



## **Regional Plan Committee Meeting**

Tuesday, 7 July 2026

4:00 PM – 5:30 PM

29 Main Street, Suite 4, Montpelier, VT

### **Hybrid Meeting with Remote Participation via Zoom**

<https://us02web.zoom.us/j/87815276521?pwd=Mmw5U080SGpCTUFNVHZFSERQUII0dz09>

Meeting ID: 878 1527 6521, Passcode: 783374

One Tap Mobile:

+19294362866,,87815276521#,,,,\*783374# US (New York)

+13017158592,,87815276521#,,,,\*783374# US (Washington DC)

## **Agenda**

### **4:00 Begin Recording**

4:01 Call to Order & Roll Call

4:05 Updates to Agenda

4:10 Public Comment

4:15 Election of Officers (action)

4:25 Review & approve the 3 June 2026 meeting minutes (action)

4:30 Future Land Use Map comments (discussion)

4:55 Future Land Use Classification of river corridors & special flood hazard areas (discussion)

5:20 Regional Plan Schedule Updates (discussion)

5:25 Topics for next meeting

5:30 Adjourn

*Next Meeting: 4 August 2026*

*Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact CVRPC at 802-229-0389 or [cvrpc@cvregion.com](mailto:cvrpc@cvregion.com) at least 3 business days prior to the meeting for which services are requested.*

29 Main Street, Suite 4 Montpelier, VT 05602  
phone: 802-229-0389 email: CVRPC@cvregion.com

1 **CENTRAL VERMONT REGIONAL PLANNING COMMISSION**  
2 **Regional Plan Committee - Draft Minutes**  
3 **3 June 2026**

4  
5 29 Main Street, Suite 4, Montpelier, VT 05602  
6 Remote Access Via Zoom  
7

<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

8  
9 Staff: Brian Voigt, Christian Meyer, Lorraine Banbury  
10 Public: Alice Farrell (Berlin) Steven Whittaker (Montpelier)

11  
12 A. Peal called the meeting to order at 4:04 and roll call was taken.  
13

14 **Public Comment and Meeting Procedure**

15 Public comment focused on meeting procedure, public participation, and  
16 ensuring members of the public are recognized by the chair during agenda-  
17 item discussions. The chair clarified that public participation during agenda  
18 items may occur when recognized and managed by the chair.  
19

20 **Adjustments to agenda**

21 A. Peal requested to add an agenda item about comment collection on the  
22 draft plan. J. Brabant moved, B. Butler seconded. Motion passed  
23 unanimously.  
24

25 **Approval of Minutes**

26 J. Brabant moved to approve the meeting minutes from 3/24/2026 and  
27 4/7/2026. B Butler seconded. Motion passed unanimously. A. Peal reminded  
28 the committee members of the importance of communicating attendance, as  
29 there was not a quorum at the previous meeting.  
30

31 **Draft Regional Plan Comments and Process**

32 The Committee discussed how comments on the draft interim regional plan  
33 are being collected, tracked, and incorporated. Staff explained that  
34 comments are being cataloged in a spreadsheet with staff responses  
35 indicating what changes were made and why. A summary of comments was  
36 presented at the last CVRPC Board meeting. Subsequent edits have been  
37 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](http://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.

41

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*

# CENTRAL VERMONT REGIONAL PLANNING COMMISSION

## 2026 Regional Plan Adoption Draft Timeline

What	Due Date	Tasks	Status
<b>LURB Confirmation of Completeness</b>	Mon Jul 6, 2026	Revise timeline	Waiting on
<b>RP Committee July Meeting</b>	Tue Jul 7, 2026	Review schedule and map criteria	In Progress
<b>BOC July Meeting</b>	Tue Jul 14, 2026	Review status of application, process, and schedule	
<b>Intent for Energy Determination Shared</b>	Sun Aug 9, 2026	Notification for intent to request energy compliance determination	
<b>Preapplication Review Meeting with LURB</b>	Thu Jul 23, 2026	Site visits and review draft map	
<b>RP Committee August Meeting</b>	Tue Aug 4, 2026	Review schedule, outreach efforts and comments received to date	
<b>LURB Preapplication Response</b>	Fri Sep 4, 2026	Revise timeline	
<b>RP Committee Sept. Meeting</b>	Tue Sep 1, 2026	Review LURB-required changes and staff edits	
<b>Hold First Public Hearing</b>	Tue Sep 8, 2026	Gather comments from commissioners and the public.	
<b>RP Committee Oct. Meeting</b>	Tue Oct 6, 2026	Move to <u>recommend</u> BOC accept draft Regional Plan	
<b>Final Draft of the Regional Plan Completed</b>	Fri Oct 9, 2026	All edits and changes finalized.	
<b>BOC October Meeting</b>	Tue Oct 13, 2026	Move to <u>accept</u> final draft of the Regional Plan	
<b>Hold Second Public Hearing and Board Adoption</b>	Tue Nov 10, 2026	Move to formally <u>adopt</u> Regional Plan	
<b>Final Application Submission to LURB</b>	Wed Nov 25, 2026	Submission of Adopted Regional Plan to LURB	
<b>Final Application Submission to PSD</b>	Wed Nov 25, 2026	Submission of Adopted Regional Plan to PSD	
<b>LURB Confirmation of Completeness</b>	Wed Dec 2, 2026	LURB determines ADOPTED Regional Pla is complete	
<b>LURB Public Hearing</b>	Sun Jan 31, 2027	LURB hosts Public Hearing	
<b>Issuance of Determination</b>	Mon Feb 15, 2027	LURB deliberates and issues determination	

Color Key	
<b>LURB</b>	<b>CVRPC Meetings</b>
<b>PSD/Energy</b>	<b>Public Hearings</b>
<b>Document Deadlines</b>	