and Worcester have unexpended mini-grants! Coordinated on mini grant spending (Plainfield, Duxbury).

Municipal Planning and Implementation

- Conducted outreach to Northfield on CHIP eligible projects.
- Met with Plainfield Resilience Hub and provided grant funding opportunities, timelines, and resources; co-drafted Clif Foundation grant.

Regional Energy Planning and Implementation

- Data cleaned legacy Distributed Generations Data from Public Utility Commission and Public Service Department to update existing generation (region and by town) (Kari, Sam)
- Updated Municipal Consumption Data for electric, transportation, and thermal sectors (Kari, Sam)
- Updated local constraints and preferred sites for integration into updated regional maps; began next analyses based on project size, limiting forest fragmentation, and proximity to infrastructure. (CPRG)
- Reviewed Act 174 interim process draft integrating Act 181 and LURB regional plan review from Public Service Department.
- Reviewed request to continue as member of Just Transitions Sub-Committee for Climate Council (liaison to Cross-Sector Mitigation); reviewed charge draft.
- Energy Action Working Group on Thermal Energy Networks: reviewed ownership models town resources; reviewed and tested town planning and zoning resource with municipalities; registered for EVT Better Building by Design Conference as speaker.

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.

- Prepared for 12 March 2026 Clean Water Advisory Committee meeting - [Register here](#)
 - Topic: *Watershed Partner Updates & Opportunities for Engagement*
 - Speakers: North Branch Nature Center, Friends of the Winooski River, Friends of the Mad River, and the Lake Champlain Basin Program.
 - Promoted meeting to Planning & Zoning staff, Conservation Commissions, Town Clerks, Managers, Administrators, and Selectboards.
- Participated in the following meetings & trainings:
 - Vermont Land Trust & UVM Webinar, "Lessons for Riparian Buffers: How Old-Growth Forests Affect Streams."

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:

- Master Agreements & Sub-awards:
 - Updated Master Agreement Tracking Tool to maintain all active Master Agreements and Sub-Awards.

- Participated in the following meetings / trainings:
 - Chittenden County Regional Planning Commission Clean Water Advisory Committee: presented updates on Basin 8 CWSP activities (3 February 2026).
 - Department of Environmental Conservation Funding Program Administrators Meeting: discussed enhancing coordination, systemic improvements related to Act 76 stakeholders, Watersheds United Vermont presentation on deliverable and process management, and project updates from each Funding Program Administrator (2/13/2026).
 - Department of Environmental Conservation Technical Program Manager: quarterly check-in, discussed co-funding policy changes and new project opportunities, partner capacity, and CWSP outreach efforts (2/17/2026).
 - Department of Environmental Conservation Basin Planner: discussed Clean Water Funding requirements for eligibility of the Waterbury Randall Meadows floodplain restoration project.
 - Department of Environmental Conservation Basin Planner & Friends of the Mad River: reviewed Functioning Floodplain Initiative online phosphorus crediting tool for Hanks Road Culvert replacement (Warren), Dickerson Road Culvert removal (Moretown), and Lower Fairground floodplain restoration (Waitsfield).
 - Monthly Clean Water Service Provider Drop-in: discussed staff transitions at Rutland Regional Planning Commission & Lamoille County Conservation District, changes to forest road project phosphorus crediting methodology, Strategic Wood Addition projects, and alternative sub-award tracking strategies (2/26/2026).
- Completed FY26 Q2 reporting.
- Reviewed and provided comments on draft Clean Water Initiative Program Funding Policy updates regarding project co-funding, determining if / when a project is regulatory, operations & maintenance, river corridor easements, the natural resources screening tool and archeological review.

