Central Vermont Regional Planning Commission

SPECIAL MEETING
BOARD OF COMMISSIONERS
October 20, 2026 @ 6:30 pm

Physical Location - **29 Main Street, Suite 4, Montpelier, VT**
Hybrid Meeting with Remote Participation via Zoom[1]
https://us02web.zoom.us/j/81136818419?pwd=dDFDbDhrTm56TUNQUlp3WEorYzRZZz09
Dial in via phone: 1-929-436-2866•• Meeting ID: 811 3681 8419 • Passcode: 722490

Except for the starting time, all times are subject to change without notice.

Page **AGENDA**

6:30 **Introductions/Roll Call/Confirmation of Meeting Recording**
Adjustments to the Agenda
Public Comments *(Please aim to limit comments to 3 minutes)*

6:30 **PUBLIC HEARING: CENTRAL VERMONT DRAFT 2026 REGIONAL PLAN**

The Central Vermont Regional Planning Commission will host formal public hearings to receive comments on the draft 2026 Central Vermont Regional Plan on Tuesday, October 20, 2026.

A complete notice of the meeting, with links to all related documents including the draft plan, can be found here:https://centralvtplanning.org/2026-regional-plan-first-public-hearings/ All are invited to attend and comment on the proposed Plan. For additional information, please contact Lorraine Banbury, banbury@cvregion.com

33-42 **7:00** **Approval of the 2026 East Montpelier Town Plan** (*action - enclosed*)

33; 43-46 **7:15** **Approval of the Waitsfield Town Plan Amendment** (*action - enclosed*)

[1] Persons with disabilities who require assistance or alternate arrangements to participate in are encouraged to contact us at 802-229-1015 or cvrpc@cvregion.com at least 3 business days prior to the meeting for which services are requested.

Une assistance linguistique gratuite est disponible pour accéder à tous les programmes

Page **AGENDA**

47 **7:30 Regional Plan Adoption vote** (*action - enclosed*)

50 **8:00 Budget Presentation** (*enclosed*)

64 **8:10 Adopt FY28 municipal dues** (*action - enclosed*)

68 **8:20 Rules of Meeting Conduct and Public Participation** (*action - enclosed*)

74 **8:25 Accept Meeting Minutes – 9/8/2026** *(action – enclosed)*

78 **8:30 Accept Committee and Staff Reports (July + August, & September)** (*action - enclosed*)

8:35 Commissioner Roundtable

8:45 Adjourn

Next Meeting: November 10

CVRPC aims to conduct meetings in a respectful, orderly, and productive manner. The purpose of this meeting is for the public body to complete its work as outlined in the meeting agenda. All members of the public will be given an opportunity to comment during the public comment period on matters being considered by the public body at this meeting. However, meetings are not debates. The Chair of this public body is charged with running this meeting and all statements and questions will be directed to the Chair once a speaker is recognized. Respondents from the public body and staff will try to answer any questions of a factual nature.

Cabot Selectboard
3084 Main Street
October 14, 2026

Peter Carbee, Chair, Board of Commissioners
Central Vermont Regional Planning Commission
29 Main Street, Suite 4
Montpelier, VT 05602

Re: Town of Cabot comments on the draft 2026 Regional Plan and Future Land Use Map

Dear Chair Carbee and Commissioners:

At its warned meeting on October 13, 2026, the Cabot Selectboard voted to submit these comments on the draft regional plan. We ask that this letter be entered into the record of the Commission's adoption hearings and forwarded to the Land Use Review Board.

We support regional coordination, and Cabot wants to keep its planning grants, designation benefits and have the possibility of Act 250 housing exemptions. Our concern is time. The draft plan runs 408 pages. That is about 40% longer than the current regional plan, and far longer than a typical rural regional plan of roughly 75 to 200 pages. It also includes a new land use map and housing targets for our town, and it arrived with 30+/- days' notice before the first hearing. The Commission took 2 years to prepare this plan. Yet towns have the same short review period that applied when regional plans were a fraction of this length and far less consequential. The ground has also shifted. Act 181 was substantially amended in June 2026, and the future land use map for Cabot was drawn only this summer. Our boards and residents have not had a fair chance to understand the revised law, let alone the new map. That is not enough time to do our job:

- **Our selectboard** meets twice a month and has had one meeting to consider a plan that will shape land use in Cabot and the entire region for 8 years.
- **Our planning commission** has not had time to compare the regional map with our town plan and zoning, parcel by parcel, or to advise the selectboard.
- **Our residents** have had almost no opportunity to learn what the plan means for their property. No hearing has been scheduled in Cabot, and landowners whose parcels are reclassified have not been notified.

We have particular concerns about the future land use map. Act 152, signed June 16, 2026, redefined the map categories and repealed Tier 3 and the road rule, and the map for Cabot

was redrawn only this summer. The rural classifications were built around rules that no longer exist. The Legislature has also started a public process on how to protect natural resources going forward. We have not received a redline showing how our map changed. The rural and conservation mapping should not be finalized until the law is settled and all Towns have reviewed it.

The Town's position

- **Option B: Not yet.** The Town asks the Commission to postpone the adoption vote until the Town has had time to review the plan. Until then, we have instructed our commissioner(s) to vote no, not abstain.

What we ask the Commission to adopt now. Adopt only what is needed to protect the Act 250 housing exemptions, designation benefits and state grant eligibility:

1. Growth areas in Cabot's village center only as the Town has agreed. [Attach the map.
2. The minimum additional text the Land Use Review Board requires to approve the plan.
3. Rural land in Cabot carried forward under our current zoning, or the least restrictive rural category, until the 2027 review. Before the vote, provide a redline showing how the Cabot map changed after Act 152.
4. Housing targets are labeled preliminary and subject to the 2027 review.
5. A commitment in the adoption resolution to a 2027 amendment cycle, with a hearing in or near Cabot and a comment period of at least 90 days.

What we ask the Commission to leave for the 2027 amendment:

1. All rural and conservation classifications, to be revisited once the Legislature's natural resources process concludes.
2. Prescriptive "shall" rules on retail, trucking and roads.
3. Final housing targets for Cabot.
4. Chapters beyond the legal minimum, including the equity analysis and implementation plan.

For every other required element (natural resources, energy, transportation, utilities, economic development, flood resilience, basic policies and implementation), we ask the Commission to carry forward the chapter from the current regional plan until 2027, rather

than adopt new content the Town has not had time to review. None of these elements affect the Act 250 housing exemptions or grant eligibility, so there is no need to rush them.

For the 2027 review, we also ask for direct notice to owners whose parcels are reclassified, and written responses to the Town's comments before any amendment vote.

