

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION
BOARD OF COMMISSIONERS
MINUTES
April 14, 2026**

Commissioners:

<input checked="" type="checkbox"/> Barre City	Janet Shatney, Sec/Treas	<input checked="" type="checkbox"/> Moretown	Deborah Sargent
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	Joyce Manchester, Alt
<input type="checkbox"/> Barre Town	Alice Farrell	<input checked="" type="checkbox"/> Northfield	Royal DeLegge
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	Vacant
<input type="checkbox"/> Berlin	Robert Wernecke	<input checked="" type="checkbox"/> Orange	Lee Cattaneo, Vice Chair
<input type="checkbox"/>	Karla NuiSSL, Alt.	<input type="checkbox"/> Plainfield	Paula Emery
<input 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 checked="" 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 checked="" type="checkbox"/>	Mitch Osiecki, Alt.	<input checked="" type="checkbox"/> Worcester	Bill Arrand
<input checked="" type="checkbox"/> Montpelier	Mike Miller		

Staff: Christian Meyer, Barbara Petrie, Niki Sabado, Kari Pelletiere, Lori Banbury, Brian Voight

Guests: None

Call to Order: Chair Carbee called the meeting to order at 6:30 pm, roll call was taken, and a quorum was established.

Adjustments to the Agenda: None

Public Comments: There were no members of the public present either in person or remotely.

Accept Meeting Minutes – 3/10/2026: The Board decided to table approval of the March 10 minutes until items requiring correction are addressed.

Draft Executive Committee Slate: Christian reviewed the Commission's nominating process. The Nominating Committee brings their slate before the full Board of Commissioners in April, then in May they will bring the full slate for all committees. Additional nominations can be made in May by interested parties, and those slates go out to be voted on by mail, are counted and announced at the June meeting.

At their March meeting, the Nominating Committee voted to recommend the slate of Peter Carbee from Washington as Chair of the Executive Committee, Lee Cattaneo of Orange as Vice Chair, Janet Shatney of Barre City as Treasurer and Secretary. The four at-large members recommended were Royal DeLegge of Northfield, Jerry D'Amico of Roxbury, Doug Greason of Waterbury and Michael Gray of Woodbury. This was a briefing, no action required at this time.

Presentation on the Regional Plan Update Strategy: Prior to Brian's presentation, Christian shared that this has been with the Regional Plan Committee and the Executive Committee, and there was agreement that certain elements of this strategy make sense. Per Christian's memo in the packet, there are consequences if a new plan is not in place by the end of this calendar year.

Christian informed the Board that the Regional Plan Committee has been working on a full rewrite of the 2016 plan, which at the time of its adoption was the 2008 plan. Given that this new Plan is unfamiliar, the discussion focused mainly on those most significant which were outlined in the included memo: Future Land Use Area map development, housing targets, environmental benefits and burdens analysis, a more comprehensive implementation plan, and a stronger emphasis on flooding and resiliency.

He went on to explain that the next two months are a time for input given our first milestone is the submission of a pre-application to the Land Use Review Board (LURB). They will also provide comments based on their understanding of state statute and any areas they feel the Plan still needs to address. Once that is submitted to them, CVRPC will have another few months to continue refining it.

Housing targets were not discussed during this meeting, however Christian noted that a list of FAQs was included in the packet to assist Commissioners in discussing any questions they may encounter locally about controversial elements of Act 181 and how the CVRPC Regional Plan will address them.

Commissioner Peal shared information she gathered in conversation with members of LURB, that seemed to indicate that they are anticipating a large influx of applications and may prefer to receive them later rather than sooner. She said it is important that the Committee and staff continue to work towards completing the Plan while staying informed of delays. There was concern expressed about having useful feedback about the draft to the staff and Committees by the May meeting.

Christian added that staff expects to be providing the draft of the interim plan for review this week.

Commissioner D'Amico asked for clarification on disaggregation of housing targets mentioned in memo, which Christian provided.

Brian reminded the group that after Act 181 passed, the Vermont Association of Planning and Development Agencies (VAPDA) was tasked with creating a methodology for use by the Regional Planning Commissions to address the municipalities within their service areas. He then detailed future land use area maps he produced specifically providing Waterbury, Waitsfield, Moretown, Northfield and Montpelier as examples.

Commissioner Wendt asked about the implications, funding or otherwise, when there is a lack of alignment between town zoning maps and future land use maps. Christian answered that the regional land use maps have no impact on town zoning bylaws, do not change local zoning, and nothing in Act 181 requires towns to change their zoning. Towns should continue to develop based on their adopted town plan.

There was further discussion which included examples of how buffer zones around designated areas are used to identify parcels for development, with consideration of factors like flood hazards water/sewer access, and transportation infrastructure.

Commissioner Peal asked if the many designations were developed by the LURB, and they stay set or must be changed and reapproved over time. Brian explained that there are ten land use classes specified in Act 181. Christian added that based on the processes in other regions, the LURB has provided recommendations that have resulted in designation changes. It was clarified that while towns can provide input, LURB's methodology must be followed, and any deviations would need to be explained to the LURB. The discussion also covered the town's appeal process for designations and the option for towns to opt in to Tier 1.

Commissioner Sargent asked where to find the methodology. Christian said it was on the LURB website, but he could email a link as well. Brian shared that while more work is needed, a public-facing interactive map viewer like Google Maps will be available soon. Meetings with towns will be arranged, as well as one-on-one discussions with commission members.

Commissioner Krauth raised the question of whether current land use compared to future land use designation is being considered. Brian offered that current use is one of multiple factors being considered.

Commissioner Greason asked when the Board could expect a discussion of housing targets. Christian explained those targets are built off the future land use maps so those draft numbers would be ready imminently.

During Brian's presentation on Northfield, Commissioner Osiecki noted that many properties along Water Street were FEMA buyouts after Hurricane Irene, making them no longer developable.

Commissioner Cattaneo asked how potential legislative changes might impact work on the maps. Brian said he was not aware of any conversation that relates to delaying the adoption of future land use maps. Commissioner Butler added that she had heard of changes to the 10-acre rule or less in Tiers 1A and 1B, and potential repeal of the road rule in Tier 3 would this change the work on the maps. Brian said these changes would not affect the underlying land use class; they would only dictate whether the municipality would go to the Act 250 Board versus or the LURB rather than requesting a town proceeding instead.

Accept Committee and Staff Reports: Christian gave a summary of Committee and Staff activities in the reports to include one Letter of Compatibility.

Chair Carbee called for a motion to accept the Committee and Staff Reports, moved by Commissioner DeLegge and seconded by Commissioner Miller. No abstentions, no opposition., Unanimously approved.

Commissioner Round Table: None

Adjournment:

Commissioner Carbee called for a motion to adjourn, moved by Commissioner Cattaneo, seconded by Commissioner Brabant. Motion passed unanimously. Meeting adjourned at 8:37 pm.

Respectfully submitted,
Barbara Petrie, Office Manager