Outreach, Education, and Technical Assistance:

- Friends of the Mad River: Reviewed scoping efforts on Hanks Road Culvert and discussed possibility of co-funding project with Lake Champlain Basin Program (Warren).
- Waterbury: discussed funding opportunities for water quality restoration projects with the Flood Resilience team.
- Williston: responded to inquiry from municipal staff regarding funding for culvert replacement.
- Winooski Natural Resources Conservation District: provided feedback on draft project development application to scope old riparian buffer plantings eligible for project adoption.
- Lamoille County Conservation District: discussed staff transitions, open project development sub-award, and necessary updates to Master Agreement.
- Riverscape Ecology: discussed sub-contractor prequalification process, eligibility of low-tech process based restoration project types, and the state's phosphorus crediting methodology.

Sub-award Administration:

- Winooski Natural Resources Conservation District:
 - Cheeseactory Road Riparian Buffer Planting – Implementation: Plant a 100' wide riparian buffer at a density of 400 stems / acre on ~4-acres across two parcels in the Muddy Brook watershed (Shelburne & South Burlington). This project will be implemented in Spring 2026.
 - No updates to report.
- 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.
 - No updates to report
- Graber Riparian Buffer Planting – Project terminated pending sale of land.
- SHO Riparian Buffer Planting – Implementation: Restore 0.5-acres of riparian habitat by establishing a 50' buffer at a density of 300 stems / acre. This project will be implemented in Summer 2026.
 - The buffer planting width and total area of this project were reduced from 100' to 50' and 1.75-acres to 0.5 acres (respectively) due to landowner concerns.
- 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.
 - No updates to report
- Winooski River Basin Riparian Buffer Planting – Project Development: Scope potential riparian buffer planting projects throughout the Winooski River Basin and develop 3 – 5 projects with cost-efficient phosphorus reduction potential. Priority projects will be implemented in Fall 2026.
 - No updates to report
- 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.
 - Provided acting District Manager with project documentation following staff transitions.
- 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:

- Waitsfield Lower Fairgrounds Floodplain Restoration - Preliminary Design: This parcel is owned by the Town of Waitsfield and is undeveloped. The Conservation Commission and Selectboard support advancing the project to the Preliminary (30%) Design stage. The design concept from the project development effort calls for excavation across the 9.5-acre site to restore river access to the floodplain followed by a 50' - 100' riparian buffer planting along the river's edge.
 - The Winooski River Basin Water Quality Council approved funding for the preliminary design phase of this project at their 19 February 2026 meeting.
 - Preliminary design work will yield a greater understanding of potential barriers to project implementation, true project costs and potential clean water benefits to determine funding eligibility of further design and implementation phases.
- 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.

- Communicated with Project Engineer regarding estimated engineering costs for future project phases.
- 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.
- Communicated with Project Engineer and Department of Environmental Conservation staff regarding stream classification.

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.

- The funding cycle for this program has ended for calendar year 2025. We anticipate additional funding to support this work in early 2026.

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.

- FEMA Map & Bylaw Updates:
 - Washington: Corresponded with Municipal FEMA Administrative Officer regarding assistance interpreting new FEMA maps.
 - Waitsfield: Reviewed 2024 Zoning Bylaws for conformance with National Flood Insurance Program minimum standards
- Outreach, Meetings & Trainings:
 - Met with staff from the Lake Champlain Sea Grant, Friends of the Mad River, Friends of the Winooski River and the Winooski Natural Resources Conservation District to plan upcoming Flood Safety Act public meeting.
 - Department of Environmental Conservation Flood Resilience Drop-In Discussion (18 February 2026):
 - Speaker: Mary Block and Rosemary Raszka from the Vermont Department of Financial Regulation.
 - Topics: Homeowners insurance coverage, tips on navigating the insurance claims process, private flood insurance in Vermont, and the NFIP Risk Rating 2.0.
- Upcoming Events:
 - **The Flood Safety Act and Beyond: Statewide and Local Efforts to Address Flooding in the Winooski Watershed:** 11 March 2026, 6:00 PM - 7:30PM, Register at <https://bit.ly/fsa-winooski>
 - Join regional organizations for a conversation about actions the state and local organizations are taking to reduce flood risk. This event will help municipalities and community members understand what the implementation of statewide river corridor protections means for their town and provide time to answer questions related to the Act.
 - Partner organizations for this event include: Friends of the Winooski River, Friends of the Mad River, Central Vermont Regional Planning Commission, Winooski Natural Resources Conservation District, Chittenden County Regional Planning Commission, North Branch Nature Center, The Nature Conservancy, Lake Champlain Sea Grant, and Vermont Department of Environmental Conservation.