We are asking our legislators to move the Dec. 31, 2026 adoption deadline to Dec. 31, 2027, to match the extension Act 152 already gave existing town and regional plans. If the Commission cannot adopt this approach, we ask that it join us in that request.

We would welcome a meeting with Commission staff to review the map for Cabot before October 20, 2026. Please direct questions to Jennifer Miner, Chair Selectboard, Jenn@cabotvt.us, phone number- 802-498-8245.

Sincerely,

On behalf of the Cabot Selectboard:
Jennifer Miner, Chair

Michael Hogan, Vice Chair

cc: Cabot's RPC commissioner(s); Land Use Review Board; Ann Cummings, Andrew Perchlik, Anne Watson and Greg Burtt; Vermont League of Cities and Towns; Cabot Planning Commission

Central Vermont Regional Planning Commission

MEMO

Date: October 20, 2026
To: Board of Commissioners
From: Christian Meyer, Executive Director
Re: Cabot Selectboard Comments and Context

⌦ **ACTION REQUESTED:** Enter Cabot Selectboard letter into the hearing record

The attached Comments were submitted by the Cabot Selectboard to be entered to the record of the CVRPC Regional Plan adoption hearing on October 20, 2026. The following memo can be referenced after reviewing the letter to help give context to some of the comments. Staff have tried to summarize the major points and briefly discuss possible next steps or consequences. Responses are not meant to be exhaustive but provide high level feedback.

Cabot is requesting the CVRPC delay adoption of the regional plan.

A delay at this time could impact Central Vermont municipalities at varying levels. Possible impacts that are either clearly called out in statute or that staff have identified include, access to the Community Investment Program ('state designations'), inability of the CVRPC to approve municipal plans or provide positive affirmations for local enhanced energy plans, and lack of access to the Act 250 exemptions associated with Tier 1. These programs would again be activated once CVRPC adopts a new plan. Some municipalities may find it difficult to regain the current level of incentives they currently enjoy under the Community Investment Program.

The plan is too long.

It is true that the proposed plan has a much higher page count than the current plan. This is due to the use of more accessible font and text size. While the plan may still be too long, it is roughly 1% shorter by word count.

Given its length, there has been insufficient time to review the plan.

While the first revised drafts of the CVRPC Regional Plan and Map became available and were being publicly discussed in April and May, the statewide regional plan update process did not begin being widely covered by the media until late summer. In this context, this municipal feeling of being rushed is understandable.

Recent legislative changes need more time to be taken into consideration.

S.325, the bill the repealed large portions of Act 181, including Tier 3 and the Road Rule, did not impact the content of the plan or Future Land Use Area map. Staff will work with the municipality to better understand any other legislation or rule making that may be of concern as it is not expressly stated in the letter.

We will be stuck with this plan for eight years.

RPCs must adopt a new plan every eight years. However, CVRPC can amend the plan on whatever schedule it sees fit. The Regional Plan Committee is already working on amendments and can address comments, such as Cabot's letter, on an even shorter timeline.

The Future Land Use Area map will impact landowners.

The only new impacts the plan may have on landowners is limited to those areas where the municipality chooses to pursue Tier 1.

Requests at this time:

1) It appears Cabot would like the village center reduced in size. This can be changed through amendment.

2) The current draft of the CVRPC Regional Plan is meant to make minimal changes to the current plan while still meeting the standards of the LURB.

3) Staff's interpretation is that Cabot is requesting that rural areas be mapped 100% Rural-General. This may be considered but should be looked at in the context of statutory descriptions and compatibility with neighboring municipalities.

4) Modification of the methodology for the housing targets can be considered as part of an amendment.

5) CVRPC can consider a commitment to promptly begin an amendment process in line with this request.

Requests for a future amendment:

1) CVRPC should review its mapping of Future Land Use Areas if additional laws or rules are made and has the right to amend its map.

2) CVRPC can learn more about mandatory language around retail, trucking, and roads.

3) Revised housing targets can be considered as part of an amendment.

4) The environmental justice analysis and implementation plan are both statutory requirements. More information is needed to address this request.

Thomas Weiss
P. O. Box 512
Montpelier, Vermont 05601
October 15, 2026.

Central Vermont Regional Planning Commission
29 Main Street, Suite 4
Montpelier, Vermont 05602

Subject: Central Vermont Regional Plan, September 20, 2026 draft

Dear Commissioners:

Please do not adopt the September 20, 2026 draft of the regional plan.

The draft plan fails to meet statutory requirements in several instances. The plan needs to be revised before adoption to meet the statutory requirements.

The enclosed comments are for the October 20 public hearing on the Central Vermont Regional Plan, draft of September 20, 2026. The comments are divided into two parts.

The first part identifies the portions of the plan that fail to meet the statutory requirements. The comments in the first part pertain to the areas in which the Land Use Review Board has jurisdiction.

The second part contains comments on the plan itself.

Please review these comments carefully and revise the plan accordingly before adopting it.

Sincerely,
Thomas Weiss

Encl. Comments on the Central Vermont Regional Plan, Draft of September 20, 2026

Comments on the Central Vermont Regional Plan, Draft of September 20, 2026
Thomas Weiss
October 15, 2026

These comments consolidate and supersede all of my previous comments. Previous comments that are no longer relevant are not in these comments. Page numbers refer to the September 20, 2026 draft.

The comments are divided into two tables. The first table points out areas that need to be changed in order to comply with statutes. These comments also apply to the review by the Land Use Review Board. The second table contains comments needed to clarify the regional plan or to correct inaccuracies.

