

**BOARD OF COMMISSIONERS****ANNUAL MEETING**

June 9, 2026



Note Special Location  
and Refreshments

**5:45 pm Food and Social****6:30 pm Business Meeting****Physical Location - 39 College St., Montpelier, VT, Montpelier, VT****(Noble Hall – Greenway Institute)*****Hybrid Meeting with Remote Participation via Zoom<sup>1</sup>***<https://us02web.zoom.us/j/81136818419?pwd=dDFDbDhrTm56TUNQUlp3WEorYzRZZz09>

Dial in via phone: 1-929-436-2866 • Meeting ID: 811 3681 8419 • Passcode: 722490

**Page AGENDA**

	<b>6:30<sup>2</sup></b>	<b>Introductions/Roll Call/<b>Confirmation of Meeting Recording</b></b> <b>Adjustments to the Agenda</b> <b>Public Comments</b> ( <i>Please aim to limit comments to 3 minutes</i> )
3	<b>6:35</b>	<b>Accusation of Open Meeting Law Violation</b> ( <i>action – enclosed</i> )
	<b>6:45</b>	<b>FY27 CVRPC Committee Election Results</b> ( <i>action - enclosed</i> )
16	<b>6:55</b>	<b>Appointment of Executive Director to Represent CVRPC on 87 State Street LDC Board of Directors</b> ( <i>action - enclosed</i> )
18	<b>7:00</b>	<b>Presentation on Regional Plan Update and Comments Received. Endorse staff Submission of Preapplication for Land Use Review Board comments</b> ( <i>action - enclosed</i> )
49	<b>7:40</b>	<b>Accept Meeting Minutes – 05/12/2026</b> ( <i>action – enclosed</i> )
52	<b>7:45</b>	<b>Tentative: Moretown Sidewalk Compatibility Letter</b> ( <i>action – enclosed</i> )

<sup>1</sup> 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](mailto:cvrpc@cvregion.com) at least 3 business days prior to the meeting for which services are requested.

<sup>2</sup> Times are approximate unless otherwise advertised.

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

**Page AGENDA**

54	<b>7:50</b>	<b>Accept Committee and Staff Reports (May) (action - enclosed)</b>
	<b>8:00</b>	<b>Commissioner Roundtable</b>
	<b>8:00</b>	<b>Adjourn</b>

**Next Meeting: July 14, 2026**

*CVRPC aims to conduct meetings in a respectful, orderly, and productive manner. The purpose of this meeting is for the public body to complete its work as outlined in the meeting agenda. All members of the public will be given an opportunity to comment during the public comment period on matters being considered by the public body at this meeting. However, meetings are not debates. The Chair of this public body is charged with running this meeting and all statements and questions will be directed to the Chair once a speaker is recognized.*

*Respondents from the public body and staff will try to answer any questions of a factual nature.*

## MEMO

Date: June 9, 2026  
To: Board of Commissioners  
From: Christian Meyer, Executive Director  
Re: Response to Open Meeting Law Violation Accusation

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☒ **ACTION REQUESTED:** Respond to the notice of alleged violation of Open Meeting Law by acknowledging the violation of open meeting law and stating the Boards intent to cure the violation or by determining no violation has occurred.

The following memo outlines the alleged violation of open meeting law received by CVRPC, and the possible actions triggered by said allegation.

### Allegation

On June 1, 2026, CVRPC received the attached notice alleging violation of open meeting law at the June 1, 2026 Executive Committee meeting. The allegation was submitted by Stephen Whitaker, a resident of Montpelier.

### Background

As acknowledged in the accusation, public comment was opened at the beginning of the meeting; Mr. Whitaker provided comments for roughly 6.5 minutes, including reading specific portions of his written submission (attached) regarding the NBRC LDD contract with Montpelier into the record. As the meeting recording shows, the Chair did not limit Mr. Whitaker's time during public comment, nor did he limit the subject matter. Rather Mr. Whitaker was given the opportunity to participate and provided specific comments on the specific contract under consideration.

The Chair did not open additional public comment periods under each agenda item, as established by the CVRPC Rules of Meeting Conduct and Public Participation.

### What does statute say?

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, as long as order is maintained. Public comment shall be subject to reasonable rules established by the

chairperson.”

### Next Steps

Per 1 V.S.A. § 314(b)(2) possible actions the Board of Commissioners may take include: “(A) acknowledging the violation of (Open Meeting Law) 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.”

In acknowledging the violation and in moving to cure, Per 1 V.S.A. § 314:

“(b)(4) Within 14 calendar days after a public body acknowledges a violation under subdivision (2)(A) of this subsection, the public body shall cure the violation at an open meeting by:

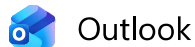
(A) either ratifying, or declaring as void, any action taken at or resulting from:

(i) a meeting that was not noticed in accordance with subsection 312(c) of this title;  
or

(ii) a meeting that a person or the public was wrongfully excluded from attending; or

(iii) an executive session or portion thereof not authorized under subdivisions 313(a)(1)-(10) of this title; and

(B) adopting specific measures that actually prevent future violations.”



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**Vermont Open Meeting Law Violation and First Amendment Viewpoint Suppression — June 1, 2026  
CVRPC Executive Committee Meeting — Demand for Record Correction and Written Explanation —  
Notice of Legal Action**

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

Date Mon 6/1/2026 4:51 PM

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

Cc Christian Meyer <meyer@cvregion.com>

Christian,

I am writing to document a violation of Vermont's Open Meeting Law, 1 V.S.A. §§ 310–314, and a viewpoint-based restriction on public participation in a government forum that implicates the First Amendment, both arising from Chair Peter Carbee's conduct at this evening's Executive Committee meeting. I am making three specific demands that must be satisfied before the June 9 Board of Commissioners meeting.

### I. What Happened — The Sequence Matters

At the opening of this evening's meeting, Chair Carbee permitted a general public comment period. That comment period occurred before the Executive Director had presented any agenda items. As a result, any member of the public wishing to comment on a specific action item had no factual or procedural context within which to focus their remarks. Comment at that stage was necessarily general.

When the City of Montpelier NBRC LDD Services contract (GT-25FAC-00012) was subsequently called as an action item, I sought to be recognized to offer public comment specifically on that item. I had prepared remarks targeted to that contract. I had submitted detailed written comment on it to CVRPC earlier the same day. Chair Carbee refused to recognize me.

There is no rule, policy, bylaw provision, or established practice of this committee that authorizes the chair to permit public comment at the opening of a meeting and then foreclose it when a specific action item is called. No such rule was cited. No procedural basis was offered. The only apparent basis for the refusal was that my comment would have been in opposition to the action the committee was about to take.

### II. This Is Viewpoint Suppression, Not Procedural Management

The distinction between what occurred tonight and a legitimate exercise of chair discretion is not subtle. A chair may structure public comment — limiting time, requiring relevance, maintaining order. What a chair of a government body may not do is permit comment when it is unfocused and general, and then foreclose it when it becomes targeted and substantive opposition to a specific action.

That is not procedure. That is viewpoint discrimination.

The First Amendment prohibition on viewpoint-based restrictions applies to government bodies conducting public meetings. Where a public body opens a forum for public comment, it may impose reasonable, viewpoint-neutral time, place, and manner restrictions. It may not use those restrictions as a mechanism to allow generalized public participation while suppressing specific opposition to a specific government action from a known critic. The Supreme Court's prohibition on viewpoint discrimination in public forums — established in *Rosenberger v. Rector* and repeatedly reaffirmed — is not limited to legislative bodies. It applies to any government body that has opened a forum for public expression.

CVRPC is a government body. It opened a public comment period tonight. It then closed that period specifically to prevent targeted substantive objection from a member of the public who had submitted written documentation of a conflict of interest in the contract the committee was about to authorize. That sequence — open general comment, close targeted opposition — is viewpoint suppression. It is not cured by the fact that I was permitted to speak before the agenda context existed to make my remarks meaningful.

### III. The Context Compounds the Violation

The contract authorized over my suppressed objection tonight involves CVRPC accepting \$60,000 from the City of Montpelier to support redevelopment of a parcel whose planning status is before the Vermont Supreme Court in a case naming this Commission's Executive Director as appellee. My written comment, submitted this morning and suppressed from oral presentation tonight, documented four structural organizational conflicts of interest requiring disclosure under CVRPC's own standard contract provisions before execution.

Chair Carbee is aware of the pending litigation. The March 2, 2026 EC minutes reflect that the committee discussed changing legal counsel in connection with that proceeding. The decision to prevent oral public comment on a contract directly implicated in that litigation — from the party to that litigation who had documented the conflict in writing — is not a coincidence of parliamentary timing. It is suppression of the specific viewpoint that poses the most direct challenge to the committee's intended action.

### IV. Three Demands

1. Written comment entered in minutes in full. My written public comment submitted to CVRPC on June 1, 2026 must be entered into the official minutes of the June 1 EC meeting in its entirety. The minutes must further reflect, accurately, that I sought to be recognized for oral public comment when the Montpelier NBRC LDD contract authorization item was called, and that Chair Carbee declined to recognize me. Please confirm in writing, before June 9, that the draft minutes will contain both.

2. Written explanation from Chair Carbee within five business days. I am requesting that Chair Carbee provide a written explanation identifying: (a) the rule, policy, bylaw provision, or precedent authorizing the chair to foreclose public comment on a specific action item after permitting a general comment period at the opening of the same meeting; (b) whether any other member of the public was denied recognition for comment at any point in tonight's meeting; and (c) whether his decision to deny recognition was based on the content or viewpoint of the anticipated comment.

3. This letter and today's written comment circulated to all Board members before June 9. The Board

meets on June 9 to vote on endorsing the Regional Plan pre-application to the Land Use Review Board. The conduct of its Executive Committee chair in suppressing targeted public opposition to a contract implicated in active Supreme Court litigation is directly relevant to the Board's institutional credibility in that proceeding. All Board members are entitled to that record before they vote.

#### V. Notice of Legal Action

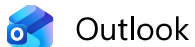
I am preserving this record for a potential action in Washington Superior Court under 1 V.S.A. § 314 seeking to void the authorization of the Montpelier NBRC LDD contract on the grounds that it was approved at a meeting at which viewpoint-based suppression of public participation occurred on that specific action item. The void remedy under § 314 is available precisely for this situation: government action taken at a meeting where a member of the public's participation rights were violated.

