

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee

July 7, 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
	John Brabant, Calais Representative
X	Alice Farrell, Berlin Representative
X	Brittany Butler, Cabot Representative

Staff: Brian Voigt, Christian Meyer, Lorraine Banbury
Public: Steven Whittaker

A. Peal called the meeting to order at 4:04 pm. Roll call was taken.

Adjustments to the Agenda

A. Peal requested to move the Regional Plan Schedule update to the first item after approval of minutes. A Farrell moved, B. Butler seconded. The motion carried unanimously.

Public Comment

S. Whittaker expressed concern about public outreach on the Regional Plan and FLU Map and suggested that adoption of the plan should be postponed until a different outreach plan was created. He found that 3/4/2025 minute link directed to the wrong month, and the 4/15/2025 minutes link was not working. [Staff note: the 3/4/2025 link was corrected before the meeting, and although the 4/15/2025 link was directing correctly, the minutes were re-uploaded and the link was then confirmed to be functioning.] He stated the website was confusing with different committees posting materials differently. He feels parcel-by-parcel details should be available on the FLU map.

Election of Officers

A. Peal opened nominations for Chairperson. D. Greason nominated A. Peal to continue as Chairperson and A. Farrell seconded. A. Peal was elected unanimously. A. Peal opened nominations for Vice Chair. A. Peal nominated D. Greason to continue as Vice Chairperson and A. Farrell seconded. D.

1 Greason was elected unanimously.

3 **Approval of Minutes**

4 A. Farrell moved to approve the June 3, 2026 minutes. B. Butler seconded.
5 The motion carried unanimously.

7 **Regional Plan Schedule Update**

8 A. Peal shared that she had spoken with Alex Weinhausen and Brooke
9 Dingleline of the Land Use Review Board (LURB). Per A. Peal, the LURB
10 requested the final plan submission by October 1, 2026 to provide the LURB
11 the maximum 60-day review period. C. Meyer explained that if the Regional
12 Plan is not approved by 12/31/2026, municipalities will lose their legacy
13 state designations until the new plan is approved, which could affect grant
14 eligibility. In the schedule shared with the Committee, 135 days are
15 allocated to LURB internal processes. The approval process includes both
16 LURB and CVRPC hearings, and a second submission to the Public Service
17 Department (PSD).

18
19 The LURB will hold a review meeting on July 23, 2026. Its primary focus is to
20 review Tier-1b eligible areas. A. Farrell asked who attends the review
21 meetings. C. Meyer confirmed CVRPC staff will attend to answer LURB
22 questions. CVRPC Commissioners are also welcome. The LURB will present
23 required and suggested revisions to the Regional Plan as originally
24 submitted. Mandatory changes will be made, and suggested changes carried
25 into the next plan.

27 **Future Land Use Map Comments**

28 Public comment on the map is ongoing, and those comments are visible to
29 the public. B. Voigt reviewed how to add feedback on a parcel. D. Greason
30 shared that attempts on Front Porch Forum to engage the community did
31 not bear fruit.

33 **Future Land Use Classification of River Corridors & Special Flood 34 Hazard Areas**

35 There was discussion about whether the Regional Plan Committee, and the
36 Commission as a whole, should encourage development in Special Flood
37 Hazard Areas or river corridors. In the proposed FLU Map, land in special
38 flood hazard areas (SFHA) is generally classified as rural conservation. This
39 includes instances where the SFHA is surrounded by a Downtown Center or
40 other more densely developed areas. The examples of Waterbury, Barre
41 City, and Montpelier were reviewed. C. Meyer stated that the decisions the

1 Commission makes need to be defensible to the LURB, using the state-wide
2 criteria. One possibility is a new FLUA category of resilience.

3
4 **Other Business/Next Meeting**

5 B. Voigt suggested an updated schedule for Regional Plan approval will be
6 posted on the website, rather than sending out a new version each time it is
7 revised, which could create confusion. Outreach efforts, review of LURB
8 feedback as received so far and public feedback are all possible topics for the
9 next meeting.

- 10 • The next meeting will be Tuesday, August 4th at 4:00 pm.

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12 A. Peal moved to adjourn. D. Greason and B. Butler seconded. The motion
13 carried unanimously. A. Peale adjourned the meeting at 5:39 pm.

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15
16 *Respectfully submitted by L. Banbury*