Comments pointing out portions of the regional plan that fail to comply with statutes
Pages 32 through 34. The outreach to the public is limited and appears to be inconsistent with the goal of holding informal working sessions for participation by local citizens throughout the process. Text was changed between September 4 and 20 and answered none of the questions. How effective was the solicitation? How many local citizens were reached at the library round table discussions? How many at the LEAP tabling? How many surveys were completed? What changes to the plan were made as a result of the round tables, the LEAP tabling, and the surveys? How many "interested members of the public" are sent the "Weekly Roundup"? And how large is that mailing? 600 (as on p. 4 of the checklist) or 200 (as on p. 25, no. 7 of the draft plan)? What additional outreach has been done for the public hearings in September and October? One can't go back on undone public participation. However, all the above questions can be answered. And the LURB can make sure that the CVRPC does robust solicitation of public participation at the remaining stages of the regional plan review and approval process.
Pages 37 through 53. Maps 1 through 10 are required to show areas of significant natural resources (24 V.S.A. § 4348a(2)) . Maps 3 through 10 have added many of the missing resources pointed out in previous comments. The following still are not shown. - agriculture using the agricultural lands identification process - established in 6 V.S.A. § 8. - aquifer protection
Pages 38 and 39. 24 V.S.A. § 4348a(a)(2)) requires rare or irreplaceable natural areas. (natural resources and working lands element). Rare and irreplaceable natural areas are now defined on page 38 as significant natural communities, RTE species, and deer wintering areas. They are shown on map 4. Deer wintering areas are a skimpy substitute for significant wildlife habitat. Add other types of significant wildlife habitat,
Page 83. Act 250 permitting. Exemption from Act 250 does not mean that the Act 250 criteria may be ignored. How does this plan support the specific goal (24 V.S.A. 4302(c)(6)(A)) that use and development in Tier 1A and 1B areas are done according to the principles of the Act 250 criteria?
Pages 164 through 195. There appears to be no discussion on costs and methods of financing transportation needs. That discussion is required by 24 V.S.A. §4348a(a)(4)
Page 187. The new tables 25 and 26 on the VTrans capital program are incomplete. Projects in the VTrans capital program have estimated project dates, costs, and multiple sources of financing each project. 24 V.S.A. §4348a(a)(4) requires that information to be provided in this plan. One way to provide that information is to put it into table 25.

Comments pointing out portions of the regional plan that fail to comply with statutes
Pages 196 through 278. The utility and facility element fails to identify future needs of any of the systems or facilities and fails to make recommendations. This lack is glaring because of the population growth expected from the housing targets. Recommendations of future needs and their priorities is required by 24 V.S.A. §4348a(a)(5). The LURB advised that Infrastructure planning necessary to accommodate density should be further detailed in the housing chapter (pp. 279 through 312. That chapter also fails to identify future needs.
Pages 335 through 338. I find no capacity study and no investment strategy in either pages 286 through 289 or anywhere else in the draft plan. A capacity study is required by 24 V.S.A. § 4348A(A)(7).
Future land use map. Some areas in Montpelier shown on the future land use map as planned growth area fail to meet the statutory requirements. These are six areas shown on figure 1 and two areas added in the September 20, 2026 revisions. These are all in Montpelier because I am familiar with it. Because incorrect delineations have been made in Montpelier, it is likely that incorrect delineations have been made in other municipalities, too. Portions of the planned growth area shown on the FLU map appear to be Rural-general because they are neither served by public water and wastewater infrastructure nor do they meet the qualifications to be planned for that infrastructure. Montpelier's planned growth area in its 2025 Plan precedes the shorter process for amending the future land use map was created by Act 152 (2026). Thus, the improper delineations should be removed now. A planned growth area is required to be "served by public water or wastewater infrastructure". (24 V.S.A. §4348a(12)(B)(ii)). On the other hand, a transition or infill area is required to be "served by, or planned for, public water or wastewater, or both". (24 V.S.A. §4348a(12)(D)) The areas that are improperly included in the planned growth area lack both public water or wastewater infrastructure" because they lack both. Figure 1 shows the legacy growth area, the planned growth area, water lines, the sewer service area, and parcels. Parcels that do not appear to be eligible are bordered in blue and labelled A through E. The text on the figure explains each of the criteria that the parcel has not met. Additional areas were added to the planned growth areas that also do not meet the criteria. The Montpelier planning commission's request (August 6, 2026, LURB document 023) to add some of the areas confirm that the areas do not meet the statutory requirements for planned growth areas. Yet they have been added to the planned growth area. Flood hazard areas are required to be excluded from planned growth areas unless they contain pre-existing development. There is no development in the Sabins Pasture property. The flood hazard area needs to be returned to the future land use map. Also, the area lacks water and sewer so fails to meet the requirement of planned growth area for that reason. The "boney pasture" should not be added to the planned growth area. The Montpelier planning commission's request notes that "Utilities could be extended" meaning that the area is not served by public water or wastewater infrastructure. Thus it should be removed from the planned growth area. Also, the remainder of the planned growth area between Terrace Street and lower State Street need to be removed from my previous comments. The eastern portion of 203 Country Club Road lacks both public water and wastewater infrastructure, thus it should not be added to the planned growth area. Also the entirety of that parcel needs to be removed, based on my earlier comments.

Other comments relating to the regional plan
Page 16. Early settlement in many towns began in the hills and only moved to the valleys for the mills powered by water. Northfield is one example. Please amend the paragraph.
Page 16. Planning and zoning and septic regulations are other reasons for the "shift" into the countryside. Montpelier is an example. The older sections of what is now the City are densely developed compared to those sections developed post-zoning. Zoning regulations required lower density for new residential housing, so the land in the city was filled more quickly because of the larger minimum lot sizes. Also farmers selling individual lots to help their bottom lines contributed to the shift into the countryside. Please amend the paragraph.
Page 17. Please put into chapter 1, right up front, what I was told is the intent of the 2026 regional plan. It would be along the lines of "This 2026 regional plan provides a quick revision of the 2016 regional plan as readopted in 2024. This 2026 plan is adopted in order to meet the requirements of Act 181 (2024) relating to future land use and to Tiers 1B and 1A and other statutory changes since re-adoption of the 2016 regional plan in 2024. Portions of the 2026 plan that amend the 2016 plan as it was re-adopted in 2024 are identified by _____."
Page 22. Map 6 on page 44 shows multiple headwaters draining to basins other than the Winooski River basin. The drainages to other basins ought to be at least acknowledged in page 22's subsection on watershed planning. I suggest the following be added at the end of the paragraph. "The Central Vermont Region also contains portions of headwaters that drain to the White River, Waits River, Wells River, Passumpsic River, Huntington River, and New Haven River. Because these other watersheds are all headwaters, they are important for reducing flooding in the lower portions of those other watersheds. Map 6 shows the watersheds within the region."
Page 47. Map 8. The watershed symbol appears to be haphazardly applied. Everything within the region is within some watershed. So all the region should have the watershed striping. If the intent is to delineate the Winooski River watershed, then too much is striped. I suggest that the striping be used for the Winooski River basin and that other shadings be used for the other six watersheds with small drainage areas at the outer portions of the region.
Page 50. Map 9 Showing both floodways and flood zones in the legend and on the map is not useful, because the scale of the map is too small. The two cannot be distinguished. I also suggest adding the river corridor information from map 6 on page 44. This combination of features might need three symbols in the legend. One symbol for reaches in which "both flood hazard areas and river corridors" have been mapped. A second symbol for reaches with "flood hazard areas only". And a third symbol for reaches with "river corridors only".
Pages 52 through 54. This entire section on "Agricultural Land" is the same as in 2016. Please update the text to provide information on the change in agricultural lands, lands protected, and production between then and now. Please update the text in the paragraph in the draft and in subsequent goals, policies, and strategies.
Page 55. Thank you for changing the portion about the period of deforestation. However, I believe that forest cover has begun to increase again, due to forest fragmentation from housing development, clearcutting for solar arrays, and general development.
Page 56. This entire section on "Forest Land" is the same as in 2016. The draft notes that Act 171 (2016) amended multiple provisions relating to timber harvesting and forest management. Ten years later, how has Act 171 changed the region? Please update the text in the paragraph and in the relavant goals, policies, and strategies.