I am also preserving this record as evidence of a pattern of conduct by CVRPC's Executive Committee — including prior unquorate deliberations on Regional Plan matters, the refusal to disclose organizational conflicts before contract execution, and now the suppression of documented opposition at a public meeting — that is relevant to the pending proceedings in Vermont Supreme Court Docket No. 26-AP-064 and to any federal oversight proceedings arising from the CDBG-DR and EPA cooperative agreement compliance challenges.

This letter is a public record under 1 V.S.A. § 317.

Respectfully,  
Stephen Whitaker  
Montpelier, Vermont  
[whitaker.stephen@gmail.com](mailto:whitaker.stephen@gmail.com) | 802-661-4030

cc: Meyer@



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This letter is a public record under 1 V.S.A. § 317.

Respectfully,  
Stephen Whitaker  
Montpelier, Vermont  
[whitaker.stephen@gmail.com](mailto:whitaker.stephen@gmail.com) | 802-661-4030

cc: Meyer@

## **PUBLIC COMMENT — WRITTEN SUBMISSION**

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**To:** CVRPC Executive Committee

**Meeting:** June 1, 2026, 4:00 PM — 29 Main Street, Suite 4, Montpelier, VT

**Re:** Agenda Item — Contract Authorization, City of Montpelier NBRC LDD Services (GT-25FAC-00012)

**From:** Stephen Whitaker, Montpelier, Vermont

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My name is Stephen Whitaker. I am a resident of Montpelier and a party to Vermont Supreme Court Docket 26-AP-064, which challenges this Commission's approval of the Montpelier City Plan 2025.

I am today asking the Executive Committee to defer authorization of the City of Montpelier NBRC LDD Services contract pending a written conflict-of-interest disclosure to both this committee and to the Northern Borders Regional Commission.

The contract on your agenda today is not a neutral administrative function. The EC memorandum states its purpose plainly: CVRPC will serve as the Local Development District for an NBRC grant to “replace aging water and sewer infrastructure and support redevelopment of the Country Club Road site.” This is a \$60,000, three-and-a-half-year engagement in which CVRPC is being paid by the City of Montpelier to advance the development of a specific parcel — a parcel whose planning status is before the Vermont Supreme Court in a case naming CVRPC’s Executive Director as appellee.

The problem is not that CVRPC provides LDD services to municipalities. The problem is that CVRPC is simultaneously occupying roles that are structurally incompatible with the neutral judgment this engagement requires.

### **The Many Conflicting Roles**

**Role One: Active Litigant**

CVRPC is the named appellee in 26-AP-064, represented by West River Legal, defending its decision to approve the Montpelier City Plan 2025. That approval is the legal predicate for CCR's planned growth area designation and the pathway to Tier 1A status under Act 181. The May 4, 2026 Executive Committee minutes reflect that this Committee was briefed on the case and discussed changing counsel. CVRPC is now accepting \$60,000 from the municipality whose plan approval it is defending in active litigation.

**Role Two: Brownfield Program Administrator**

CVRPC's Brownfields Advisory Committee meets on Friday, June 5, to vote on the Supplemental Site Investigation work plan for 203 Country Club Road — the EPA-funded investigation managed by Stone Environmental under CVRPC's grant, coordinated by Eli Toohey, the same staff member named for this NBRC LDD contract.

CVRPC's BAC has discretion over the scope of that investigation. The scope decision determines whether the SSI produces the data needed to support a remediation standard and ultimately a Corrective Action Plan.

CVRPC cannot exercise independent scientific judgment over the SSI scope while simultaneously holding a financial interest in the development outcome that the SSI will enable.

**Role Three: Regional Plan Author**

This week's Regional Plan Committee special meeting is voting to recommend Board endorsement of the pre-application to the Land Use Review Board — an application that will include a Future Land Use Map potentially classifying 203 Country Club Road. CVRPC cannot neutrally certify that CCR meets the planned growth area criteria of 24 V.S.A. § 4348a while simultaneously being compensated by Montpelier to support CCR redevelopment.

**Role Four: CDBG-DR Participant**

This committee is also authorizing a new dedicated bank account for CDBG-DR funds. CVRPC's own receivables show \$168,466 owed from ACCD on CDBG-DR work. CVRPC issued a letter of support that was used as part of Montpelier's \$5 million CDBG-DR application for CCR infrastructure — an application that is currently the subject of an active federal compliance challenge filed with HUD, with a companion complaint to the HUD and DOT Inspectors General documenting materially false certifications in the application.

CVRPC cannot be a neutral LDD administrator for a grant program embedded in a federally challenged application.

## **The Segmentation Problem**

The NBRC grant application presented to this committee describes the project narrowly as water and sewer infrastructure and road improvements. That characterization omits material facts that NBRC's board was entitled to receive before approving the grant:

- The site is an enrolled BRELLA brownfield with documented exceedances of mercury, lead, arsenic, and heptachlor epoxide in soils.
- The Phase 2 Supplemental Site Investigation has not been completed and no Corrective Action Plan exists.
- The procurement contract for the site's development management was awarded sole-source and is the subject of active litigation in Vermont Superior Court.
- A CDBG-DR compliance challenge documenting materially false certifications in the related federal grant application has been pending since March 8, 2026, acknowledged in writing by HUD staff on March 20, 2026.
- CVRPC itself is a named appellee in the Vermont Supreme Court appeal of the municipal plan underlying the entire CCR development pathway.

NBRC's own grant procedures require disclosure of material facts affecting a project's viability and compliance status. Those facts were not disclosed.

CVRPC, as the prospective LDD, has a duty to ensure that the grantee's compliance with NBRC requirements is not undermined by undisclosed material deficiencies in the project record. Accepting the LDD role without disclosing these facts to NBRC exposes CVRPC to liability under its own standard contract provisions — specifically the Organizational Conflict of Interest (OCOI) disclosure requirements in Attachment C — and potentially under the federal False Claims framework applicable to federally funded NBRC grants.

## **The Request**

I am asking the Executive Committee to take the following three actions:

1. Defer authorization of the Montpelier NBRC LDD contract pending a written OCOI disclosure to this Committee documenting each of the concurrent roles described above.
2. Direct the Executive Director to notify NBRC in writing of the pending Vermont Supreme Court appeal (26-AP-064), the active CDBG-DR federal compliance challenge, the unresolved brownfield remediation sequence, and the sole-source procurement litigation before the LDD contract is executed.
3. Ask legal counsel whether West River Legal's representation of CVRPC in 26-AP-064 creates a professional responsibility issue for CVRPC in simultaneously accepting a contract to support the development project whose legal predicate is the subject of that appeal.

CVRPC is a public institution funded by municipal dues and federal grants to provide objective regional planning judgment. That function cannot coexist with a financial relationship that puts CVRPC on the City of Montpelier's payroll to advance a specific redevelopment project that is simultaneously before the courts, before federal compliance reviewers, and before this Commission's own regional plan adoption process.

The conflict is not subtle. It is structural. And the Committee's own standard contract provisions require that it be disclosed, documented, and resolved before execution — not after.

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*Submitted for the record.*

Stephen Whitaker

Montpelier, Vermont

Vermont Supreme Court Docket No. 26-AP-064

## MEMO

Date: June 9, 2026

To: Board of Commissioners

From: Christian Meyer, Executive Director

Re: Appointment - 87 State Street Local Development Corporation

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**✉ ACTION REQUESTED:** *move* to appoint the Executive Director, Christian Meyer, to represent CVRPC on the Board of Directors of the 87 State Street Local Development Corporation and to appoint Planner, Lincoln Frasca, as an alternate designee in the same capacity.

The Foundation for Resilient Montpelier is leading an initiative to create a Local Development Corporation to support a community led procurement and redevelopment process of the Federal Building at 87 State Street, Montpelier. The LCD is a public benefit corporation created for the purpose of fostering, encouraging, and assisting the physical location of business enterprises within Vermont (10 V.S.A. § 212(10)).

In this capacity, the FRM has invited CVRPC to sit on the board of directors of the LDC. CVRPC has played an important role in the planning process that has led up to this strategy, supporting the feasibility work as a fiscal agent and project administrator for funding received directly from the State of Vermont and the Northern Borders Regional Commission. CVRPC will continue to support the community in this process and provide technical assistance to support this economic development and housing project. Participating in the board work is complementary to this work.

This appointment did not come through the standard annual nomination process for two reasons: (1.) This would be a new appointment, and (2.) the request was received after our annual nomination process had concluded. The executive director currently represents CVRPC on the several boards, including GMT/TVT, MRVPD, VAPDA, and the CVEDC.

**MEMO**

Date: June 9, 2026

To: Board of Commissioners

From: Christian Meyer, Executive Director

Re: 2026 Regional Plan Pre-Application

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☒ **ACTION REQUESTED:** *Motion* to direct staff to submit the Draft 2026 Regional Plan pre-application, as presented at the June 9, 2026 meeting of the CVRPC Regional Planning Commission, to the Land Use Review Board.

At their June 3, 2026 meeting, the Regional Plan Committee moved to recommend the CVRPC Board of Commissioners direct staff to submit a pre-application for the 2026 Regional Plan to the Land Use Review Board. This pre-application is an opportunity for the LURB and other State agencies, including the Department of Public Service, to provide comments and conduct a preliminary review of our plan for completeness before CVRPC considers adoption. This action in no way shall constitute regional adoption of the Draft Plan.

The current draft of the Plan and appendices, the Future Land Use Area map, and the Housing Targets with supporting explanations are all available on the CVRPC web site for commissioner and public review (<https://centralvtplanning.org/programs/regional-planning/regional-plan/>). All changes made to the draft Plan since the May meeting of the Board of Commissioners are marked in red. Additionally, please find attached a copy of the slides staff intend to present during the June 9 meeting and a table of all comments received to date on the plan and how they have been addressed.

By way of reviewing where we are in the regional plan adoption process, staff will be continuing public outreach with an emphasis on municipal input on the Future Land Use Area map and local input on the Tier 1 eligible areas. Comments received throughout the public outreach period will be recorded and considered for inclusion in the final draft of the plan CVRPC considers for adoption.

