CENTRAL VERMONT REGIONAL PLANNING COMMISSION
SPECIAL MEETING
BOARD OF COMMISSIONERS
DRAFT MINUTES
October 20, 2026

Commissioners:

☒	Barre City	Janet Shatney, Sec/Treas	☒	Moretown	Deborah Sargent
☐		Vacant	☐		Joyce Manchester, Alt
☐	Barre Town	Vacant	☒	Northfield	Royal DeLegge
☐		Vacant	☐		Mary Smith, Alt.
☒	Berlin	Alice Farrell	☒	Orange	Lee Cattaneo, Vice Chair
☐		Robert Wernecke, Alt.	☒	Plainfield	Paula Emery
☐	Cabot	Brittany Butler	☐		Bob Atchinson, Alt
☒		Harrison Martin- O'Brien, Alt			
☒	Calais	John Brabant	☒	Roxbury	Jerry D'Amico Atchinson, Alt.
☐		Melanie Kehne, Alt.	☐	Waitsfield	Vacant
☒	Duxbury	David Wendt	☒		Don La Haye, Alt.
☐		Vacant	☐	Warren	Jim Crafts
☒	E. Montpelier	Alexander Rob	☐		Adam Zawistowski, Alt.
☐		Clarice Cutler, Alt.	☒	Washington	Peter Carbee, Chair
☒	Fayston	Andrew McNealus	☒	Waterbury	Doug Greason
☒	Marshfield	Amy Monahan	☒	Williamstown	Richard Turner
☒	Middlesex	Ron Krauth	☒	Woodbury	Michael Gray
☒		Mitch Osiecki, Alt.	☒	Worcester	Bill Arrand
☒	Montpelier	Aaron Kisicki			
☒		Mike Miller, Alt.			

Staff: Christian Meyer, Barbara Petrie, Sam Lash, Eli Toohey, Keith Cubbon, Lory Banbury, Reuben MacMartin, Brian Voigt, Kari Pelletiere.

Guests: None

Members of the Public: Given that this meeting opened with a Regional Plan Public Hearing, there were several members of the public present, virtually and in the room. Present in the room were Steven Whitaker, Montpelier resident; Amy Hornblast, Cabot Resident; Janet Richardson, Berlin Resident; David Soucy, Selectboard Member Barre Town.

Introductions/Roll Call/Confirmation of Meeting Recording/Adjustments to Agenda:
Chair Carbee confirmed meeting was being recorded, called the meeting to order at 6:32 pm, roll call was taken, and a quorum was established. There were no comments from the public on items not on the agenda.

PUBLIC HEARING: CENTRAL VERMONT DRAFT 2026 REGIONAL PLAN
Chair Carbee went over the rules for how the public meeting hearing comments would be heard. (i.e. those first to comment would be those present in the order they signed in; those online, in the order they raised their hands.) Public hearing was opened at 6:38 pm and kept open while the Commission continued through other business.

Approval of 2026 East Montpelier Town Plan: There was discussion of the 2026 East Montpelier Town Plan, and staff found no conflicts against the regional plan and state planning goals Required elements were met and the Board was asked that the Board consider the approval the 2026 East Montpelier Town Plan, a motion to confirm the planning process of the Town of East Montpelier, and lastly that they adopt the resolution 2026-03, documenting the 2026 East Montpelier Town Plan approval and planning process confirmation. This comes with the recommendation of the Municipal Plan Review Committee.

Commissioner Brabant moved the approval of the East Montpelier Town Plan and was seconded by Commissioner Rob. There was discussion around plans being "living documents" that are continuously worked on and updated over time. Concerns were raised by members of the public (i.e. Mr. Whitiker) about procedural errors in the committee's report and requested a deferred hearing with full approval. Commissioner Rob, Representative from East Montpelier, shared that this Town Plan has been a multi-year process by the E. Montpelier Planning Commission involving much public input, time and planning, is indeed a living document and work on the next iteration is already underway. ***Motion passed unanimously.***

Confirmation of the Planning Process of the Town of East Montpelier: *Commissioner Brabant moved to confirm the planning process of the Town of East Montpelier and was seconded by Commissioner Arrand*. Commissioner Wendt indicated there was a typo on page 39 of the that referred to "Moretown" rather than "East Montpelier." The amendment of the typographical error was accepted and there was no further discussion. ***Motion passed unanimously as amended.***

Adoption of Resolution 2026-03 Documenting Approval of East Montpelier Town Plan & Planning Process Confirmation: *Commissioner Brabant moved to adopt the resolution documenting the 2026 East Montpelier Town Plan approval and planning process confirmation by CVRPC. The motion was seconded by Commissioner Turner*. ***Motion passed unanimously.***

Approval of 2026 Waitsfield Town Plan Amendment: Christian noted that this was an amendment to Waitsfield's existing Town Plan is a statutory update to Chapter 7, to reflect the Town's progress toward meeting the State's Planning Goal 13 related to childcare facilities. *Commissioner Arrand moved the approval of the Waitsfield Town Plan Amendment, seconded by Commissioner LaHaye*. ***Motion passed unanimously.***