Other comments relating to the regional plan
Page 56 The draft notes that it is important that productive forestlands be conserved. How well have they been conserved in the last ten years? Please update the text in the paragraph and in the relevant subsequent goals, policies, and strategies.
Page 56. The maps do not show earth resource operations. The draft plan states "that we must accommodate them even as we guard against their more harmful aspects." It is hard to guard against their more harmful aspects if we do not know where they are. The failure to provide a map of resource extraction areas undermines the text on page 52 and pages 55 through 57 that we need to know where these resource extraction areas are so we do not inadvertently develop them in a way that prevents the resources from being extracted in the future. Thus revisions to the text to the effect that only some enterprise areas are used for resource extraction areas does not support the statements that we need to know where the resource extraction areas are. It still seems really hard to guard against the more harmful aspects of mineral extraction if one cannot tell easily which enterprise areas are not used for resource extraction. Resource extraction needs its own map or its own symbols on some other map. Also,it seems odd that the only enterprise areas are in Fayston and Warren, meaning that there are no resource extraction areas (existing or future) in other towns in the region.
Pages 58 through 64. The goals, policies, and strategies in chapter 2 are essentially the same as from 10 years ago, the 2016 plan. This is despite changes within the region and changes in laws. Thee is no indication of the means used to implement strategies. Nor is there any indication of how successful the strategies were and why they were retained. I would hope that some of the goals, policies, and strategies had actually been achieved and could be eliminated from this draft plan. Please evaluate each of the goals, policies, and strategies in the 2016 plan and revise each of them accordingly in the 2026 plan. This comment relates specifically to the goals, policies, and strategies in chapter 2. However, this comment also applies to the many other unchanged goals policies, and strategies in other chapters.
Page 60. The 2016 plan has a strategy to "develop a clearinghouse of resources that could be used by teachers and other groups working with youth to provide eduction on" "watershed functions, protection, and restoration." That strategy is still in the draft plan (p. 46). How has the clearinghouse been received by teachers and the other groups? Is this strategy still needed 10 years later? Should it be changed? Removed?
Page 61. The 2016 plan has a strategy to perform audits of municipal websites and communications methods on request. The strategy is still in the draft plan (p. 46). How many audits were requested and what municipal actions were taken as a result? Is the strategy useful 10 years later? Should it be changed? Removed?
Page 61. The 2016 plan has a strategy to coordinate region-wide trainings related to flood resilience with DEC. The strategy is still in the draft plan. How many trainings were offered and what actions were taken as a result of the training? Is it still useful after 10 years? Change it? Remove it?
Page 86. This is another example of a failure to update the plan. General Land Use Goal 2 is "To preserve the aesthetic quality of the Region. Policy 11 is that "CVRPC will track indicators that show impacts on aesthetic quality and natural beauty in Central Vermont." This policy is from 2016. The 2026 plan has no indication that the indicators have been tracked and what has been accomplished as a result of the regional plan's policy. This information should be added.
Page 103. Map 12 shows existing community-scale advanced wood heating facilities. Please define what is meant by community-scale.

Other comments relating to the regional plan
Page 127. The colors in the new table 16 are red and green, the most common form of color-blindness. The clashing colors also make it hard to read, even for those who can distinguish colors well. The colors in this table should be changed.
Page 127. Map 13 has a number of white areas, implying that they have no known or possible constraints for energy development. Please explain in the text whether the white areas are preferred for energy development.
Page 141. It is really difficult to understand a table when the title and header are on page 141 and the contents are on page 142. The paragraph on p. 142 beginning "Central Vermont hs . . .) could be moved above table 20, thus forcing table 20 completely onto page 142.
Page 166. The section on highways in the draft plan omits the poor condition of many of our asphalt roads. These conditions are ruts that have worn through the top layer(s) of asphalt and potholes. There are lengthwise cracks and settling along the outer edges of the driving lines because the old, narrower concrete was left in place when the wider asphalt was placed on top of the concrete. There are culverts and bridges too small for the increased intensity of storm runoff.
Page 168A. Please provide a map showing which roads are arterial and which are collector. The map is needed in order to understand figures 9 and 10 and text on pages 168 and 171.
Page 170. The plan omits the reason why why TVT took over from GMT. The plan also omits the follow-up, why is TVT expected to do better than GMT? Better in the sense of lower fares, or increased frequency, or new routes, or whatever the change is hoped to bring about.
Page 172. The transportation element omits discussion of passenger rail. Amtrak makes two stops in the region: Montpelier Jct. and Waterbury. Passengers using those stations travel mostly to and from points south, New York City and Washington, D.C. and intermediate stops. Schedules do not allow same-day connections to other trains heading to Chicago (and points west), Florida, or New Orleans. Altering the schedules to allow those connections would allow transportation alternatives to motor vehicles and airplanes while saving energy. The plan also omits discussion of the effects and timing of the plans for extending the passenger service north of St. Albans to Montreal.
Page 171. Map 20 on page 173 now shows the State-owned railroad between Montpelier Jct. (in Berlin) to Barre Town, via Montpelier, Berlin, and Barre City. That railroad should be mentioned in the section on Freight Movement on page 171.
Page 187. New Comment 187 A. There are two intersections of U.S. Route 2 and Vermont Route 100. One is in Duxbury, the other in Waterbury. Which intersection is the one in table 26?
Pages 190 through 195. This transportation element (chapter 4) was rewritten in a major way. Yet none of the goals, policies, and strategies have changed. It seems that at least some of the changes in text would result in the need for changes to at least some of the goals, policies, and strategies. There is no explanation of why none of them changed.
Page 191. Transportation goal 2, policy 3 refers to levels of service C and D. The plan needs to have a table or text describing the various levels of service.
Page 199. The electric infrastructure map contains a symbol that needs to be put into the legend. This example is in Roxbury at the Granville town line. It was shown on Figure 12 (p. 169) of the 6/24/26 draft. 