GIS – Geographic Information System Mapping

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

- Fayston: communicated with municipal staff and the Vermont Center for Geographic Information regarding updates to the Protected Lands Database.

OPEN MEETING LAW & PUBLIC RECORDS REQUESTS

- Request for links to all recorded committee and commission meetings, by Stephen Whitaker of Montpelier.
- Request for materials used to support MPRC Moretown Plan Review meeting materials, by Stephen Whitaker of Montpelier.
- Request for proposals and scoring materials for 87 State design work, by Deltek.
- Request for letter of appointment for TAC representative from Montpelier, by Stephen Whitaker of Montpelier.
- Request for transportation modeling materials as they related to the intersection of Route 2 and Country Club Road, by Stephen Whitaker of Montpelier.
- Request for all appointments of TAC members from their municipalities, by Stephen Whitaker of Montpelier.
- Allegation of Open Meeting Law violation against Board of Commissioners, by Stephen Whitaker of Montpelier.

LETTERS OF COMPATIBILITY

- Barre City – CDBG-DR – North End property acquisition and redevelopment into up to eight housing units. Staff issued. Letter attached.
- Barre City – CDBG-DR – North End property acquisitions and elevations. Staff issued. Letter attached.
- Montpelier – CDBG-DR – Infrastructure and regrading Country Club Road and Route 2. Issued by the Project Review Committee
- Montpelier – Rec Trails Program – Completion of the park connector trail. Issued by the Board of Commissioners.
- Plainfield Community Development Corp – CDBG-DR – Infrastructure to support the village expansion project. Issued by the Board of Commissioners.
- Downstreet – CDBG-DR – Housing resilience for the Northbranch Apartments. Issued by the Project Review Committee.

OFFICE & ANNOUNCEMENTS

Office:

- Onboarding of new office manager Barbara Petrie

Upcoming Meetings:

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

March

| | | |
|--------|---------|------------------------------------|
| Mar 2 | 4 pm | Executive Committee |
| Mar 3 | 4 pm | Regional Plan Committee |
| Mar 5 | 4PM | Nominating Committee |
| Mar 10 | 6:30 pm | Board of Commissioners |
| Mar 11 | 1 pm | Central Vermont Mobility Committee |
| Mar 12 | 4PM | Clean Water Advisory Committee |
| Mar 19 | 10 am | Brownfields Advisory Committee |

| | | |
|--------|---------|--|
| Mar 19 | 1 pm | Winooski River Basin Water Quality Council |
| Mar 19 | 4 pm | Code of Conduct Work Group |
| Mar 24 | 4pm | Regional Plan Committee – Special Meeting |
| Mar 24 | 6:30 pm | Transportation Advisory Committee |
| Mar 26 | 4 pm | Project Review Committee |

April

| | | |
|--------|---------|-----------------------------------|
| Apr 1 | 6 pm | Essentials of Planning - Training |
| Apr 6 | 4 pm | Executive Committee |
| Apr 3 | 4 pm | Regional Plan Committee |
| Apr 14 | 6:30 pm | Board of Commissioners |
| Mar 16 | 10 am | Brownfields Advisory Committee |
| Apr 23 | 4 pm | Project Review Committee |
| Apr 28 | 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.

