

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee
Meeting Minutes
March 24, 2026

29 Main Street, Suite 4, Montpelier, VT 05602
 Remote Access Via Zoom

Committee Members:	
X	Alice Peal, Waitsfield Representative
X	Doug Greason, Waterbury Representative
X	John Brabant, Calais Representative
	Rich Turner, Williamstown Representative
X	Brittany Butler, Cabot Representative

Staff: Brian Voigt, Christian Meyer, Lorraine Banbury

Public: Steven Whittaker

A. Peal called the meeting to order at 4:01 pm

Adjustments to the Agenda

A. Peal proposed moving "Review of draft 2024 chapter revisions" before the review of Tier 1 eligible areas.

Public Comment

No public comment was made at the beginning of the meeting.

Approval of Minutes

J. Brabant moved to approve the March 3, 2026 minutes. D. Greason seconded. The motion carried unanimously.

Regional Plan Updates & Schedule Review

C. Myer reviewed the timeline to approve the interim plan:

4/7: Regional Plan Committee review the draft Future Land Use (FLU) Map

4/14: CVRPC Board review the housing targets

4/15—5/5: RPC reviews draft Regional Plan chapters

5/12: CVRPC submit the pre-application to the Land Use Review Board (LURB)

7/12 – 9/8 Public hearings and revisions

October – final submission

Revisions can continue even after the pre-application is submitted to the LURB and during that time the Commission could continue to solicit input from municipalities,

1 commissioners and others, however, there would not be any major changes during that
2 period.

3

4 If the date to submit the pre-application to the LURB is pushed to 6/1, the interval
5 needed to have the new plan approved before the current plan expires gets quite tight.
6 This would make the final submission to the LURB in October, which is quite tight to our
7 12/31/2026 expiration.

8

9 J. Brabant raised objections to the Enhanced Energy Plan and suggested he edit the
10 document to reduce the length and ensure statutory compliance with the Energy
11 Element, but not for the Enhanced Energy Plan.

12

13 C. Myer stated that five or six CVRPC municipalities are looking to implement their own
14 Enhanced Energy Plans which derive their targets from the Regional Enhanced Energy
15 Plan. Removing the Enhanced Energy Plan from the Regional Plan from the would mean
16 these towns would have to wait to implement theirs. Several municipalities including
17 Waitsfield and Cabot will need to update their 174 plans.

18

19 C. Myer will connect with J. Brabant and S. Lash.

20

21 A. Peal raised the issue of environmental costs and burdens. L. Banbury shared that as
22 staff have been working through the current plan and adding what is needed to meet
23 statute, the environmental justice requirement is front and center in that work.

24

25 C. Myer reiterated that allowing the Regional Plan to lapse would cause regional
26 municipalities to lose legacy benefits under the new state designation program. The
27 adoption of an interim regional plan will prevent this. The impact of a lapsed plan on
28 interim exemption areas is unclear.

29

30 The committee agreed that moving forward on revisions of the 2024 plan to meet
31 statutory requirements will be the 2026 plan submitted and following that will be an
32 "amendment" with the new chapters staff and the committee have been working on
33 since 2024.

34

35 **Review Draft 2024 Chapter Revisions**

36

37 There will be minimal changes from the current text. The only changes being made are
38 to remove very out-of-date data (2000, 2005, referring to a 2016 document that was
39 not completed) and to add content needed to meet statutory requirements. Staff are
40 marking changes and including comments to explain changes. The revised 2024
41 Transportation Element and the revised 2024 utilities, Facilities and Services Element

1 chapters were shared onscreen to illustrate the revisions needed. Where new text was
2 needed to meet statute, whenever possible the text was imported from the new draft
3 chapters the Committee has already seen. Comments from staff in the text explain each
4 edit.

5

6 **FLU Map**

7 B. Voigt asked if there was any feedback from the downtown Waterbury FLU map of
8 the from the last meeting. He explained the criteria for planned growth areas and also
9 enterprise areas. Downtown, Planned Growth and Village Areas are all Tier 1 eligible.
10 He also shared the map for the village of Marshfield.

11

12 **Motion to Adjourn**

13 D. Greason moved to adjourn. A. Peal seconded.

14

15 **Public Comment**

16 P. Whitaker raised concerns about the Project Review Committee's approval of a CDBG-
17 DR grant application from the City of Montpelier for infrastructure improvements on and
18 below Country Club Road. It was reiterated that the letter of compatibility was for the
19 infrastructure improvements, not potential future development on the CCR property.

20

21 The motion to adjourn on the floor was voted on and passed unanimously. The meeting
22 adjourned at 5:40.

23

24 **Next Meeting**

25 The next meeting will be April 7.

26

27 *Respectfully submitted by L. Banbury*