

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION
BOARD OF COMMISSIONERS**

Annual Meeting

DRAFT MINUTES

June 9, 2026

Commissioners:

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

Staff: Christian Meyer, Barbara Petrie, Brian Voigt, Jeffrey Gibson, Kari Pelletiere, Lorraine Banbury, Niki Sabado, Reuben MacMartin, Keith Cubbon, Eli Toohey, Lincoln Frasca, Brian Voigt, Elizabeth Opladen (Summer Planning Tech), Addison Hardt (Summer Planning Tech)

Guests: Fred Kenney, Interim Executive Director
Central Vermont Economic Development Corporation

Members of the Public: Steven Whitaker, Montpelier resident

Call to Order: Chair Carbee confirmed meeting was being recorded, called the meeting to order at 6:31 pm, roll call was taken, and a quorum was established.

Adjustments to the Agenda: None

Public Comments: Steve Whitaker provided public comment, sharing that, in his opinion, CVRPC violated mandatory public participation requirements called for in statute. He questioned the \$87,000 approval of the Country Club Road site investigation made without a proper workplan. He highlighted concerns about children's safety at Turtle Island Children's Center and elderly residents receiving food from unassessed soil at that site. Commissioner Brabant requested we add an agenda item to the next meeting inviting Trish Coppolino from ANR to explain the compliance

status of the Brownfields program with state and federal laws. Chair Carbee noted this invitation would be taken into consideration.

Accusation of Open Meeting Law Violation: Christian noted for the group that there was a memo in the packet addressing this item. The discussion focused on addressing allegations of an open meeting law violation at the June 1st Executive Committee meeting.

A motion was made to either respond to the alleged allegation and schedule a meeting within 10 days with intent of curing the violation or to determine that no violation occurred.

Chair Carbee called for a motion saying that there was no Open Meeting Law Violation at the June 1st Executive Committee meeting. Commissioner D'Amico moved the motion and was seconded by Commissioner Cattaneo.

Commissioner Peal asked to comment on the motion, proposing to amend it to include that there was no intent to create a violating environment or stifle public comment. The ensuing discussion revealed conflicting interpretations of the Code of Conduct and Public Participation Policy, with some arguing that the public's input should be allowed on specific agenda items while others present maintained that public comment should be limited to the beginning of the meeting to avoid interrupting deliberations.

Based on Commissioner Peal's comment on the motion, an amended motion was put forth as follows: *No open meeting violation occurred at the June 1st Executive Committee meeting, nor was it the intent of the Committee or the Code of Conduct and Public Participation Policy to limit public discussion of specific issues.* Commissioner Brabant asked for clarification on the details of the violations. Chair Carbee reviewed the Code of Conduct and Public Participation Policy of CVRPC. There was further discussion among commissioners regarding the policy.

Commissioner D'Amico reminded the group that what was under discussion was the agenda item "Accusation of Meeting Law Violation" and not the Code of Conduct Policy. Chair Carbee stated that the current discussion is around an Open Meeting Law violation and the policy that was approved by the Commission in May states allowing three minutes with extra time as allowed by the Chair at the beginning of the meeting. He added that until that policy changes he will enforce the standing policy, and then whatever new policy, once a new one is adopted. Given this there is no violation of the Open Meeting Law.

Commissioner Brabant moved to table the motion on the floor until we were better informed by the Secretary of State; Commissioner Peal seconded. Chair Carbee noted this was non-debatable. Commissioner Miller noted the difference between a motion to table (moves it to end of the meeting) versus a motion to postpone (which is debatable and does get a vote.)

A roll call was taken to determine tabling motion amended as follows: *No open meeting violation occurred at the June 1st Executive Committee meeting, nor was it the intent of the Committee or the rules of meeting conduct and participation to limit public discussion of specific issues.*

Roll Call results are as follows:

Motion to Table (per CMB's spreadsheet):

Barre City, Berlin, Calais, Middlesex, Waitsfield, Williamstown = 6 yay; 13 nay motion to table did not pass.

Commissioner Wendt noted that the complainant had adequate time for public comment on that agenda item as they were well prepared and informed based on their presentation regarding the 6/1/2026 meeting. Examples provided here regarding those unable to speak on agenda item prior to their presentations at meetings didn't seem to meet the issues that were brought forth here.

Chair Carbee then called for a motion to deny the allegation brought forth regarding the Open Meeting Law violation.