February 27th

- Seeking Applicants: Community Tree Fund and Check Out Forestry
- The Flood Safety Act and Beyond: Statewide and Local Efforts to Address Flooding in the Winooski Watershed
- Central Vermont Regional Planning Commission, Clean Water Advisory Committee Meeting: Watershed Partner Updates & Opportunities for Engagement



February 24, 2026

Nicolas Storellicastro, City Manager
City of Barre
PO Box 418
Barre, VT 05641

RE: North End/Gateway Acquisitions & Redevelopment

Dear Nicolas,

Contained herein is an assessment of regional compatibility of the proposed Barre application for funding through the Community Development Block Grant (CDBG) - Disaster Recovery (DR) Grant for the acquisition and redevelopment of parcels in the North End.

Under the scope of work to be completed under this application, CVRPC understands that the City intends to acquire several lots in Barre City's North End, demolish the existing structures, and redevelop two lots into new flood-resilient, multi-family housing. The City envisions the development of two structures for a total of six to eight new housing units. The project is not expected to have any regional impacts by its replacement of, existing housing stock. This redevelopment will also improve resilience to future flooding.

Therefore, CVRPC staff issues this letter of compatibility to the City of Barre based on the scope of work described above.

Sincerely,

A handwritten signature in blue ink that reads "Christian Meyer". The signature is fluid and cursive.

Christian Meyer, Executive Director



February 24, 2026

Nicolas Storellicastro, City Manager
City of Barre
PO Box 418
Barre, VT 05641

RE: North End/Gateway Acquisitions & Elevations

Dear Nicolas,

Contained herein is an assessment of regional compatibility of the proposed Barre City application for funding through the Community Development Block Grant-Disaster Recovery (CDBG-DR) program to buy out or elevate housing in Barre City's North End.

Under the scope of work to be completed under this application, CVRPC understands that the City intends to buyout and demolish several structures, provide funding to elevate several structures out of the flood elevation, and use the cleared parcels as neighborhood green space. As the project is not proposing to build any new housing units, it is not expected to have any regional impacts.

Therefore, CVRPC staff issues this letter of compatibility to the City of Barre based on the scope of work as described above.

Sincerely,


Christian Meyer, Executive Director

STATE OF VERMONT

SUPERIOR COURT
WASHINGTON COUNTY

CIVIL DIVISION
DOCKET NO. 25-CV-3918

STEPHEN WHITAKER, Pro Se.)
 Plaintiff,)
)
 v.)
)
Vermont Agency of Commerce and)
Community Development;)
Central Vermont Regional Planning)
Commission; et al)
)
 Respondents)
)

DATE: FEBRUARY 13, 2026

NOTICE OF APPEAL

Pursuant to V.R.A.P. 3 and 4, Plaintiff **Stephen Whitaker** hereby appeals to the **Vermont Supreme Court** from the **Final Judgment** entered by this Court on **January 20, 2026**, granting Defendants’ motions to dismiss and disposing of all claims in this action.

This appeal is taken from the Final Judgment and from all prior interlocutory orders and rulings that merge into the Final Judgment, including but not limited to the **Order on Motions to Dismiss**.

Jurisdiction is proper under V.R.A.P. 3 and 4.

THE PLAINTIFF

A handwritten signature in black ink on a light gray rectangular background. The signature is cursive and reads "Stephen Whitaker".

Stephen Whitaker, Pro Se
Montpelier, Vermont
whitaker.stephen@gmail.com

STATE OF VERMONT
SUPREME COURT

| | | |
|-----------------------------------|---|----------------------|
| STEPHEN WHITAKER, Pro Se. |) | DATE: MARCH 2, 2026 |
| Appellant, |) | |
| |) | |
| v. |) | |
| |) | |
| Vermont Agency of Commerce and |) | DOCKET NO. 26-AP-064 |
| Community Development; |) | |
| Central Vermont Regional Planning |) | |
| Commission; et al |) | |
| |) | |
| Appellees |) | |
| |) | |

APPELLANT’S DOCKETING STATEMENT

1. Nature of the Case

This appeal arises from a final judgment of the Superior Court Washington Unit, Civil Division, dismissing Appellant’s petition for mandamus and declaratory relief. The action sought judicial clarification and enforcement of 24 V.S.A. § 4476 subsequent to the repeal of the former appointing provision in 24 V.S.A. § 4305, which eliminated the statutory body historically responsible for convening a Regional Review Panel.