Other comments relating to the regional plan
Page 214. Table 32: wastewater treatment facilities (p. 181) lost a lot with the removal of table 1 (page 5-6) of the readopted report. That table includes the additional columns of sludge treatment and sludge disposal location. The missing information is essential in order to provide a more complete description of the facilities.
Page 216. The element has lost a lot with the removal of table 2 on larger subsurface disposal systems from the 2016 plan (page 5-10)
Page 227. Radio. Listenership can no longer be measured solely by those listening to the broadcast. Some stations have gained listenership and financial support through their own streaming. Central Vermont Community Radio (WGDR / WGDH) is an example. The sentence on streaming could be modified to acknowledge that streaming is not always detrimental to a broadcast station and can be beneficial.
Page 247. If there are 14 libraries throughout the region, why does table 39 have only 13 public libraries? Clarification would be useful.
Page 250 map 29. The colors used for the trails are indistinguishable from each other and from the major roads (even enlarged to 200% on a monitor). Even though the colors have been changed after my original comment, they are still indistinguishable, even in the printed copy.
Pages 261 through 278. All goals, policies, and strategies of the utility and facility element are the same as in the 2016 edition of the plan. They should be updated.
Page 273. The Outdoor Recreation Goal (p. 223), policy 5, identifies access to lakes and streams as a need in the region. This policy is unchanged from 2016. Has this policy achieved anything in the last 10 years?
Page 273. The policy 5 does not indicate who will identify these access locations.
Page 280. The 2016 plan's equivalent to table 38 appears to have only the three towns in Orange County. Including only the three towns in Table 38 (p. 237) seems more appropriate than proportioning based on the entire county. Orange, Williamstown, and Washington are demographically quite different from Orange County as a whole. This comment also applies to other charts or tables or text showing Orange County.
Page 281. What is a householder? (p. 281 and following) At first reading, I think a householder is a resident. On looking more closely at the numbers, it appears that the term "householder" means what other jargon calls "heads of households". This should be clarified in the draft.
Page 282. Why does figure 15, the Projected Number of Vermont Households by Age of Householder 2029 not extend to 2034, the end of the planning period?
Page 285, Figure 17, Age of Central Vermont Housing Stock. The figure shows something like 13,000 houses in Orange County. That seems way too large for only the three towns of Orange, Washington, and Williamstown. Please show only the numbers in the region's three Orange county towns. Showing values for all of Orange County distorts the importance of Orange County. Using only the data from the three Orange County towns also applies to other charts or tables or text showing Orange County.
Page 285, Figure 17, Age of Central Vermont Housing Stock. Please provide a table with the numbers of structures in each of the year groups. For Orange County, only the three towns. Also, provide the number of structures for each of the year groups. Those numbers could go into a table.

Other comments relating to the regional plan
Page 285. The healthy vacancy rates for owner-occupied homes used by the Vermont Housing and Finance Agency are inconsistent over time, and therefore not to be relied upon. I analyzed VHFA's own data (housingdata.org) in April 2023. The analysis covered the period 1986 through 2022. Over that period, the average Vermont vacancy was 1.3 %. The maximum was 2.0 % (2015) and the minimum was 0.4 %. I found that only when vacancy rates dipped below 1.2% did sales prices start to rise, as shown in the solid black and the dash - double dotted green lines in the graph. Vacancy rates above 1.2% result in stable sales prices. Thus, VHFA's data show that a vacancy rate for owner-occupied homes as low as 1.2% provides a healthy and stable housing market. Please revise the text on pages 241 and 242 to use the lower vacancy rate as healthy.
Page 299, Table 48 would also have columns for the target allocations for each municipality., so one can compare the target allocations with the current supply.
Page 309, figure 24. Housing Affordability Targets. The text next to the bar chart states that 17% of homeowning households make less than 50% of the Area Median Income. It is not clear what is intended by "In assigning these housing targets, we have allocated this segment of households to future low-income rentals." the text following that statistic intends. It might be intending to have those homeowners moved out of their homes and become renters, losing whatever equity they have in their homes. Or it might mean that it wants to convert those homes into rental units, depriving other low income individuals of the opportunity to become homeowners. I hope neither is the intent. I hope that instead the plan is to plan a way to keep the current low income owners in their homes and that the homes become available for other low income individuals to purchase.
Page 312. The intent of Tiers 1A and 1B is that the majority of housing will be built outside the Act 250 process. Regional planning commissions will not have the opportunity to participate in much housing development through the Act 250 process. This means that the impact of strategy 12 (active participation in the Act 250 process to support housing) is minimal to non-existent. This seems an ideal location to support specific planning goal 6 (24 V.S.A. 4302(c)(6)(A) by adding to the plan how the principles of the Act 250 criteria will be used to maintain and improve the quality of the listed resources in relation to housing. Please add a strategy along the lines of: "Support maintaining and improving the quality of air, water, wildlife, mineral, and other land resources by use and development of housing in accordance with the principles of the Act 250 criteria (10 V.S.A. §6086(a)), even in instances where an Act 250 permit is not needed."
Page 314. Please explain in the plan why the percentage of the adult population with a high school diploma has dropped 5 percentage points. The 2026 draft has a rate of 87.3%. The re-adopted 2016 plan has a rate of 92.6%. Or differently expressed, why has the percentage of the adult population without a high school diploma increased by 70%?
Page 319. (Education). It seems that the closure of the New England Culinary Institute and Goddard College should be addressed.
Page 319. (Education) And the conversion of the Vermont College of Fine Arts to the Greenway Institute should be addressed.
Page 322. (Challenges) Omitting the July 2024 flood while mentioning other floods is a slap in the face to Plainfield and to the other communities flooded in July 2024.

