

1 **CENTRAL VERMONT REGIONAL PLANNING COMMISSION**  
2 **Regional Plan Committee – Meeting Minutes**  
3 **April 7, 2026**

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5 29 Main Street, Suite 4, Montpelier, VT 05602  
6 Remote Access Via Zoom  
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<b>Committee Members:</b>	
X	Alice Peal, Waitsfield Representative
X	Doug Greason, Waterbury Representative
X	John Brabant, Calais Representative
	Rich Turner, Williamstown Representative
X	Brittany Butler, Cabot Representative

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9 Staff: Brian Voigt, Christian Meyer, Lorraine Banbury  
10 Public: Billy Vigdor, Waterbury Planning Commission; Steven Whittaker, Montpelier  
11

12 A. Peal called the meeting to order at 4:04.  
13

14 **Adjustments to the Agenda**

15 D. Greason asked to add status and schedule of Regional Plan chapters to the  
16 Agenda after the Energy Chapter review.  
17

18 **Public Comment**

19 No public comment.  
20

21 **Approval of March 24, 2026 Minutes**

22 Doug Greason requested a correction to language indicating that the Committee  
23 had “approved” draft chapters, stating that the Committee had only reviewed, not  
24 approved, them. J. Brabant requested a correction to language that no policy  
25 changes had been made, given ongoing revisions. Staff will revise the minutes  
26 accordingly. Approval of the March 24, 2026 minutes was tabled.  
27

28 **Review Regional Future Land Use Map**

29 B. Voigt presented the draft Future Land Use Map (FLU) and walked the Committee  
30 through the methodology using East Montpelier, North Montpelier, and Moretown as  
31 examples.

32 Key points discussed included:

- 33 • Existing designations (e.g., Village Centers, Historic Districts) remain in place  
34 and are not removed by the new mapping framework.
- 35 • Draft FLU Village Center boundaries may expand beyond existing state-  
36 designated areas.
- 37 • Future Land Use (FLU) areas may extend across municipal boundaries, where  
38 development patterns and infrastructure function as a single, interconnected  
39 area.

- 1 • Environmental constraints, including river corridors and flood hazard areas,  
2 are incorporated and not reclassified into new development categories.
- 3 • FLU Map will be made available online for public comment, similar to the  
4 Northwest Regional Planning Commission viewable here:  
5 [https://experience.arcgis.com/experience/b7516e9bde5a414c8519a865a751](https://experience.arcgis.com/experience/b7516e9bde5a414c8519a865a7514c4b)  
6 [4c4b](https://experience.arcgis.com/experience/b7516e9bde5a414c8519a865a7514c4b)
- 7 • FLU Map methodology and designations need to be consistent and defensible  
8 to the LURB, who has pushed back on FLUA assignments in other regions.
- 9 • Municipal Plans need to include the intention to develop areas to be  
10 considered for planned growth areas, such as a goal to implement complete  
11 streets practices, in order for that designation to be defensible.
- 12 • C. Meyer confirmed that the current state designations will sunset, with the  
13 FLU framework taking their place.

### 14 15 **Review Updates to Regional Plan Energy Chapter**

16 J. Brabant met with S. Lash and C. Meyer to discuss the Energy Plan. J. Brabant  
17 acknowledged S. Lash's efforts to edit the document down, with much content  
18 moved to appendices. Issues about renewable energy siting, and the prioritization  
19 of Municipal Plans were discussed and resolved.

### 20 21 **Status and Schedule of Regional Plan Chapters**

22 D. Greason asked for clarification about the timing and logistics of presenting a new  
23 Regional Plan to the full Board of Commissioners on April 14. C. Meyer shared that  
24 staff is currently revising the 2024-approved plan, which was based off the 2016  
25 plan. The plan put forward this year will be an interim draft with the goals and  
26 policies largely unchanged. The significant changes will be new housing targets,  
27 and the Future Land Use Map, which will drive those housing targets.

28  
29 The comment period will be open until May 15, allowing staff to incorporate major  
30 changes before a pre-application submission to the LURB in June. The LURB will  
31 then issue a response letter with suggested and required revisions, and other minor  
32 revisions can continue, but substantive changes after submission will focus on the  
33 LURB revisions. By statute, a plan must be adopted by December 31, 2026. Input  
34 will include commissioner input, town input, and public input, including feedback on  
35 the online FLU Map (see above) about specific parcels.

36  
37 L. Banbury shared chapter updates that Land Use, Transportation, Infrastructure  
38 are all nearing completion and will be compared against a statutory checklist with  
39 new content as needed to meet statutory requirements and removing/updating old  
40 data as needed, and clearly marked as such in the text. The FLU Map will drive  
41 housing targets. Resilience is woven throughout, especially in Utilities, Facilities  
42 and Services. Environmental Justice is largely an element driven by mapping.

43  
44 C. Meyer stated that the intention of the revisions to the existing plan is to allow  
45 the Committee to continue work on the new plan they have been working on for the  
46 last year+, while submitting a plan that can earn LURB approval in the required

1 timeframe.

2

3 **Next Meeting**

4 The next meeting will be May 5, 2026 at 4:00 pm.

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6 J. Brabant moved to adjourn. D. Greason seconded. The motion carried  
7 unanimously.

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9 A. Peale adjourned the meeting at 6:04 pm.

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11 *Respectfully submitted by L. Banbury*