2. Judgment Appealed From

Final Judgment entered January 20, 2026, granting Defendants' motions to dismiss and disposing of all claims in Docket No. 25-CV-03918, together with all prior interlocutory rulings that merge into that judgment.

3. Issues Presented for Review

I. Whether the Superior Court erred in concluding that the Legislature's repeal of 24 V.S.A. § 4305 rendered 24 V.S.A. § 4476 inoperative or unenforceable.

II. Whether the court erred in dismissing the petition for mandamus and declaratory relief despite the continued existence of a statutory right to appeal municipal or regional plan confirmation decisions under § 4476.

III. Whether judicial relief is available to preserve a statutory right when administrative machinery referenced in the statute has been repealed.

4. Relief Sought

Appellant seeks reversal of the dismissal and remand for further proceedings recognizing that 24 V.S.A. § 4476 remains operative and judicially cognizable, and that a mechanism must exist to effectuate the statutory right of review.

5. Transcript

Appellant states pursuant to V.R.A.P. 10(b)(1) that no transcript is required in this appeal. The issues presented are purely legal and were resolved on motions to dismiss based on the pleadings and written submissions. No evidentiary hearing or oral testimony occurred in the Superior Court.

6. Record on Appeal

The record consists of the pleadings, motions, exhibits, memoranda, and orders filed in Washington Superior Court Docket No. 25-CV-03918.

7. Related Cases

Appellant is not aware of any related cases currently pending before this Court involving the same issues.

8. Waiver of Oral Argument

Appellant waives oral argument pursuant to V.R.A.P. 34.

THE APPELLANT



Stephen Whitaker, Appellant Pro Se
Post Office Box 1216
Montpelier, Vermont 05601-1216
whitaker.stephen@gmail.com

STATE OF VERMONT
SUPREME COURT

| | | |
|-----------------------------------|---|----------------------|
| STEPHEN WHITAKER, Pro Se. |) | DATE: MARCH 2, 2026 |
| Appellant, |) | |
| |) | |
| v. |) | |
| |) | |
| Vermont Agency of Commerce and |) | DOCKET NO. 26-AP-064 |
| Community Development; |) | |
| Central Vermont Regional Planning |) | |
| Commission; et al |) | |
| |) | |
| Appellees |) | |
| |) | |

MOTION TO EXPEDITE APPEAL

Appellant Stephen Whitaker, appearing Pro Se, pursuant to V.R.A.P. 2 and 27, respectfully moves the Court to expedite this appeal. This appeal presents a narrow, purely legal question concerning the availability of appellate review under 24 V.S.A. § 4476 following repeal of the implementing review body. No factual development or transcript is required. The judgment below is presently being relied upon in ongoing municipal and regional planning actions, including accelerated planning, procurement and potential disposition or encumbrance of public land. Prompt resolution will promote clarity, prevent unnecessary reliance on a potentially reversible legal determination, and serve judicial economy. Appellant therefore requests an expedited briefing schedule and disposition on the papers.

Prompt review will help ensure that subsequent governmental actions are not undertaken in reliance on a legal framework that remains subject to appellate determination, thereby reducing the risk of avoidable procedural complications or rendering aspects of the dispute difficult to unwind.

THE APPELLANT

A handwritten signature in black ink, reading "Stephen Whitaker", is centered on a light gray rectangular background.

Stephen Whitaker, Appellant Pro Se
Post Office Box 1216
Montpelier, Vermont 05601-1216
whitaker.stephen@gmail.com