Other comments relating to the regional plan
Page 335. The checklist states that this is covered in chapter 8, implementation plan (pages 286 through 289). It turns out that chapter 8 (except for the first two paragraphs and four of the Actions/Strategies) is the same as appendix A.6 of the 2016 plan. Appendix A.6 and chapter 8 list the same progress measures. I find no evaluation in the draft plan of the progress made since 2016. Thus it is not clear whether anything has been accomplished since the 2016 plan. What has happened in the last ten years? I acknowledge that Christian Meyer expressed, after your July 14, 2026 meeting adjourned, the intent to do the minimum now in order to comply with Act 181 (2024). I think that reflects poorly on the Commission, because this is really delaying a comprehensive revision of the 2016 regional plan. Another year? Two years? Three years? When it should have been revised in 2024.
Pages 335 through 338. The draft plan contains some 500 goals, policies, and strategies in chapters 1 through 7. The implementation plan (chapter 8) has only 14 items in its table of actions and strategies. The table does not show how its actions and strategies relate to the goals, policies, and strategies. So it is not clear which of the hundreds of goals, policies, and strategies will be implemented and which others will be left to languish. Please revise the implementation plan to show how each of the hundreds of goals, policies, and strategies will be implemented. And if there is no reasonable expectation of taking action on a goal, policy, or strategy, then remove it from the regional plan.
Pages 335 through 338, The policies, goals, and strategies are essentially the same as from 10 years ago, the 2016 plan. This is despite changes in conditions within the region and changes in laws. There is no indication of the means used to implement the strategies. Nor is there any indication of how successful the strategies were and why they were retained. I would hope that some of the goals, policies, and strategies had actually been achieved and could be eliminated from this draft plan. The plan exhibits one of the common lacks of plans. The plan lacks an evaluation of the successes and failures of the previous plan. Please evaluate each of the goals, policies, and strategies in the 2016 plan and revise each of them accordingly in the 2026 plan.
Pages D2 through D7 (410 through 415). The narrative in the "Disproportionate Benefit / Burden?" column resolves some of my previous comment. However, The column's narratives consider only disproportionate burdens. The narratives fail to consider disproportionate environmental benefits. The narratives need to be amended to consider disproportionate envirnmental benefits and there are some. - I fail to understand the reasoning behind using the % increase in floodplain land acres from flood of 0.01% annual probability to the flood of 0.002% annual probability as the metric for "Increased Flooding or Stormwater Flows". A smaller increase in inundated land is more likely to mean that the river in that location has steeper banks and surroundings, so it is less likely that anyone will live in that intermediate zone between the two flood elevations. A more appropriate metric is "percent of population that lives within a flood hazard area or river corridor or both". If the data needed to determine the percentages are not readily available, then move this factor onto pages D6 and D7 (414 and 415) with the other factors for which suitable metrics are not available. - The metric for "Erosion Risk" using the DEC River Corridors is also irrelevant for determining benefits and burdens. It doesn't matter how much land is in river corridors. What matters is the populations that live within river corridors.. It is only a risk for those who live in river corridors. This should also be moved to the factors with no suitable metric. - Water pollution and Access to Clean Water.. It appears that EJFP's actually have a disproportionate environmental benefit in each of these. The narrative should be revised to point out that this is a disproportionate benefit.
Pages D6 and D7 (414 and 415). NRPC and RRPC have some metrics that could be applied to those declared in Appendix D to be without metrics. Possibly other RPC's have metrics for others of those without metrics. Those other metrics should be added if the metrics are suitable.

Other comments relating to the regional plan
Pages D2 through D6 (410 through 414) The data used in the analysis needs to be provided. For example, how was the number of recreational sites per 1,000 population determined?
Future Land Use Map - Planned Growth Areas. (4) are flood hazard areas excluded? This comment is specifically for Montpelier, although it does apply to all municipalities. It relates to the box for "Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development." It seems inappropriate to lump the exclusion and exception together. It would be more accurate to split this row into two: "Excludes identified flood hazard and fluvial erosion areas" and "Contains identified flood hazard and fluvial erosion areas containing preexisting development in areas suitable for infill development". This would be accompanied by maps showing where the exclusions are.
Maps in general: The intent of the maps is not explained. Most of the maps are too small if they are intended to be used to delineate areas for Act 250 and section 248 purposes. The maps are adequate in scale if the intent is to provide the distribution of the features at a cursory glance. The following maps are at too small a scale to be definitive as evidence in permits for Act 250 and section 248: maps 3, 4, 5, 6, 7, 9, 10, 11, 14, 15, 16, 17, 22, 23, 25, 27, 28, 30, and 31. The following maps have portions that are illegible:for the following reasons: Colors are too alike to be differentiated: Maps 20, 23, and 29. Symbols are not in the legend: Map 21 Symbols are too small: Maps 24, 26, 30, and 255. Sources of data need to be provided for all maps.
Comment 26.A. Page 131. The new text adds a new issue, while correcting a previous comment. The new issue is the introduction of live links to this document. Live links have no place in this or any other regional or municipal plan, because live links amend the plan without going through the formal amendment process. Thus this and any other live links that alter the plan itself need to be removed.

Figure 1 - Parcels deemed ineligible for planned growth area status



Parcel A is not eligible for the planned growth area because it is served by neither public water nor public wastewater. Also, the land slopes steeply up from the Winooski River to the south and up from the parcels served by public water and wastewater to the north. It is not eligible because it lacks any streets and lacks the documents required for it to be considered a planned Complete Streets area.

Most of Parcel B is not eligible for planned growth area because most of it is served by neither public water nor public wastewater. It is not a high density area, being zoned rural. It has no streets and lacks the documents required for it to be considered a planned Complete Streets area.

Parcels C are not eligible for planned growth area because it is served by neither public water nor public wastewater. Also, all of the parcels in C are lower in elevation than the sewered area to the north.

Parcel D is ineligible because it is served by neither public water nor public wastewater. It is not a high density area, being zoned rural. It has no streets and lacks the documents required for it to be considered a planned Complete Streets area.

Parcel E is not eligible because it is served by neither public water nor sewer. It has no streets and lacks the documents required for it to be considered a planned Complete Streets area.

Comments provided by Mr. Weiss of Montpelier with staff responses.

Comment 1: Pages 32 through 34. The outreach to the public is limited and appears to be inconsistent with the goal of holding informal working sessions for participation by local citizens throughout the process. Text was changed between September 4 and 20 and answered none of the questions.

1. How effective was the solicitation? We received input from a range of community members and are constantly working to improve our reach. Our solicitation was carried out through multiple forums, such as libraries, FPF, emails and newsletters, conversations with municipalities, and word of mouth.
2. How many local citizens were reached at the library round table discussions? ~ 30 folks stopped to have a conversation
3. How many at the LEAP tabling? ~50-75
4. How many surveys were completed? 128 survey responses.
5. What changes to the plan were made as a result of the round tables, the LEAP tabling, and the surveys? Comments received during these outreach events informed housing target methodology, the FLU Map, and the energy appendix. Given the vast number of legislative changes during this outreach period, a large component of our work was focused on building community understanding for the new FLUA map and housing targets.
6. How many "interested members of the public" are sent the "Weekly Roundup"? We do not have subcategories for our mailing list.
7. And how large is that mailing? 600 (as on p. 4 of the checklist) or 200 (as on p. 25, no. 7 of the draft plan)? It is around 600; all numbers have been updated.
8. What additional outreach has been done for the public hearings in September and October? Staff held 4 additional Q&A sessions, continued conversations with municipalities and attending selectboard meetings as requested, and reviewed additional comments received. As well, paper copies of the final draft and FLUA map were redistributed to all libraries and town offices.