Confirmation of the Planning Process of the Town of Waitsfield: *Commissioner Greason moved to confirm the planning process of the Town of Waitsfield, seconded by Commissioner Farrell.* ***Motion passed unanimously.***

Adoption of Resolution 2026-04 Documenting Approval of Waitsfield Town Plan Amendment & Planning Process Confirmation: *Commissioner Arrand moved to adopt the resolution documenting the 2026 Waitsfield Town Plan Amendment approval and planning process confirmation by CVRPC. The motion was seconded by Commissioner Shatney*. ***Motion passed unanimously***

Regional Plan Adoption Vote: Chair Carbee asked if there were any further comments from the public and there were none. Staff gave a presentation showing the timeline of the work that has gone into the existing plan going back to June 2025, to prepare and submit the preapplication to the Land Use Review Board. The process for community outreach, compilation of public comments, and next steps. Benefits to municipalities should the plan be adopted were also reviewed.

The presentation also included information on objector status and how to make a formal objection to the Land Use Review Board about the Plan. Staff stressed that this plan is the current plan plus an updated regional land use map and housing targets.

Chair Carbee called for a motion to adopt the Central Vermont 2026 Regional Plan as warned and distributed on September 19, 2026, and to submit a final application to the Land Use Review Board for approval and the Public Service Department for the determination of energy compliance. Commissioner D'Amico moved the motion, seconded by Commissioner Emery. Commissioners were then given the opportunity to comment. Commissioner Miller noted that, while Commissioner Kisicki was present, he would be the latter would be recusing himself from the vote on this matter due to a professional conflict of interest, so Montpelier's vote would be from Commissioner Miller in this instance as Alternate. Chair Carbee closed the Public Hearing at 7:59 pm.

As one commissioner had already expressed an objection, a roll call vote was taken on motion. The results were as follows:

Yes	**No**	**Abstain**
Janet Shatney, Barre City	Harrison Martin O'Brien, Cabot	
Alice Farrell, Berlin		
John Brabant, Calais		
David Wendt, Duxbury		
Alex Robb, East Montpelier		
Andrew McNealus, Fayston		
Amy Monahan, Marshfield		
Ron Krauth, Middlesex		
Mike Miller, Montpelier		
Deb Sargent, Moretown		
Royal DeLegge, Northfield		
Lee Cattaneo, Orange		
Jerry D'Amico, Roxbury		
Don LaHaye, Waitsfield		
Jim Crafts, Warren		
Peter Carbee, Washington		
Rich Turner, Williamstown		
Michael Gray, Woodbury		
Bill Arrand, Worcester		

With 21 yes and 1 no, the motion passed. Christian expressed his gratitude to all commissioners and staff for the hard work that got the RPC to this moment.

Budget Presentation: Christian provided a summary of the FY27 Budget and Workplan. Commissioner Wendt asked if we'd experienced any issues of timeliness with federal payments. Christian explained there was some delay on the Emergency Management Performance Grant. There was the ability to transition some of those services into transportation since so much of emergency management is around our roads, and into more general broader planning funding. There's been no other federal funding impact.

Adoption of FY28 Municipal Dues: Christian explained that municipal dues are about 3% of our budget and they're one of our few flexible funding sources. Many of our other funding comes with a very specific scope of work and contract that staff are executing in an effort advance several municipalities' planning and regional planning goals. Information in the meeting packet showed the impact on each municipality of this increase, as well as a comparison of CVRPC's dues vs. other regional planning commissions across the state. The action requested comes from a recommendation from the Executive Committee to increase the per capita rate based on the Consumer Price Index (a 3.5% increase).

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Chair Carbee called for a motion to accept the Executive Committee's recommendation to increase the CVRPC municipal dues assessment rate from $1.42 per capita to $1.47. Commissioner Cattaneo moved the motion and was seconded by Commissioner Emery. ***Motion passed unanimously.***

Rules of Meeting Conduct and Public Participation: Christian reiterated that the action sought is to ratify the September 8th amendments to the CVRPC Rules of Meeting Conduct and Public Participation. C*ommissioner Farrell the motion, seconded by Commissioner Arrand.* ***Motion passed unanimously.***

Accept Meeting Minutes – 9/8/2026: *Commissioner Shatney moved the motion and was seconded by Commissioner LaHaye.* ***Motion passed unanimously.***

Accept Committee and Staff Reports (July, August & September 2026): *Commissioner Shatney moved the motion and was seconded by Chair Carbee.* ***Motion passed unanimously.***

Commissioner Roundtable: Commissioner D'Amico thanked commissioners, staff and public for their input**,** and asked that we continue to work together. Commissioner Monahan and Commissioner Shatney expressed their gratitude to CVRPC Staff Sam Lash and Keith Cubbon from the Town of Cabot and Barre City for their assistance. Christian shared that Richard Amore, new Executive Director of CVEDC would be joining the next Executive Director Meeting.

Adjourn: Chair Carbee called for amotion to adjourn. Commissioner LaHaye, which passed by acclamation.

Meeting adjourned at 8:24pm

Respectfully submitted,
Barbara Petrie, Office Manager

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