As has been stated before, the Regional Plan under review is intended to be adopted for the expressed purpose of meeting statutory requirements. This plan does not reflect the work undertaken by the Regional Plan Committee over the course of the last two years. The Regional Plan Committee and staff are continuing to advance a comprehensive updated of the regional plan for full commission consideration mid-2027, allowing ample time for commissioners, and members of the public to consider the new policies, goals, strategies, format, and vision for the region.

06/09/26

Board of Commissioners



Central Vermont Regional Planning Commission

# 2026 Regional Plan

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JUNE 9, 2026

# Contents

1. Timeline for Regional Plan Submission and Adoption
2. Overview of the Draft Regional Plan
3. Notable Updates Since 2024
  1. Energy
  2. Environmental Justice
  3. Future Land Use Map
  4. Housing Targets
4. Towns Eligible for Tier 1B Status
5. Questions

# Timeline

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## June:

- CVRPC submits LURB Preapplication
- CVRPC submits the draft Regional Plan to PSD (starts Enhanced Energy review)

## August:

- LURB provides Preapplication response

## August/September:

- CVRPC holds first public hearing

## September:

- CVRPC incorporates public comments and LURB feedback
- Final draft of the Regional Plan completed

## October:

- CVRPC holds second public hearing
- CVRPC Board adopts the Regional Plan

## October/November:

- CVRPC submits LURB Application

# Overview of LURB Preapplication

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## What is it?

- Informal review by the LURB
- LURB facilitates compilation of comments from the public and state agencies
- Initial evaluation of compliance with statute

## What is being submitted?

- Draft Regional Plan
- Draft Future Land Use Map
- Draft Regional Plan Review Checklist
- Tier 1B Status Requests

# Next Steps

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- Staff and the Regional Plan Committee will continue to update the Regional Plan beyond the statutory requirements mandated by Act 181
  - These changes will be incorporated into the Regional Plan mid-2027
- Ongoing outreach will occur throughout the summer
- CVRPC will continue to review and integrate comments before the final public hearing

# S. 325 – Act 181 Update

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## What will change:

- Tier 3 and Road Rule
- Clarified non-minor amendment process and Tier 1B area status requests
- Municipal plan expiration extension

## What will NOT change:

- Regional Plan submission timeline
- Future Land Use Map
- Content of the Regional Plan

# Overview of Draft Regional Plan

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# Chapter Outline

1. Introduction and Statement of Policy
  - a) Equitable Planning
  - b) Flood Resilience
2. Natural Resources and Working Lands
3. Future Land Use
4. Energy
5. Transportation
6. Utilities, Facilities, and Services
7. Housing
8. Economy
9. Implementation Plan

# Appendixes

- A. Maps
- B. Enhanced Energy
- C. Housing Target Methodology
- D. Future Land Use Map Methodology
- E. Environmental Benefits and Burdens Analysis
- F. Statutory Language
- G. Regional Plan Committee Review Dates of New Plan Chapters
- H. Substantial Regional Impact Definition

# Overview of Changes

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- Data updating and minor changes based on statute
- Incorporation of Commissioner feedback
- Environmental Justice (EJ) Analysis
- Energy
- Alignment with Act 181 and the HOME Act
  - Future Land Use Map
  - Housing Targets
- Regional policy largely **unchanged**

# Notable Updates

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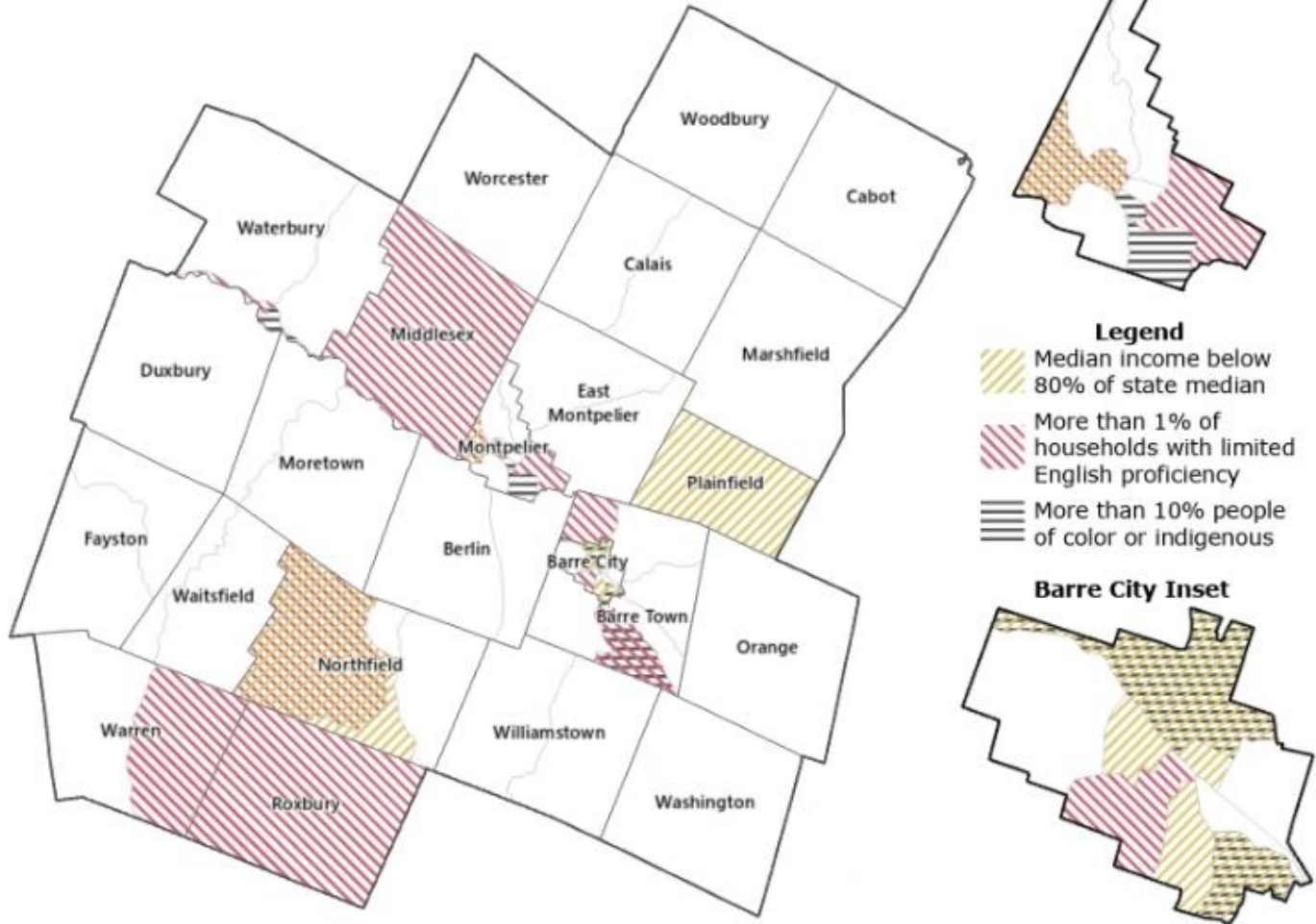
- Data updating and minor changes based on statute
- **Environmental Justice (EJ) Analysis**
- **Energy**
- **Alignment with Act 181 and the HOME Act**
  - **Future Land Use Map**
  - **Housing Targets**
- Regional policy largely **unchanged**

# Energy

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- Retention of goals and policies from 2018 Enhanced Energy Plan
- Narrative largely unchanged from the 2024 Plan
- Inclusion of commissioner feedback
- Other updates reflect changes to meet statutory requirements
  - [24 V.S.A. § 4352](#)
  - [10 V.S.A. § 581](#)
  - [10 V.S.A. § 578](#)
- [Act 174](#) Standards

### Environmental Justice Focus Populations



# Environmental Justice

Statute: [3 V.S.A. § 6002](#)

### Impact on Plan:

- Equitable Planning section and spatial analysis
- Evaluation of disproportionate burdens on environmental justice focus populations (EJFPs)
- Review of Plan through EJ lens

# Future Land Use Map

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# Future Land Use Areas

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1. Downtown Center – *Tier 1a and 1b eligible*
2. Village Center – *Tier 1a and 1b eligible*
3. Planned Growth Area – *Tier 1a and 1b eligible*
4. Village Area – *Tier 1b eligible*
5. Transition/Infill
6. Enterprise
7. Resource-Based
8. Rural
  1. Hamlets
  2. Rural – General
  3. Rural – Agriculture and Forestry
  4. Conservation

# Housing Targets

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# Housing Methodology: 40 -20 -40

## 40% to Downtowns and Planned Growth Areas

### Downtown Center

### Planned Growth Area

Barre City, Berlin, Montpelier, Northfield, Waterbury

Barre City, Barre Town, Montpelier, Northfield, Waterbury

## 20% to Villages

### Village Area

### Village Center

Barre Town, Cabot, Calais, East Montpelier, Marshfield, Middlesex, Moretown, Northfield, Orange, Plainfield, Roxbury, Waitsfield, Warren, Washington, Waterbury, Williamstown, Woodbury, Worcester

## 40% by Population

	Lower	Upper		Lower	Upper
Barre City	347	528	Barre City	1,100	2,167
Barre Town	245	372	Barre Town	775	1,528
Berlin	254	386	Berlin	803	1,583
Cabot	68	104	Cabot	216	426
Calais	46	71	Calais	147	290
Duxbury	24	36	Duxbury	76	150
East Montpelier	103	156	East Montpelier	325	641
Fayston	21	32	Fayston	66	130
Marshfield	52	79	Marshfield	165	325
Middlesex	40	61	Middlesex	127	251
Montpelier	529	804	Montpelier	1,674	3,299
Moretown	39	60	Moretown	125	246
Northfield	198	302	Northfield	628	1,238
Orange	33	50	Orange	104	206
Plainfield	54	83	Plainfield	172	339
Roxbury	28	43	Roxbury	89	176
Waitsfield	59	89	Waitsfield	186	367
Warren	41	62	Warren	129	253
Washington	32	48	Washington	100	198
Waterbury	204	310	Waterbury	645	1,272
Williamstown	72	110	Williamstown	229	452
Woodbury	18	27	Woodbury	56	111
Worcester	33	51	Worcester	106	209
<b>Vermont</b>	<b>2,540</b>	<b>3,864</b>		<b>8,045</b>	<b>15,856</b>