One can't go back on undone public participation. However, all the above questions can be answered. And the LURB can make sure that the CVRPC does robust solicitation of public participation at the remaining stages of the regional plan review and approval process.

Public participation and input were crucial to developing this plan. Throughout the process, staff have been adjusting our outreach to meet

community concerns and to expand our efforts to reach more of the community.

Comment 2: Pages 37 through 53. Maps 1 through 10 are required to show areas of significant natural resources (24 V.S.A.§ 4348a(2)). Maps 3 through 10 have added many of the missing resources pointed out in previous comments.

The following still are not shown.

1. agriculture using the agricultural lands identification process - established in 6 V.S.A. § 8.
2. aquifer protection

Map 10 Soils identifies prime agricultural soil (6 V.S.A. § 8(a)(1)) and Map 11 Future Land Use Map identifies appropriate size parcels for agriculture (6 V.S.A. § 8(a)(2)). The other three requirements of 6 V.S.A. § 8(a) are represented in the narrative of the plan.

Aquifer protection is addressed in the text and policies of the plan. The maps in the plan include the identification of surface water, wetlands, vernal pools, river corridors, open space/forest blocks, all of which are important for groundwater recharge and aquifer protection.

Comment 3: Pages 38 and 39. 24 V.S.A. § 4348a(a)(2)) requires rare or irreplaceable natural areas. (natural resources and working lands element).

Rare and irreplaceable natural areas are now defined on page 38 as significant natural communities, RTE species, and deer wintering areas. They are shown on map 4. Deer wintering areas are a skimpy substitute for significant wildlife habitat. Add other types of significant wildlife habitat,

Significant wildlife habitat overlaps with many of the natural resources already mapped, such as vernal pools and high-priority forest blocks. Expansion of wildlife habitat mapping will be considered in a future amendment.

Comment 4: Page 83. Act 250 permitting. Exemption from Act 250 does not mean that the Act 250 criteria may be ignored.

How does this plan support the specific goal (24 V.S.A. 4302(c)(6)(A)) that use and development in Tier 1A and 1B areas are done according to the principles of the Act 250 criteria?

The Act 250 criteria are discussed throughout the Plan, for example the Resource Protection section in the Natural Resources and Working Lands and the accompanying goals and policies. In the next rewrite, more clarity around the Act 250 criteria, and the intersection between Act 250 permitting and regional plans will be considered.

Comment 5: Pages 164 through 195. There appears to be no discussion on costs and methods of financing transportation needs. That discussion is required by 24 V.S.A. §4348a(a)(4)

This is addressed through Table 27. Transportation Funding Programs and through the goals, policies and strategies in the Transportation Element.

Comment 6: Page 187. The new tables 25 and 26 on the VTrans capital program are incomplete. Projects in the VTrans capital program have estimated project dates, costs, and multiple sources of financing each project. 24 V.S.A.§4348a(a)(4) requires that information to be provided in this plan. One way to provide that information is to put it into table 25.

See above for how financing of transportation projects was implemented into the plan. Further elaboration on this topic will be considered during future amendments.

Comment 7: Pages 196 through 278. The utility and facility element fails to identify future needs of any of the systems or facilities and fails to make recommendations. This lack is glaring because of the population growth expected from the housing targets. Recommendations of future needs and their priorities is required by 24 V.S.A.§4348a(a)(5). The LURB advised that Infrastructure planning necessary to accommodate density should be further detailed in the housing chapter (pp. 279 through 312. That chapter also fails to identify future needs.

Future needs and recommendations are interwoven into the text and addressed into the goals, policies and strategies in the Utilities, Facilities and Services Element.

Comment 8: Pages 335 through 338. I find no capacity study and no investment strategy in either pages 286 through 289 or anywhere else in the draft plan. A capacity study is required by 24 V.S.A. § 4348A(A)(7).

The Implementation Plan includes the recommended lead/partner, estimated cost, timing, priority and financing. These are based on the goals, policies and strategies throughout the text and current capacities informed the timing and priority assigned.

Comment 9: Future land use map. Some areas in Montpelier shown on the future land use map as planned growth area fail to meet the statutory requirements. These are six areas shown on figure 1 and two areas added in the September 20, 2026 revisions. These are all in Montpelier because I am familiar with it. Because incorrect delineations have been made in Montpelier, it is likely that incorrect delineations have been made in other municipalities, too. Portions of the planned growth area shown on the FLU map appear to be Rural-general because they are neither served by public

water and wastewater infrastructure nor do they meet the qualifications to be planned for that infrastructure.

Montpelier's planned growth area in its 2025 Plan precedes the shorter process for amending the future land use map was created by Act 152 (2026). Thus, the improper delineations should be removed now.

A planned growth area is required to be "served by public water or wastewater infrastructure". (24 V.S.A.§4348a(12)(B)(ii)). On the other hand, a transition or infill area is required to be "served by, or planned for, public water or wastewater, or both". (24 V.S.A. §4348a(12)(D))

The areas that are improperly included in the planned growth area lack both public water or wastewater infrastructure" because they lack both.

Figure 1 shows the legacy growth area, the planned growth area, water lines, the sewer service area, and parcels. Parcels that do not appear to be eligible are bordered in blue and labelled A through E. The text on the figure explains each of the criteria that the parcel has not met.

Additional areas were added to the planned growth areas that also do not meet the criteria. The Montpelier planning commission's request (August 6, 2026, LURB document 023) to add some of the areas confirm that the areas do not meet the statutory requirements for planned growth areas. Yet they have been added to the planned growth area.

Flood hazard areas are required to be excluded from planned growth areas unless they contain pre-existing development. There is no development in the Sabins Pasture property. The flood hazard area needs to be returned to the future land use map. Also, the area lacks water and sewer so fails to meet the requirement of planned growth area for that reason.

The "boney pasture" should not be added to the planned growth area. The Montpelier planning commission's request notes that "Utilities could be extended" meaning that the area is not served by public water or wastewater infrastructure. Thus it should be removed from the planned growth area. Also, the remainder of the planned growth area between Terrace Street and lower State Street need to be removed from my previous comments.

The eastern portion of 203 Country Club Road lacks both public water and wastewater infrastructure, thus it should not be added to the planned growth area. Also the entirety of that parcel needs to be removed, based on my earlier comments.

CVRPC followed the statutory definitions of FLUAs as defined in 24 V.S.A. § 4348a (12) and relied on the statewide VAPDA methodology to create the

map (https://act250.vermont.gov/document/act-181-statewide-future-land-use-methodology-updated-april-18-2025).

