

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION  
BOARD OF COMMISSIONERS  
DRAFT MINUTES  
May 12, 2026**

**Commissioners:**

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

**Staff:** Christian Meyer, Barbara Petrie, Sam Lash, Lory Banbury, Brian Voight

**Members of the Public:** Meg John (Plainfield/Marshfield area; observing)

**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:** Meg John introduced herself and where she was from and that she was interested in observing the meeting.

Christian noted that Alice Farrell has joined representing the Town of Berlin.

**FY27 CVRPC Committee Nominations:** Christian introduced the Nominating Committee's slate, adopted in May, and noted that all seats were covered except for a vacancy on the Regional Plan Committee. Commissioner Gray, as the Chair of the Nominating Committee, noted that Alice Farrell had been interested, but was moving to a different town at the time. Christian explained that at some point after the meeting, the slate will be distributed via mail, and ballots will be available for committee member voting. These are paper ballots and will be sent to the Regional Planning Committee to be calculated by our Office Manager and certified by the Treasurer. Chair Carbee asked if there were any nominations from the floor for any committees, to please inform him. There was no action required on this item. If there are any volunteers, enter your name as a write-candidate.

Christian thanked everyone for their annual involvement and participation and reminded them that the full Board relies on Committee recommendations, as do staff members.

**Review Status of Regional Plan Update and Comments Received:** Christian restated where we are in the process. Initial comments have been collected; the first draft of the regional plan mirrors the current draft and where at all possible, no policy language was modified. Any present modifications represent changes to the narratives or data sets. Christian reminded the group that we will be taking public comments throughout the process leading up to the submission of a plan draft to the LURB, and throughout the summer. Staff announced plans to implement informal office hours at various times throughout the week to allow commissioners to ask questions and discuss concerns.

Lory Banbury, Planner, then shared how they addressed feedback across five categories including style, voice, tone, process, and content concerns. Key decisions included breaking natural systems and working lands from the future land use section and incorporating new elements to meet statutory requirements around environmental justice, flood resilience, and housing. Staff committed to removing strike-through text and highlighting new changes in red for the next iteration of the document, while addressing Commissioner D'Amico's questions about Act 181 repeal language and airport considerations, with the latter requiring additional aviation-related information and diagrams.

There was discussion in the group around whether the repeal of portions of Act 181 will be reflected or have any impact on the plan. Additionally, Commissioner D'Amico asked about airport considerations with the latter requiring additional aviation-related information and diagrams. Brian demonstrated the interactive future land use map functionality and that links to it as well as housing targets would be made available on the website as early as tomorrow. There was discussion around outreach methods to notify interested parties when it is live and providing a video tutorial for the map interface.

The meeting discussion shifted to housing targets and data challenges across municipalities. Participants expressed concerns about the reality and data backing of the proposed targets, with several noting the lack of consideration for actual public housing needs and local capacity. The discussion highlighted the aspirational nature of the targets and the limited data available for distribution across different areas. There was agreement that while the targets may not be realistic, they are necessary to meet administrative requirements, and some flexibility could be applied in adjusting numbers at a local level while recognizing the broader limitations of the data and model used.

**Code of Conduct and Public Participation Policy:** Commissioner D'Amico presented the proposed rules which were developed in response to recent disruptions during meetings. The committee made some minor stylistic adjustments, such as changing bullet points to numbers and making the tense consistent throughout the document. The Code of Conduct and Public Participation establishes that the Chair will run meetings, allow public comment with a three-minute time limit, and enable written submissions for additional input.

*Chair Carbee called for a motion to accept the Code of Conduct and Public Participation Policy; the motion was moved by Commissioner Emery and seconded by Commissioner Turner. Motion passed unanimously.*

**Accept Meeting Minutes – 3/10/2026 & 4/14/026:** The approval of the March 10<sup>th</sup> minutes were tabled at the last meeting because it was noticed that they read Chair Carbee had made a motion. Upon further investigation, it was found that he had only called for a motion. Christian explained that we needed a motion to accept the March 10<sup>th</sup> and April 14<sup>th</sup> minutes at this meeting. Commissioner Greason noted that on page 3 of the April 14<sup>th</sup> minutes, there was a discussion about “opting out of Tier 1,” which needed to be clarified, as it should read “opt into Tier 1.” This edit was recommended and noted.

*Chair Carbee called for a motion to accept the minutes for both the March 10<sup>th</sup> and April 14<sup>th</sup> Board of Commissioners meetings as amended; the motion was moved by Commissioner Cattaneo and seconded by Commissioner Wendt. Motion passed unanimously.*

**Accept Committee and Staff Reports (February and April):**

*Chair Carbee called for a motion to accept the Committee and Staff Reports. The motion was moved by Commissioner D’Amico and seconded by Commissioner Greason. Motion passed unanimously.*

**Commissioner Round Table:** Commissioner Farrell volunteered for the Regional Plan Committee. Chair Carbee accepted her nomination and noted her name will be on the ballot. He also noted that with this all committees will now be full and well distributed amongst commissioners. Chair Carbee reminded the group that the next meeting is the Annual Meeting, which is an in-person meeting. Christian offered that we are currently researching venues in Barre and Montpelier.

**Adjournment:**

*Commissioner Carbee called for a motion to adjourn, moved by Commissioner Cattaneo, seconded by Commissioner Crafts. Motion passed unanimously. Meeting adjourned at 8:16 pm.*

Respectfully submitted,  
Barbara Petrie, Office Manager