# Municipal Housing Targets

# Tier 1B

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# Tier 1B Status Eligibility ([10 V.S.A. § 6033](#))

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- (1) The **municipality** has **requested** to have the area mapped for Tier 1B.
- (2) Has duly **adopted and approved plan** and confirmed planning process
- (3) Has permanent **zoning and subdivision bylaws**
- (4) **Excludes identified flood hazard and fluvial erosion areas**, except those areas containing preexisting development in areas suitable for infill development
- (5) Has **water supply, wastewater infrastructure, or soils** that can accommodate a community system for compact housing development 6033(c)(5)
- (6) Has **adequate** municipal staff, municipal officials, or contracted **capacity**

# Tier 1B Eligible Towns

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Barre City

Barre Town

Berlin

Cabot\*

Calais\*

East Montpelier\*

Marshfield

Middlesex

Montpelier

Moretown

Northfield

Plainfield

Waitsfield

Warren

Waterbury

# Tier 1 Eligibility Outreach

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- CVRPC is reaching out to Commissioners in eligible and noneligible cities and towns
- CVRPC will connect with City Councils/Select Boards, Planning Commissions, Planning & Zoning and municipal staff to schedule meetings this summer to review draft FLU Map and eligibility

# Questions?

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# Additional Resources

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- [VAPDA Future Land Use Map Methodology](#)
- [CVRPC Housing Target Methodology](#)
- [LURB Tier 1A Guidelines](#)
- [LURB RPC Application Guidelines](#)
- [Current S.325 Draft \(as passed by the Senate and the House\)](#)

From	Chapter/Element	Category	Comment	Staff Recommendation/Comment	Resolution
Alice Peal	Overall	Narrative style	I feel that this narrative is not well focused. Many of the paragraphs/sentences combine issues that should be stated separately. Things seem to meander around without clear explanation and lack of solutions.	This has been part of the challenge of advancing the 2026 Interim Plan with as few changes as possible to facilitate board adoption, while importing text from the Rewrite Plan that the Regional Plan Committee had seen in their recent work. The goal was to only add new text as needed to meet Act 181 statutory requirements.	No action necessary.
Alice Peal	Overall	Process	Alex told me send the LURB what you have. Send this as a draft...	Submission to the LURB requires the completion of the pre-application checklist. This work is in progress and will be done once all Commissioner feedback has been received.	No action necessary.
Alice Peal	Overall	Narrative style	I hate the run on sentences.	The "voice" of the 2026 Interim Plan has been a carryover from the 2024 plan. The forthcoming Rewrite Plan to follow will resolve issues like this.	No action necessary.
Doug Greason	Overall	Amount of Changes	1. This draft interim regional plan is being created as an amended regional plan based on the amended regional plan adopted in 2024. I am concerned that the extent of changes in this draft interim plan is much greater than I had anticipated, and that the draft interim plan may exceed the limit of what can constitute an amended plan.	This 2026 Interim Plan will be a "new" Regional Plan for the purposes of restarting the 8-year clock per Act 181. The recycling of text from the 2024 plan was to facilitate a speedier adoption process by the Board of a familiar document, as outlined above.	No action necessary.
Doug Greason	Overall	Amount of Changes	2. When CVRPC created an amended regional plan in 2024, there was pushback arguing that the extent of changes being made required that the plan be reviewed as a new plan, with a longer and more detailed public review process. The extent of changes being made in the draft amended interim plan we are reviewing now is much greater than the extent of changes made in 2024.	The public review process laid out by Christian in the Regional Plan Committee and CVRPC Board meetings, follows the Act 181 timeline. The process for adopting this 2026 Interim Plan is the same for any amount of revisions.	No action necessary.
Doug Greason	Overall	Amount of Changes	3. I think we can anticipate that there will be claims advanced that the amended plan we are creating is indeed a new plan with the longer review process that would require. If there is a formal objection raised to this draft interim plan as an amended plan, I am concerned that our draft amended plan may be found to actually be a new plan. Accordingly, it would have to go through the full review process. If that is the case, we lose the scheduling advantage of this interim plan.	Because this is a "new" Plan per Act 181, the timeline won't be extended because of the amount of changes from the 2024 Plan.	No action necessary.
Doug Greason	Overall	Process	4. If we are committed to developing this interim plan rather than pushing for revised deadlines for a final plan, I would like to understand how CVRPC can ensure that our amended interim plan will indeed be acceptable as an amended rather than new plan.	Once the preliminary draft has been approved by the CVRPC board, that version will go to the LURB for review. The LURB will give both suggested and required changes. While the LURB is reviewing the pre-application draft, public comment will continue. The intention is to focus on the LURB-required changes and those needed in response to public comment in editing the final version submitted to the LURB.	No action necessary.
Alice Peal	Overall	Amount of Changes	I agree with Doug here. (1-4 above)	See responses to comments 4-7.	No action necessary.
Doug Greason	Overall	Structure of Document	There are eight required elements in a regional plan. Why wouldn't we make it easier for the LURB to approve this draft plan by giving them eight chapters that correspond directly to these elements? Our plan needs to meet the requirements of the LURB – it seems shortsighted not to accept their terms for these specific requirements.	The LURB uses a pre-application checklist for the RPC to identify where the Plan addresses each element, goal and other statutory requirements. Staff have communicated with the LURB about how to best complete this document for their review. There is an expectation that elements and goals will be addressed in multiple places throughout the document.	Resolved: Natural Resources and Working Lands and Future Land Use content were separated.

Alice Peal	Overall	Content: missing	Also this is not the Natural Resources Chapter the committee first reviewed.	This is the 2024 version of the Natural Resource chapter. The version the RPC reviewed was the draft language for the forthcoming Rewrite Plan. Continuing the work on that Rewrite Plan will be the focus of the RPC work immediately after this 2026 Interim Plan has been adopted and approved.	No action necessary.
Doug Greason	Overall	Narrative style	Review new text for vague language (“encourage, support” etc.) that can be made mandatory.	Newly added goals/policies/strategies have been reviewed, and no changes have been made to the draft released on 4/21/2026. If edits are desired to create mandatory language, changes should be flagged for the CVRPC Board to review their agreement with.	Reviewed and resolved. No action taken.
Alice Peal	Overall	Language: policies	And we have had the discussion about should and shall. The should need to go.	See response to comment 11.	Reviewed and resolved. No action taken.
Doug Greason	Overall	Language: policies	Clarify that policies are indeed policies – the plan does not “propose” policies, it “states/establishes/creates” policies. See Land Use Policy Statement p45.	The Land Use Policy Statement has been revised to use direct voice.	Resolved: Text revised.
Doug Greason	Overall	Language: policies	Review all uses of “CVRPC” as the subject of a sentence. See Land Use Policy Statement p45. The Regional Plan is created by the CVRPC, do actions/policies within the plan need to be identified as the actions/policies of the CVRPC?	This structure "CVRPC will <u>verb</u> " is the primary structure to convey actions that CVRPC as an organization will undertake or strategies it supports, "CVRPC supports <u>idea or concept</u> ." This language is consistent through strategies/policies in Land Use, Energy, Utilities/Facilities/Services, Housing, and the Implementation Plan chapters. The Full Rewrite Plan Aspiration/Goals/Strategies/Policies are directive policy language, i.e. "Goal 1: Evolve... Goal 1: Identify... Strategy 1: Support..."	Reviewed and resolved. No action necessary.
Jerry D'Amico	Overall	Narrative style	Referred to by Alice: too many adverbs (?)	The "voice" of the interim plan has been mainly a carryover from the 2024 plan. The Full Rewrite Plan will resolve issues like this.	No action necessary.
Alice Peal	Overall	Content: missing	I don't think this document represents the work that has been done by the committee over the past year.	This has been part of the challenge of advancing the interim plan with as few changes as possible to facilitate board adoption, while importing text from the Full Rewrite text that the Regional Plan Committee had previously seen. The goal in adding the new text was solely to meet statutory requirements.	No action necessary.
Alice Peal	Land Use	Content: edit	There is references to Tier 3 and the Road Rule in this document. This should be removed citing the repeal. Alex Weinhagan has said that Tier 3 work has ceased.	These appear in the VAPDA methodology and Future Land Use Area definitions, and are not referred to in the body of the text	Reviewed and resolved. No action necessary.
Alice Peal	Land Use	Content: edit	I think the Natural Resources and Land Use Chapter should be separate chapters. Also this is not the Natural Resources Chapter the committee first reviewed.	The Natural Resources and Land Use Chapter has now been broken out into the Natural Resources and Working Lands Element and the Future Land Use Element.	Resolved: Natural Resources and Working Lands and Future Land Use content were separated.
Doug Greason	Land Use	Content: edit	6. Small point – in Rural Conservation, non-profits acquire development rights by donation as well as by purchase. Maybe this needs to be described as “acquire” rather than “purchase”	Text has been edited.	Resolved: Text edited.
Doug Greason	Energy	Narrative style	Each chapter needs to be organized in a way that creates a logical whole. Some of the chapters, particularly Energy, seems like more of a list of topics.	The Rewrite Plan will be organized in a more cohesive way. The goal in adding the new text was solely to meet statutory requirements, while retaining as much of the 2024 as possible. The Energy Chapter has been edited down to meet statutory requirements, and the Energy Plan is supplemental.	Reviewed and resolved. No action necessary.