Roll Call results are as follows:

Motion to Deny the Allegation (per CMB's spreadsheet):

Barre City, Berlin, Duxbury, East Montpelier, Fayston, Marshfield, Montpelier, Moretown, Northfield, Orange, Roxbury, Waitsfield, Warren, Washington, Waterbury, Williamstown, Worcester = 17:1 Motion to deny passed

Calais – Abstain. When asked by the Chair if Commissioner Brabant would like to share the reason for his abstention, he communicated that as he had not been present during the meeting in question, perhaps the complainant had addressed the item brought forth with ample time. His larger concern is that the Commission allows public comment on agenda items without debate or argument going forward.

FY27 CVRPC Committee Election Results: Christian explained the postal service issues we've been experiencing and thanked all for their flexibility in pivoting to an electronic version of voting. Commissioner Shatney, Secretary/Treasurer of the Board, shared 16 ballots were received, counted and all named on the ballot were voted in unanimously. She asked if the group wanted her to read through the ballot positions and those elected, and the group agreed it was not necessary. Commissioner Shatney also noted that the electronic balloting went very well, and the Commission should consider this method of voting again next year in lieu of paper ballots.

Appointment of Executive Director to Represent CVRPC on 87 State Street LDC Board of Directors: The Board approved appointing Christian Meyer, Executive Director to represent CVRPC on the 87 State Street Local Development Corporation Board, with Lincoln Frasca as the alternate designee for the same capacity. Commissioner Brabant mentioned it should be made clear that the CVRPC designee will be chosen by E.D. Meyer and not the Board. This clarification was acknowledged.

Chair Carbee called for a motion to appoint Christian Meyer, Executive Director, to represent CVRPC on the 87 State Street LDC Board and he may designate a staff member as an alternate for the same capacity of his choosing. The motion was moved by Commissioner Greason and seconded by Commissioner Rob. Motion passed unanimously.

Presentation on Regional Plan Update and Comments Received. Endorse staff Submission of Preapplication for Land Use Review Board comments: Lory, Kari and Brian included a detailed

presentation on the regional plan update, discussing changes to environmental justice impacts, energy updates, and future land use mapping with the plan currently undergoing public outreach and review processes. Christian discussed the Energy portion given that Planner Sam Lash was not in attendance at this meeting. There were some questions from Commissioners for Brian Voigt for which he provided a screen share of map of land use classes to further demonstrate what he was explaining.

Brian explained the constraints of the VAPTA methodology in making map changes and clarified the overlapping districts on the draft map would be cleared up before submission. The group discussed housing targets, with concerns raised about the feasibility of certain municipality targets, particularly for smaller communities like Barre City.

Some questions from commissioners included what the difference between required versus recommended changes were. Christian explained what we are required to produce and when. As requested by Chair Carbee, Christian restated the motion:

Chair Carbee called for a motion to direct staff to submit the Draft 2026 Regional Plan Pre-Application as presented on June 9th, 2026, CVRPC Board of Commissioners meeting, to the Land Use Review Board. Commissioner Cattaneo made a motion seconded by Commissioner Miller. Motion passes unanimously.

Accept Meeting Minutes – 5/12/2026: *Chair Carbee called for a motion to accept the minutes of the May 12th Board of Commissioners meeting as amended; the motion was moved by Commissioner Cattaneo and seconded by Commissioner Farrell. Motion passed unanimously.*

Moretown Sidewalk Compatibility Letter: Christian gave a brief overview of this agenda item. *Chair Carbee called for a motion to allow staff to draft a letter of compatibility for this Moretown Sidewalk project. The motion was moved by Commissioner D’Amico and seconded by Commissioner Crafts. Motion passed unanimously.*

Accept Committee and Staff Reports (May): *Chair Carbee called for a motion to accept the Committee and Staff Reports. The motion was moved by Commissioner Cattaneo and seconded by Commissioner Farrell. Motion passed unanimously.*

Commissioner Round Table: Commissioner Brabant shared that there was a discussion at the last Selectboard meeting in Calais around ADU’s and setting up a fund in the community to assist folks with some the infrastructure this housing requires. Eli Toohey added there is information available regarding revolving loan funds to address these needs.

Adjournment:

Commissioner Carbee called for a motion to adjourn, moved by Commissioner Cattaneo, seconded by Commissioner Miller. Motion passed unanimously.

Meeting adjourned at 8:31 pm.

Respectfully submitted,
Barbara Petrie, Office Manager