

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee - Draft Minutes
3 June 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: Alice Farrell (Berlin) Steven Whittaker (Montpelier)

A. Peal called the meeting to order at 4:04 and roll call was taken.

Public Comment and Meeting Procedure

Public comment focused on meeting procedure, public participation, and ensuring members of the public are recognized by the chair during agenda-item discussions. The chair clarified that public participation during agenda items may occur when recognized and managed by the chair.

Adjustments to agenda

A. Peal requested to add an agenda item about comment collection on the draft plan. J. Brabant moved, B. Butler seconded. Motion passed unanimously.

Approval of Minutes

J. Brabant moved to approve the meeting minutes from 3/24/2026 and 4/7/2026. B Butler seconded. Motion passed unanimously. A. Peal reminded the committee members of the importance of communicating attendance, as there was not a quorum at the previous meeting.

Draft Regional Plan Comments and Process

The Committee discussed how comments on the draft interim regional plan are being collected, tracked, and incorporated. Staff explained that comments are being cataloged in a spreadsheet with staff responses indicating what changes were made and why. A summary of comments was presented at the last CVRPC Board meeting. Subsequent edits have been minor, including grammar, clarifications, and small content updates. All

1 revisions since the version shared at the Board meeting are tracked in
2 redline in the most recent draft of the interim Plan. (Live on the website
3 6/4/2026). The Committee discussed making the comment-tracking
4 document available with meeting materials for the upcoming 6/12/2026
5 Board meeting.

6 7 8 **Full Plan Rewrite**

9 Staff are tracking more substantive input to include in the Full Rewrite Plan
10 when that process begins. The Committee will reengage with that new
11 content and restart those efforts once the Interim Plan approval process is
12 complete.

13 14 **Future Land Use Areas**

15 Some parcels are blank while staff continue to code the medium-, low- and
16 no development areas. The map is online for review at
17 www.bit.ly/CVRPCFLUMAP Comments have been received and will continue
18 to come in through summer as outreach efforts continue with Cities and
19 Towns. B. Butler stated that she shared the FLU Map with the Cabot Select
20 Board and has invited the community to meet with her if they have
21 questions.

22 23 **Tier 1B Eligibility and Regional Plan Outreach**

24 Two municipalities have no Tier 1B eligible areas (Downtown Centers,
25 Planned growth Areas, Village Centers of Village Areas): Duxbury and
26 Fayston. Four municipalities lack zoning, subdivisions regulations or both:
27 Orange, Roxbury, Williamstown and Worcester. Cabot is working on adopting
28 subdivision regulations so they can opt into Tier 1B.

29 30 **Outreach**

31 CVRPC has been reaching out to Commissioners to let them know which
32 category their municipality is in, and will follow up with municipal staff, City
33 Councils/Select Boards, and Planning Commissions to meet and review their
34 options. They will solicit input on the Regional Plan at the same time.
35 Updates with links to the draft Plan, the FLUA map and housing targets have
36 all been shared in the weekly CVRPC newsletter going to 700+ Town
37 Clerks/Managers, etc, as well as Select Board, Planning Commissioners,
38 media contacts and members of the public who have asked to receive it.
39 Staff will draft a Front Porch Forum post for Commissioners to solicit input
40 on the Map and Plan.

1 **Housing Targets**

2 Staff reviewed revised the updated methodology, which distributes the
3 regional targets to municipalities by 40% of the regional target going to
4 Downtown Centers and Planned Growth Areas, 20% to Village Centers and
5 Village Growth Areas, and 40% by population. Members discussed that the
6 targets are aspirational, required by statute, and should be understood
7 alongside infrastructure, affordability, economic development, and municipal
8 capacity concerns.

9
10 **Recommendation to Submit Plan**

11 J. Brabant moved that the Regional Plan Committee endorse submitting the
12 draft regional plan and pre-application to the Land Use Review Board as
13 presented for their comments. D. Greason seconded. The motion passed
14 unanimously.

15
16 **CVRPC Annual Board Meeting**

17 Tuesday, June 9, 2026 at the Greenway Institute, 29 College Street,
18 Montpelier.

19
20 **Adjournment**

21 J. Brabant moved to adjourn. D. Greason seconded. The motion passed
22 unanimously. Meeting adjourned at 5:33 pm.

23
24 *Respectfully submitted by L. Banbury*