Alice Peal	Energy	Narrative style	I agree with Doug about the Energy Chapter.	The Energy Chapter has been edited down to meet statutory requirements, and the Energy Plan is supplemental. This is the work that John Brabant did with Sam.	No action necessary.
Doug Greason	Housing	Content: edit	7. Review housing chapter for consistent use of State Designation Program categories and the new LURB categories. For example, does the “New Town” designation survive the latest changes?	State designations in the Housing Chapter were reviewed, and all references to "New Town Centers" throughout the document were revised to clarify reference to legacy designation titles and new FLUA categories/designations.	Resolved. Text edited.
Doug Greason	Overall	Structure of Document	Our draft interim amended plan already has five chapters whose titles identify them as elements – Energy Element, Transportation Element, Utilities Facilities and Service Element, Housing Element, and Economic Element. It would be straightforward to provide the other required elements as dedicated chapters. The chapter “Natural Resources and Land Use” could be changed to “Natural Resources and Future Land Use Element”. “Economic Element” could become “Economic Development Element”. “Flood Mitigation Element” could added as a new chapter Yes with relevant references in other chapters as is done with other broad topics. We have already added a chapter for “Implementation” to this draft, and there is no reason we couldn’t add this new chapter.	This has been done, with the exception of flood resilience, as noted in response to comment 25.	Reviewed and resolved. See comments #9/25
Alice Peal	Resilience	Structure of Document	Flooding, mitigation, disaster recovery is a separate chapter.	In this Interim Plan, flood resilience is threaded throughout many chapters, as are mitigation and disaster recovery. In the Full Rewrite Plan they will be collected in a cohesive way in a new Chapter based on Act 181 Element 10.	Reviewed and resolved. No action taken.
Alice Peal	Natural Systems/Land Use	Content: missing	There is no discussion of River Corridor, Flood Plain, Wetlands (small blurb somewhere) nothing of substance.	These topics are covered in maps, which meets statutory requirements, but not narratively.	Reviewed and resolved. No action taken.
John Brabant	Energy	Content: missing	beginning at p. 13 (bottom) Siting section for energy and highlighted language beginning on p. 16 (top) -p. 18 (bottom) that should be added back into the 2026 draft to be submitted to the LURB.	Staff met with John to review. Language from the 2016 plan siting section has been integrated into 2026 Plan siting section. If further edits are desired, those should be flagged for the CVRPC Board to review their agreement with.	Resolved. Text edited.
John Brabant	Energy	Content: missing	There also needs to be clarifying language added to state that projects or project sites (any projects be they housing, energy, industrial development, etc.) proposed for development in a municipality MUST have the support of the municipality wherein they are proposed to be in compliance and compatible with the CVRPC regional plan, regardless of regional significance or impact. Where projects not supported by, or otherwise in alignment with the municipal plan and zoning and are thus disallowed under the regional plan, the CVRPC will not endeavor to otherwise support or advocate for such projects in any proceeding, including, but not limited to Act 250 and Public Utility Commission hearings.	Language revised in the Compatibility Statement has been revised to reference the precedence of municipal plans in Act 250 and Section 248/248a applications, except as to the aspects for a project that create substantial regional impact, with the definition proposed by the Regional Plan Committee and ratified by the Board of Commissioners. The full definition of SRI is included in that section as a footnote and has been added as an appendix.	Resolved. Text edited.
Doug Greason	Housing	Content: missing	5. Affordable Housing section seems quite weak. This is an important topic, how about more discussion of the current state of play and likely directions for progress.	“Affordable Housing” referred to state and federally subsidized housing, the statutory language. Revisions were made to headings and order of content to facilitate easier navigation of the current situation, i.e. population trends, housing expense, housing availability, and future housing targets.	Resolved. Headings revised and order adjusted to make more clear/accessible.

Gerry D'Amico	Transportation	Content: missing	I'm recommending that [CVRPC] include a description of the imaginary surfaces around the airport and to include statements about the need to protect them from development. I suggest that we add a paragraph informing the reader of the plan that any construction within 5 nautical miles of the airport should file a notification of construction within the FAA. (To determine if such construction will affect navigable airspace. )	Text added to Air Transportation that development near Knapp and Sugarbush airports will need to follow State and Federal standards around flight path and approach clearances.	Resolved. Text edited.
Paula Emery	Overview	Content: edit	NECI is gone.	Text has been removed.	Resolved. Text edited.
Paula Emery	Introduction	Content: missing	Scenery? This is new to me – is it time to introduce wildlife corridors/intact forests?	Wildlife corridors and forest blocks are included further in the Plan, but reorganization of that content can be considered in the Full Rewrite Plan. The goal in adding the new text was limited to that needed to meet statutory requirements, while retaining as much of the 2024 as possible. (See response to comment 1.)	Reviewed and resolved. No action taken.
Paula Emery	Implementation	Content: idea	A venn diagram illustrating the relationship between state and region would be cool.	This idea will be included in notes for the Full Rewrite Plan.	Reviewed and resolved. No action taken.
Paula Emery	Introduction	Content: missing	Refers to chapter 117 but not of what – what document?	Text has been edited.	Resolved. Text edited.
Paula Emery	Compatibility Statement	Content: idea	Since substantial regional impact is a recurring and important matter, could there be a pull-out box for definition?	SRI has been added to Appendix H, and the idea for a text box will be included in notes for the Full Rewrite Plan.	Resolved. Text edited.
Paula Emery	Policies to Guide Future Growth	Content: idea	I think this paragraph can be used more than once, particularly on page 13, because restatement adds emphasis (and clarity for the reader)	This idea will be included in notes for the Full Rewrite Plan.	Reviewed and resolved. No action taken.
Paula Emery	Policies to Guide Future Growth	Content: idea	This [the bulleted list of broad policies goals/objectives aim to implement] is very good and hopefully can be set off in the text by a box or something. It is a good reference point for anyone reading the document.	This idea will be included in notes for the Full Rewrite Plan.	Reviewed and resolved. No action taken.
Paula Emery	Compatibility Statement	Content: idea	Consider adding a link to the map referenced [as resources consulted for identifying vulnerable communities for Environmental Justice analysis]	References to the websites (not the maps) are included in the footnotes. The map will be included in Appendix E once it is completed.	Reviewed and resolved. No action taken.
Paula Emery	Equitable Planning: Frontline/Vulnerable Communities	Structure of Document	Really glad these are here. THANKS [Footnotes with links to websites/resources that are referenced in EJ analysis]	We're glad that readers are interested in learning more.	No action necessary.
Paula Emery	Communications: Newspaper	Content: idea	Please use the Times Argus as the newspaper of record. While it still exists it should be the paper of record.	This idea will be included in notes for the Full Rewrite Plan.	No action necessary.
Paula Emery	Throughout	Structure of Document	Can there be a box noting other places in the doc where people can find flood information since it is new and occurs elsewhere	In the Full Rewrite Plan Flood Resilience will be addressed in a more cohesive way. For this Interim Plan, the LURB checklist identifies all the places where it appears. Some RPCs have included the checklist as part of their document. CVRPC will consider including this as part of our 2026 Interim Plan submission to the LURB.	Reviewed and resolved. No action taken.

Paula Emery	2. Natural Resources and Working Lands: Introductory paragraph	Content: missing	With this exposure came new people, new development..., [add: and new demands on existing systems.]”	Text has been edited.	Resolved. Text edited.
Paula Emery	2. Natural Resources and Working Lands - Discussion: Trends	Content: idea	Where does this [bulleted list of expected changes over time in use of lands]come from ? Should it be footnoted/referenced?	This text is a carryover from the 2024 plan. Citations were not included in the original. Staff will review citations policy for Full Rewrite Plan.	Reviewed and resolved. No action taken.
Paula Emery	P. 27	Comment	Notable that this is happening [need for regional self-sufficiency in food production due to various factors]	No change necessary.	No action necessary.
Paula Emery	Resource protection	Content: missing	Note that this priority is not listed in the beginning of the document in Policies to Guide Future Growth	The Policies to Guide Future Growth were carried over from the 2024 plan. More specific language around resource protection can be considered in the future rewrite of the plan.	Reviewed and resolved. No action taken.
Paula Emery	Wildlife habitat	Narrative style	Is there another way to say “nature’s spirit” that doesn’t sound so... spiritual? This is a slippery slope.	The goal in adding the new text was limited to that needed to meet statutory requirements, while retaining as much of the 2024 Plan as possible. (See response to comment 1.)	Reviewed and resolved. No action taken.
Paula Emery	Pg. 34	Content: edit	In only mentioning Camels Hump it diminishes all of the other areas of significance --	The goal in adding the new text was limited to that needed to meet statutory requirements, while retaining as much of the 2024 Plan as possible. (See response to comment 1.)	Reviewed and resolved. No action taken.
Paula Emery	Critical resource areas	Content: idea	Links and reference would be good here – a map	Will be a part of the mapping appendix	Staff will edit and add the correct figure and map reference numbers in the pre-application draft of the plan.
Paula Emery	Impermeable surfaces	Structure of Document	In aquifer recharge areas – can this be map referenced? I’m guessing that some are still being built while others are defunct but still paved, like the old Ames plaza on the BM road that is now mostly vacant due to flooding.	The Water Supply and Wastewater Systems Map is included in the Map Appendix.	Reviewed and resolved. No action taken.
Paula Emery	Pg. 39	Content: edit	The new red text is HUGE and has a lot of important information but is garbled in places and has run-on sentences. Can it be broken into shorter paragraphs or bullet points for clarity?	Text has been edited.	Resolved. Text edited.
Paula Emery	Natural Systems and Land Use - Discussion Trends: Watersheds	Content: missing	Provide a link to the referenced documents [Tactical Basement Plan].	A link to the Winooski River Tactical basement Plan is included as a footnote when in the Critical Resource Areas section.	Reviewed and resolved. No action taken.

Paula Emery	Land Development Issues: Stormwater Management	Content: missing	Is this the only mention of worsening the hazard downstream? Because that's becoming a very big deal.	The goal in the new text was limited to adding only that needed to meet statutory requirements, while retaining as much of the 2024 plan as possible. (See response to comment 1.) Flood resilience will be covered in significantly more depth in the Full Rewrite Plan.	Reviewed and resolved. No action taken.
Paula Emery	Centers Policies	Language: policies	I found this very confusing. Are we encouraging shopping centers? What is a shopping center? It is the very same sprawl development condemned later in this document. I feel like this section was written for Williston and the BM Road.	Language has been clarified to explain when text refers to Downtown/Village Centers and when it refers to shopping centers. The shopping centers definition text box was moved closer to the specific policy that it pertains to.	Resolved. Text edited.
Paula Emery	Centers Policies	Content: missing	This whole section doesn't mention downtowns – just shopping centers. If this is an omission I think it is a very dangerous omission and I would like to discuss it with the Commissioners.	Language has been clarified to explain when text refers to Downtown/Village Centers and when it refers to shopping centers. The shopping centers definition text box was moved closer to the specific policy that it pertains to.	Resolved. Text edited.
Paula Emery	Future Land Use Areas: Transition or Infill	Content: missing	Greenfields is mentioned here but is not defined and isn't mentioned prior to this (I think). It should be defined.	A footnote has been added with a definition.	Resolved. Text edited.
Paula Emery	Pg. 59	Content: missing	It says that host municipalities and CVRPC can request a community impact study, but can neighboring communities request one? Is this an omission?	As the 2024 Plan was revised for the Interim Plan, some anecdotal content was carried forward in this version. Staff will review to what extent this is preproperate in the Full Rewrite Plan.	
Paula Emery	Future Land Use Area Definitions	Comment	Rural areas... are generally rural in character. ;)	No change necessary.	No action necessary.
Paula Emery	Future Land Use Area Definitions	Comment	Yup.	No change necessary.	No action necessary.
Paula Emery	Public Water Systems	Content: missing	Plainfield isn't on this list [Municipally-owned Community Water Systems]	The table has been expanded to include all municipally-owned water systems. The latest data available from the state through DEC is 2023. A footnote has been added that permitted ability to expand and having the capacity to expand may not be congruent.	Resolved. Text edited.
Paula Emery	Solid Waste: Re-use	Content: missing	Mention drop n swap	Salvation Army call out removed in text. This information has been noted for the Full Rewrite Plan.	Resolved. Text edited.
Paula Emery	Solid Waste: Re-use	Content: missing	ReSource has used clothing now	Text has been edited.	Resolved. Text edited.
Paula Emery	Solid Waste: Re-use	Content: missing	Salvation Army was flooded out. new one is rarely open	Salvation Army call out removed in text.	Resolved. Text edited.
Paula Emery	Voice communication	Content: edit	FairPoint has been gone for a LONG time. Consolidated Communications has been purchased by Fidium – there's a transition happening now.	Text has been edited.	Resolved. Text edited.
Paula Emery	Voice communication	Content: edit	Judging by the disappearance of the telephone book, I think the third paragraph's opening is no longer true.	Text has been edited from modifier most to many. In the Full Rewrite Plan, comments like this will be verified or omitted.	Resolved. Text edited.

Paula Emery	Infrastructure: Solid Waste Policy 6A	Content: edit	6A – The ARCC [additional Recyclables Collection Center]is up on Granger Road now – is that permanent?	This is referenced online as a year-round facility. Text has been edited accordingly.	Resolved. Text edited.
Paula Emery	Economic Goal 2, Policy 2C	Content: missing	Greenway Inst. is doing this.	This idea has been noted for the Full Rewrite Plan.	Reviewed and resolved. No action taken.
Paula Emery	Economic Goal 2, Policy 2B	Content: edit	Again, reference the newspaper of record.	This idea has been noted for the Full Rewrite Plan.	Reviewed and resolved. No action taken.
Paula Emery	Economic Goal 5, Policy 17	Content: missing	I'm surprised that the Cross Vermont Trail isn't mentioned here. It could become a great economic driver – in an eco tourist kind of way. Think Camino Santiago on a bike: inns, parks, resting places along rivers, people buying food and beverage all along the way.	This idea has been noted for the Full Rewrite Plan.	Reviewed and resolved. No action taken.
Jerry D'Amico	Chapter 2	Content: edit	Chapter 2 is that after citing Act 181 on page 47 [ignore that Act 181 has been redacted by the legislature] the plan discusses FLUAs which are organized into the following groups [see page 47]: then the plan is not consistent in keeping the following groups in order .. there are name changes and the descriptions are out of order, e.g. Hamlets [page 62] follows Rural Areas [page 60]; while on page 47 under Act 181citation, Hamlets is item 5 and Rural Areas are item 6.	Text has been edited.	Resolved. Text edited.
Jerry D'Amico	Throughout	Narrative style	I found the plan cumbersome to read... it is too wordy. it should be concise and readable.	The "voice" of the 2026 Interim Plan has been a carryover from the 2024 plan and the insertions to meet statute. The forthcoming Rewrite Plan to follow will have a much more cohesive and consistent voice.	No action taken.

**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



## MEMO

Date: June 9, 2026

To: Board of Commissioners

From: Reuben MacMartin, Senior Planner

Re: Letter of Compatibility for Moretown North Sidewalk Implementation Grant Application

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**✉ ACTION REQUESTED:** *approve* provision of a letter of compatibility for Moretown's application to the Bicycle and Pedestrian Grant Program for Design and Construction funds to build a sidewalk connecting the Gallagher Acres development to Downtown Waterbury.

Moretown is seeking a letter of compatibility for their grant application in pursuit of implementation funds for a previously scoped sidewalk connecting Gallagher Acres in North Moretown to Downtown Waterbury along US-2. This project is consistent with Regional Plan goals relating to safety, multimodalism, and emissions reductions.

The following policies are directly relevant to the development of this project:

- Land Use Policy 9: Support the creation of off-road bike and pedestrian paths that connect Regional and Town centers with residential areas and neighboring centers in a hub and spoke pattern.
- Transportation Goal 4: To integrate modes of travel to allow for their most effective use and ultimately reduce dependence on single occupant vehicles, including:
  - Transportation Policy 3: Ensure adequate mobility for all segments of the population, including residents who cannot or do not use private automobiles.
  - Transportation Policy 5: Encourage the availability of multiple options for the movement of people and goods.
- Transportation Goal 5: Establish a transportation system that minimizes consumption of resources and maximizes the protection of the environment.
- Transportation Goal 6, Policy 5: Promote projects that limit the conflicts between the motor vehicle traffic stream, pedestrians, and the rail system.

Staff have reviewed ANR wetlands, flood hazard, and river corridor layers and found no conflict with the proposed alignment.



June 4, 2026

Peter Pochop  
VTrans Bicycle and Pedestrian Program  
Vermont Agency of Transportation  
219 North Main Street  
Barre, VT 05641

Dear Mr. Pochop,

The Central Vermont Regional Planning Commission (CVRPC) has found the Town of Moretown's application to the 2026 Bicycle Pedestrian Federal Grant, Design Construction program to be compatible with the Regional Plan. Moretown is ready to begin design and construction on the project which would include engineering, design, MPM, ROW, construction and inspection phases.

The following policies are directly relevant to the development of this project:

- Land Use Policy 9: Support the creation of off-road bike and pedestrian paths that connect Regional and Town centers with residential areas and neighboring centers in a hub and spoke pattern.
- Transportation Goal 4: To integrate modes of travel to allow for their most effective use and ultimately reduce dependence on single occupant vehicles, including:
  - Transportation Policy 3: Ensure adequate mobility for all segments of the population, including residents who cannot or do not use private automobiles.
  - Transportation Policy 5: Encourage the availability of multiple options for the movement of people and goods.
- Transportation Goal 5: Establish a transportation system that minimizes consumption of resources and maximizes the protection of the environment.
- Transportation Goal 6, Policy 5: Promote projects that limit the conflicts between the motor vehicle traffic stream, pedestrians, and the rail system.

This extension of the existing sidewalk network will create a pedestrian connection between housing in North Moretown (identified in the CVRPC Regional Plan as a town center) and local commerce, schools, and regional employment centers.

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

Sincerely,

*Reuben MacMartin*

Reuben MacMartin, Senior Planner

## Central Vermont Regional Planning Commission

P: 802-229-0389

Staff Report, May 2026 [cvrpc@cvregion.com](mailto: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](mailto:toohey@cvregion.com), or Niki Sabado [sabado@cvregion.com](mailto:sabado@cvregion.com) unless otherwise noted.

#### Municipal Planning & Plan Implementation:

##### Barre City:

- Provided administrative assistance to Barre City on the NBRC funded Prospect Heights project. (Eli)

##### Berlin:

- Met with the Planning Commission to discuss Land Use/Natural Resources and Resilience and Flooding chapters for the town plan update. (Niki)

##### Calais

- Provided feedback for town plan draft chapter– Natural Resources. (Niki)

##### Middlesex:

- Prepared contract for the municipal planning grant (MPG) FY2026. (Niki)

##### Montpelier:

- Provided administrative assistance to Montpelier on the NBRC funded project for Country Club Road. (Eli)
- Collaborated with the Foundation for a Resilient Montpelier on appraisal, legal, environmental, design, and real estate development services for the property located at 87 State Street (Lincoln, Eli).
- Drafted recommendations for affordability needs in rental and homeownership (Lory).

##### Northfield:

- Ongoing project management of form-based code process. (Reuben)

##### Orange:

- Met with the Planning Commission to work on edits to the town plan update. (Niki)
- Met with Source Protection Specialist at ANR to review source protection areas (SPAs) and water systems infrastructure language for the town plan update. (Niki)

##### Plainfield:

- Developing opportunities assessment, via MTAP, for the Housing Advisory Committee for underutilized properties in the Village Center. (Niki)

##### Waitsfield:

- Provided administrative assistance to Waitsfield on the NBRC funded Wastewater project. (Eli)

##### Waterbury:

- Provided feedback for town plan draft chapters – Flood Resilience and Municipal Services. (Niki)
- Organized Waterbury Housing Improvement Program meeting with CVRPC and Waterbury, Barre City and Montpelier representatives. (Eli)
- Supported Town Plan and Enhanced Energy Plan Approval Process (Niki, Sam)

##### Wrightsville Beach Recreation District

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

#### Regional Planning and Implementation:

##### Regional Plan updates:

- Completed crosswalk analysis between the 2016 Land Use Chapter and updated 2026 Natural Systems Goals, Strategies, and Policies (Lincoln).
- Incorporated Commissioner feedback on the draft Interim Regional Plan (Lory, Kari)
- Revised municipal housing targets with a new formula that balances future land use areas and population levels (Lory)

- Outreach to Commission and public about where municipal housing targets come from and how they were determined (Lory)
- Identified municipalities with Tier 1 eligible areas and drafted a memo for their inclusion in the Regional Plan pre-application submission as eligible municipalities (Brian, Lory, Christian)
- Continued work on the LURB pre-application checklist for submission of the draft Interim Regional Plan (Kari)
- Attended Act 181 RPC Monthly Roundtable to discuss Future Land Use map and LURB feedback (Lory and Kari).
- Conducted outreach for input on FLU Map and housing targets (Brian, Lory)
- Met with Representatives Torre and White to discuss the regional plan adoption timeline and the Regional Future Land Use map (Brian, Christian).
- Cabot: Met with Zoning Administrator to receive feedback on the draft Regional Future Land Use map (Brian, Lory).

#### Meetings and workshops

- Outdoor Access Gap Analysis: Participated in advisory committee meeting to support the Department of Forest Park and Recreation in a statewide outdoor access gap analysis. This year's long analysis will result in an online mapping tool that will identify where Vermonters lack equitable access to parks, trails, open space, and recreation opportunities (Lincoln).
- Attended the 2026 RPC Spring Meet up in White River Junction. (Sam, Keith, Reuben, Lory, Eli, Pamela, Niki, Kari)

#### THRIVE: (contact Sam Lash, [lash@cvregion.com](mailto:lash@cvregion.com))

*Collaborative to improve health outcomes and contain costs by identifying & addressing social drivers of health. Includes health care, public health, social services, planning, nonprofits, community members, and other local partners.*

#### Economic Development:

(Contact Eli Toohey, [toohey@cvregion.com](mailto:toohey@cvregion.com) and Christian Meyer, [meyer@cvregion.com](mailto:meyer@cvregion.com))

- No activity

#### Brownfields:

(Contact Eli Toohey, [toohey@cvregion.com](mailto:toohey@cvregion.com))

- Prepared for May 21, 2026 Brownfields Advisory Committee meeting (no quorum). (Eli)
- Participated in Grow America Revolving Loan Fund conference. (Eli)
- Participated in monthly meetings with qualified environmental professionals (QEP), Onterris (formerly Montrose Environmental), and monthly check-in with EPA program officer. (Christian, Eli)
- Reviewed and scored RFP for legal services for Brownfields Revolving Loan Fund. (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

**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)

- Facilitated and coordinated monthly Project Review Committee (PRC) meetings.
- Prepared and distributed monthly Act 248 project review summaries.
- Reviewed new and ongoing Act 248 energy facility applications and cases.
- Reviewed three de minimis petitions.
- Prepared Act 248 review packets for Project Review Committee meetings.
- Conducted follow-up communications related to reviewed projects.
- Managed ongoing Act 248 tracking and case updates, including projects in Marshfield and Washington.
- Facilitated discussions on new energy projects and Act 248 updates during PRC meetings.

## EMERGENCY MANAGEMENT & HAZARD MITIGATION

Contact Keith Cubbon, [cubbon@cvregion.com](mailto: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)
  - Calais-Held public meeting to review hazard with the community
  - Assisted Williamstown with Hazard Review ranking for updating LHMP
- Natural Resources Conservation Service (NRCS) – 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: facilitated kick-off meeting with town and engineer.
    - Middlesex: prepared invoice for tree cutting services.
    - Fayston: received final engineer plans from NRCS
    - Woodbury: met with municipal representative to discuss program implementation
- Developing drafts of sub agreements for UVM and Friends of the Winooski River.
- Assisted Woodbury in developing Building Resilient Infrastructure and Communities (BRIC) grant application.
- Submitted additional documents to VEM for Emergency Management Planning Grant.
- Presented to Barre River Collective on mitigation projects and flood modeling.
- Attended monthly Floodplain Manager’s Drop-in meeting to learn about the property buyout process (Brian).

## TRANSPORTATION

Contact Reuben MacMartin, [macmartin@cvregion.com](mailto:macmartin@cvregion.com) or Keith Cubbon, [cubbon@cvregion.com](mailto:cubbon@cvregion.com), unless otherwise noted.

**Field Services:**

- Placed first traffic counters in Warren and Waitsfield. (Keith)

**Public Transit:**

- Participated in GMT Board meeting (Christian)

**Municipal Assistance:**

- Supported Plainfield in Bridge design meetings for Brook Road Bridge #21, Upper Brook Road (Project 657) and Mill Street Bridges and in Federal Highway Works Administration process for all of Brook Rd. (Keith)
- Managed contracting process for Williamstown sidewalk feasibility study (Reuben)
- Managed contracting process for Marshfield complete streets study (Reuben)
- Met with Middlesex for SS4A consult (Reuben)
- Met with Marshfield for SS4A consult (Reuben)
- Coordinated delivery of demonstration materials for Waterbury Center Complete Streets (Reuben)

**Regional Activities:**

- Safe Streets and Routes for All (SS4A):
  - Project management (Reuben)
  - Ongoing scheduling of additional town consults (Reuben)
  - Ongoing coding/vetting of sidewalk and crosswalk data for network analysis/gap prioritization (Pamela)
  - Created working beta version of online survey (Brian)
- Managed award and contracting process for Community Supported Bike Share scoping study (Reuben)
- Helped VTrans with Walk Bike Summit and coordinated Montpelier representative to discuss Complete Streets maintenance issues. (Keith)

## CLIMATE & ENERGY

Contact Sam Lash, [lash@cvregion.com](mailto:lash@cvregion.com) unless otherwise noted.

**Municipal Energy Resilience Program (MERP) Implementation Phase:** 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:

- Coordinated MERP implementation, project development, and troubleshooting across participating towns, including Orange, Worcester, Roxbury, Cabot, Plainfield, Barre City, Middlesex, and Washington.
- Prepared required reporting, maintained project documentation, corrected reporting issues, and participated in MERP reporting and metrics working groups.
- Managed ongoing coordination with BGS, RPCs, AOA, NVDA, municipal staff, and project stakeholders.
- Responded to town inquiries, provided technical assistance, and supported project planning, procurement, and implementation.
- Developed, reviewed, and updated RFPs, bid documents, award recommendations, cost analyses, and procurement guidance for multiple towns.
- Researched and shared funding opportunities, mini-grant options, grant programs, and funding-stacking strategies for municipal projects.
- Conducted outreach and follow-up regarding solar, geothermal, energy storage, and municipal building improvement projects.
- Participated in regular MERP, energy-planner, and interagency coordination meetings, including discussions on program implementation, reporting, energy storage regulations, and funding opportunities.

- Attended the Better Building by Design Conference and related sessions on building performance, housing, climate resilience, affordability, and disaster recovery.
- Presented to the Middlesex Facilities Improvement Team on municipal building project development and funding strategies.
- Participated in a geothermal site visit and gathered best practices to support future municipal energy projects.
- Shared program updates, resources, announcements, and recommendations with towns and project partners
- **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!**

### Regional Energy Planning and Implementation

- Coordinating development of the Calais Enhanced Energy Plan.
- Updating energy targets and reviewing siting policies, constraints, preferred locations, zoning language, and mapping.
- Providing guidance to planning commissioners and local officials regarding energy planning workflows and Act 174 compliance.
- Participation in Energy Action Network (EAN) Thermal Energy Network (TEN) activities.
- Coordination with VNRC, VCV, VECAN, municipal energy committees, RPCs, utilities, and state agencies.
- Sharing resources, training opportunities, and best practices with local officials and community groups.
- Providing guidance on energy committee development, outreach, and municipal engagement.
- Presenting at the Better Building by Design Conference on accelerating equitable building electrification through thermal energy networks.
- Participating in sessions covering:
  - Affordable pathways to electrifying multifamily buildings.
  - Weatherization funding.
  - Building performance and climate impacts.
  - Energy-efficient housing development.
- Conducting geothermal site visits with engineers, state agencies, and project partners to evaluate best practices and project performance.

## NATURAL RESOURCES

Contact Brian Voigt [voigt@cvregion.com](mailto:voigt@cvregion.com) and Lincoln Frasca [frasca@cvregion.com](mailto: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 **Department of Environmental Conservation Wastewater Workshop**:
  - **Date & Time:** Wednesday 10 June 2026, from 6:00PM – 8:00PM
  - **Location:** Woodbury Town Hall (1672 VT-14) & Zoom
  - **Registration:** <https://us02web.zoom.us/meeting/register/DxyFYuUNRsaVxlsthiwNzg>

- **Workshop Description:** The Winooski Natural Resources Conservation District, Central Vermont Regional Planning Commission and Department of Environmental Conservation are partnering to offer a Wastewater Workshop on Wednesday, 10 June 2026. Discover how onsite wastewater treatment (septic) systems work and the various kinds of systems installed in Vermont. Learn why newer systems are no longer the septic systems of the past. Understand the regulatory framework for on-site wastewater systems and potable water supplies. Develop an understanding of how to maintain your onsite wastewater system to keep it functional in the years to come. Pizza will be provided.
- River Corridor Planning:
  - Continued to assist municipalities (Calais, Cabot, Waitsfield, Washington, Middlesex, and Worcester) with river corridor planning and preparing for the implementation of the Flood Safety Act.
- Sabin Pond (Woodbury Lake) Lake Watershed Action Plan:
  - Corresponded with Winooski Natural Resources District Manager regarding priority projects and a funding strategy for a Public Access Greeter Program to prevent the spread of aquatic invasives.

#### **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:
  - Continued updates to the Master Agreement Tracking Tool to maintain all active Master Agreements and Sub-Awards.
  - Created template engineering bid documents for floodplain restoration and stormwater projects.
- Participated in the following meetings / trainings:
  - Department of Environmental Conservation Quarterly Check-in: discussed phosphorus calculations, Functioning Floodplains trainings, invoicing, and Operation & Maintenance costs for riparian buffer plantings. Reviewed status and timeline of currently funded Basin 8 projects (20 May 2026).
  - Department of Environmental Conservation CWSP Monthly Check-in: discussed co-funding policy, annual BWQC meetings, CWSP specific file structuring, and met new Rutland RPC Natural Resource Planner. (8 May 2026).
  - Department of Environmental Conservation – Basin Planner: discussed quarterly reporting requirements and updates to riparian buffer projects claiming flood storage credits (1 May 2026).
  - Met with Technical Project Manager and Basin Planner to discuss cashflow strategies for accommodating expensive projects.

#### Outreach, Education and Technical Assistance:

- Winooski Natural Resources Conservation District: provided template sub-contractor and project tracking materials to support implementation of Cheesefactory Road Planting Project.
- Met with invasives contractor regarding Japanese Knotweed management during floodplain restoration projects.
- Lamoille County Conservation District: Confirmed Survey 123 summer training for forest roads & riparian buffers.
- Waterbury: met with flood recovery working group to discuss water quality / floodplain restoration project ideas.

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.
    - Intervale Conservation Nursery selected for planting services
  - Basin 8 Riparian Planting Operation & Maintenance Adoptions: Prepare 5 old WNRCD plantings for renewal of design life and project adoption. Development activities include obtaining landowner permission to perform site visits, performing project verification, calculating phosphorus reduction potential, and determining necessary Operations & Maintenance activities.
    - 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.
    - Planting is underway.
  - 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.
    - Planting is underway
  - 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.
    - Planting is underway.
  - 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.
  - Riparian Buffer Planting Operations & Maintenance: Provide ongoing operations & maintenance of the projects that were implemented in Summer 2025.
    - 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.
    - No updates to report.
- 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.
  - No updates to report.
- Berlin McCarty Road Culvert Replacement – Preliminary Design: This project involves the replacement and removal of multiple stream-crossing structures along West Hill and McCarty Road in Berlin on a headwater reach of the Dog River. The preliminary design phase includes six structures: two municipal culverts (one of which is no longer in use) and four privately owned upstream structures, consisting of a small breached dam and three culverts.
  - No updates to report.
- 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.
  - This project is complete.
- Marshfield Road Gully Stabilization – Implementation: Stabilize existing erosion and prevent future erosion. At the culvert outlet, a graduated stone plunge pool will be installed. To the west of the plunge pool, a gabion wall will be installed to allow flows to access the stable graduated stone channel.
  - The Basin Water Quality Council prioritized funding for this project at the 21 May 2026 meeting.
  - Submitted Agency of Natural Resources New Project Form for Gully Implementation.

#### **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 2026 funding cycle has begun (10 April – 15 September 2026).
- Staff are working to implement the approved workplan focusing on the following three tasks:
  1. **Compile assessment-based projects into the Department of Environmental Conservation's Watershed Project Database:** Review Local Hazard Mitigation Plans, lists of potential buyout locations, the Department of Environmental Conservation Drainage Infrastructure Resource Tool, VT Agency of Transportation Better Connections Grant reports, and town-owned impervious areas exempt from the 3-acre permit requirements.
  2. **Promote the Water Infrastructure Sponsorship Program (WISPr):** Outreach and coordination to identify towns interested in developing WISPr eligible projects.
  3. **Identify Clean Water Projects with Flood Resilience co-benefits:** Outreach and assistance to municipalities without zoning bylaws and those whose Emergency Relief and Assistance Funding is below the maximum of 17.5%. Coordinate priority projects with State supported flood scoping studies underway in the towns of Plainfield, Marshfield, Waterbury, and Washington.

#### **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 in alignment with Act 121 the Flood Safety Act

- FEMA Map & Bylaw Updates:

- Waitsfield: Co-presented with Department of Environmental Conservation Regional Floodplain managers at the 5 May 2026 Planning Commission meeting regarding River Corridor Bylaws and the Flood Safety Act.
- Worcester: Responded to July meeting request from Planning Commission to discuss adoption of River Corridor Bylaws. Provided Department of Environmental Conservation background materials.
- Washington: Reviewed current Flooding Hazard Area Ordinance for compliance with minimum National Flood Insurance Program requirements. Met with FEMA Municipal Administrative Officer and Department of Environmental Conservation Regional Floodplain managers to prepare for June Selectboard meeting to discuss River Corridor Bylaws.
- Middlesex: Reviewed Flood Hazard Area Regulations and proposed Fluvial Hazard Overlay District.

## GIS – Geographic Information System Mapping

Contact Brian Voigt, [voigt@cvregion.com](mailto:voigt@cvregion.com), unless otherwise noted.

- Enterprise Geospatial Consortium: attended monthly meeting to discuss wetland map updates.
- Regional:
  - Ongoing inventory of sidewalks in the central Vermont region (Pamela, Brian, Reuben).
  - Released [interactive map viewer](#) with draft Tier 1 eligible areas identified.

## OPEN MEETING LAW & PUBLIC RECORDS REQUESTS

- Request for all meeting recording from February 2026 through present, by Stephen Whitaker of Montpelier.

## LETTERS OF COMPATIBILITY

- No letters requested

## OFFICE & ANNOUNCEMENTS

### Office:

- Jeffery Gibson joined the CVRPC team as our new finance manager.

### Upcoming Meetings:

CVRPC meetings currently offer remote access unless otherwise noted. Meeting access information is provided on agendas at [www.centralvtplanning.org](http://www.centralvtplanning.org).

### June

Jun 1	4 pm	Executive Committee
Jun 2	4 pm	Regional Plan Committee
Jun 9	6:30 pm	Board of Commissioners
Jun 18	10 am	Brownfields Advisory Committee
Jun 18	1pm	Basin Water Quality Council
Jun 23	6 pm	Transportation Advisory Committee
Jun 25	4 pm	Project Review Committee

### July

Jul 6	4 pm	Executive Committee
Jul 7	4 pm	Regional Plan Committee

Jul 9	4 pm	Clean Water Advisory Committee
Jul 14	6:30 pm	Board of Commissioners
Jul 16	10 am	Brownfields Advisory Committee
Jul 16	1 pm	Basin Water Quality Council
Jul 23	4 pm	Project Review Committee
Jul 28	6 pm	Transportation Advisory Committee

## RECENT CVRPC NEWS HEADLINES

To receive Weekly News via email, sign up on our [website](#). Visit CVRPC's web site at [www.centralvtplanning.org](http://www.centralvtplanning.org) to view our blog and for the latest publications and news.

### Upcoming Events

Reducing Municipal Cyber Risk Webinar Series –  
Tuesdays at 1:00 beginning June 2, 2026

VT CHIP (Community Housing Infrastructure Program) -  
Office Hours, Tuesdays at 1:00 beginning June 9, 2026

Wastewater Workshop – June 10, 2026

Municipal Training – Intro to Section 248 Proceedings:  
Resources & Best Practices for Municipalities  
June 11 from 12-1 via Zoom

VLCT's Local Officials Golf Outing – June 26, 2026

### Community News

Regional Plan Update- as of 5/29/2026

Weather Support for Public Safety at Outdoor Events

### Grants & Funding Opportunities

2026 AOT Bicycle & Pedestrian Program

Municipal Energy Revolving Loan Fund

2026 Downtown and Village Center Tax Credit Program

See additional details on our [website](#)!

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

*Meeting minutes for CVRPC Committees are available at [www.centralvtplanning.org](http://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. [4/6/2026]*

- Accepted April 2026 unaudited financials.
- May 4 and May 18 meeting minutes were accepted.
- Approved FY27 dental insurance benefits
- Approved contracts with Middlesex, Montpelier, and two feasibility studies with Dubois and Kind in Williamstown and Marshfield.
- Authorized new bank account at CNB.

**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*

- Did not meet

**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 with Substantial Regional Impact to review.
- Advance notice for the Washington Verizon Tower project was discussed with Washington residents and Verizon legal representation in attendance. Staff will bring the application to the committee for review once it is submitted.
- Updates were given on other utility and telecom projects in progress.
- Next meeting date is 6/25/2026.

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

- There was no quorum at the May 5, 2026, meeting. The submission and approval timeline was discussed.
- Meeting scheduled for June 2, 2026 does not have a quorum. The committee is looking for an alternate meeting date.

**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.*

- Did not meet

**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 4<sup>th</sup> Tuesday of the month at 6:30 pm. [01/27/26]*

- Marcella Dent of VTTrans presented on changes to the structure and content of the State's guidance and requirements for the TPI program
- Next meeting scheduled 23 June 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.

- The Clean Water Advisory Committee 14 May 2026 meeting was canceled due to lack of quorum.
- The next meeting is scheduled for 9 July 2026.

**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, 3<sup>rd</sup> Thursdays 10-11:00 am

- The Brownfields Advisory Committee did not have quorum for the May 21, 2026 meeting, meeting was rescheduled to June 5, 2026, 1-2pm.
- Next meeting scheduled for June 5, 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.

- 21 May 2026 Meeting:
  - The Basin Water Quality Council voted to prioritize funding for the Central Vermont Regional Planning Commission: Marshfield Road Stormwater Gully – Implementation Project.
  - [Meeting minutes](#)
- Next meeting scheduled for 18 June 2026.

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

- Did not meet

#### **VERMONT ASSOCIATION OF PLANNING & DEVELOPMENT AGENCIES (VAPDA)**

- Participated in monthly VAPDA meeting
- Committee leads provided updates on emergency management, transportation, natural resources, community development, and energy.
- The group reviewed impacts of S325 on regional plan development

#### **COMMUNITY INVESTMENT BOARD – VAPDA Representative**

- Did not meet

#### **VERMONT ECONOMIC PROGRESS COUNCIL**

- No Central Vermont activity.

#### **GREEN MOUNTAIN TRANSIT**

- Approved the FY26 Budget Adjustment
- Authorized the General Manager to execute the Colchester Public Transit Service Agreement as presented
- Participated in presentation on the Montpelier Transit Center
- Staff continued to participate in the TVT Washington County Service Transfer committee.

#### **CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION**

- Staff participated in monthly meeting and joined strategic planning committee focused on developing organizational strategy.

#### **MAD RIVER VALLEY PLANNING DISTRICT**

- Staff was unable to participate.



## Central Vermont Regional Planning Commission

### FY 27 Meeting Dates – Approved 6/1/2026

#### Executive Committee

(Meets at 4:00 pm on Monday of the week prior to the Board meeting, typically for 1.5 - 2 hours, *unless that Monday falls on a holiday*)

Monday	July 6, 2026
Monday	August 3, 2026
Monday	August 31, 2026 - (due to Labor Day Holiday)
Monday	October 5, 2026
Monday	November 2, 2026
Monday	December 7, 2026
Monday	January 4, 2027
Monday	February 1, 2027
Monday	March 1, 2027
Monday	April 5, 2027
Monday	May 3, 2027
Monday	June 7, 2027

#### Board of Commissioners

(Meets at 6:30 pm on the second Tuesday of the month, typically for 1.5 - 2 hours)

Tuesday	July 14, 2026
Tuesday	August 11, 2026 - ( <i>typically cancelled if no action items</i> )
Tuesday	September 8, 2026
Tuesday	October 13, 2026
Tuesday	November 10, 2026
Tuesday	December 8, 2026
Tuesday	January 12, 2027
Tuesday	February 9, 2027
Tuesday	March 9, 2027
Tuesday	April 13, 2027
Tuesday	May 11, 2027
Tuesday	June 8, 2027 – <b>Annual Meeting</b>

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