The other comments relating to the regional plan have been addressed in our comment integration matrix, available here: https://centralvtplanning.org/wp-content/uploads/2026/10/CVRPC_Plan_Comments_Indexed_2026-10-15-1.pdf

Outlook

Please share immediately with all Commissioners

From Stephen Whitaker <whitaker.stephen@gmail.com>
Date Thu 9/17/2026 6:15 PM
To Christian Meyer <meyer@cvregion.com>
Cc Peter Carbee, Chair, CVRPC Commission & Brownfields Committee & TAC Representative - Washington <accuratecounts.vt@gmail.com>

MEMORANDUM

To: Christian Meyer, Executive Director, and Commissioners, Central Vermont Regional Planning Commission

From: Stephen Whitaker, Montpelier, Vermont

Date: September 17, 2026

Re: Documentation Request — The Housing-Target Foundation for Future Land Use Area and Planned Growth Area Acreage in the Draft 2026 Regional Plan

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I write regarding the Draft 2026 Regional Plan's Future Land Use Map and, specifically, the methodology by which regional housing targets have been translated into Planned Growth Area (PGA) and Downtown Center acreage for member municipalities — including the 1,961.78-acre Planned Growth Area mapped for Montpelier, more than double the next-largest PGA allocation in the region.

Under 24 V.S.A. § 4348a(a)(9), the Plan is required to disaggregate statewide and regional housing targets by municipality. Under 24 V.S.A. § 4302(c)(1)(A), downtown centers, village centers, planned growth areas, and village areas "should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region." CVRPC's own housing-target packet states that CVRPC assigned 40% of the regional target to Downtown Centers and Planned Growth Areas combined, 20% to Village Centers and Village Areas, and the remaining 40% by population share. I have not located any document showing how that unit-share assumption connects — through an assumed density, a capacity figure, or any other calculation — to the specific acreage drawn for any Planned Growth Area, including the 1,961.78 acres mapped for Montpelier. CVRPC invokes § 4302(c)(1)(A) as part of the stated basis for growth-area designation; it should therefore be able to produce the calculation connecting that basis to the acreage on the map, or acknowledge that no such calculation exists.

I have traced the origin and history of the underlying housing-target figure and believe CVRPC should address the following on the record before this Plan advances further:

What the record shows about the number

- The 40,000-homes-by-2030 figure originated in a January 25, 2023 VHFA blog post by a single researcher. The same agency, same researcher, same federal planning cycle had produced approximately 5,800 homes needed by 2025 in the 2020 Vermont Housing Needs Assessment — a sevenfold increase in three years.

- VHFA's own April 12, 2023 presentation to the Vermont House Energy & Environment Committee (Slides 7 and 9, public legislative record on the HOME Act) placed question marks next to two of the three components added since 2020: "Is this really needed?" beside the 11,023-unit vacancy-normalization component (built on a national 5% vacancy benchmark, versus Vermont's actual 1.3% historical average), and "Exceptional growth?" beside the 10,231-unit pandemic-era demand component.
- Two months after Act 181 passed, VHFA's 2025–2029 Housing Needs Assessment (August 2024) revised the figure down to 24,000–36,000. I have located no public reconciliation of that revision with the targets already disaggregated to municipalities under the higher figure.
- Vermont Futures Project, the advocacy organization most associated with defending the 40,000 figure, has confirmed through its Executive Director (in on-the-record correspondence, June 2026) that it did not independently evaluate VHFA's methodology before adopting the upper-range scenario — it did so because "the scale/pace aligned with our analysis," an analysis built around a 802,000-person population target derived from employer workforce demand, not from independent demographic projection.

What I am asking CVRPC to provide

1. (24 V.S.A. § 4348a(a)(9)) The specific, dated Housing Needs Assessment or Housing Targets Appendix figure relied upon for each municipality's target disaggregation, including which of VHFA's published ranges (2020, January 2023, August 2024, or January 2025) was used, and why.

2. (reconciliation duty implicit in relying on § 4348a(a)(9) figures now superseded) A public reconciliation of VHFA's post-Act-181 downward revision with the targets and acreages already disaggregated and mapped under the higher, superseded figure.

3. (24 V.S.A. § 4302(c)(1)(A)) Disclosure of the origin and adoption process for the 40%/20%/40% allocation formula — whether it was adopted through any public process, or is a staff-level methodology choice not otherwise reflected in the record — and the calculation, if one exists, connecting that unit-share allocation to the specific acreage drawn for each Planned Growth Area.

4. (24 V.S.A. § 4302(c)(1)(A)) A sensitivity analysis showing what Planned Growth Area and Downtown Center acreage the formula would produce under the lower-bound, pre-pandemic (0.8%/year) household-growth scenario, for comparison against the acreage produced under the upper-bound scenario actually used.

5. (24 V.S.A. § 4348a(a)(12)(B)) Per-parcel documentation, for each proposed Planned Growth Area, showing how each of the seven criteria is independently met — prior to, and independent of, any housing-target arithmetic.

6. (24 V.S.A. § 4348a(a)(12)(B)(ii)) Documentation of existing water and wastewater capacity — in demonstrated flow or connection capacity, not merely presence of service — for each proposed Planned Growth Area, and a statement of whether that capacity figure was used, in whole or in part, to determine the area's boundary or its assumed share of the housing target. If it was not used for that purpose, I ask CVRPC to state why an engineerable, already-required criterion was not the starting point for allocating housing-unit expectations, in preference to an unverified statewide aspirational figure.

7. (24 V.S.A. § 4348a(a)(9); criterion (vi) as amended by 2026 Acts and Resolves No. 152, § 13) The price, quality, and unit-size/type breakdown of housing need that § 4348a(a)(9) already requires the housing element to estimate, reconciled to each proposed Planned Growth Area's acreage. This is not a request for a new, parcel-level affordability quota — it is a request that CVRPC produce the disaggregation the statute already requires it to have, and show how it maps onto specific acreage, so that a finding under amended criterion (vi) that a Planned Growth Area 'provides for opportunity...needed to meet...housing targets that meet the present and future needs of a diversity of social and income groups' has something concrete behind it.

8. (24 V.S.A. § 4302(c)(15) (Goal 15); 3 V.S.A. chapter 72) Completion of the Environmental Benefits and Burdens Analysis table in Appendix E, which the Land Use Review Board's own September 8, 2026 preapplication response already found incomplete under Goal 15 — together with an assessment of whether the Act 250 exemption that follows from Planned Growth Area designation and Tier 1A status bears disproportionately on, or bypasses environmental benefit to, environmental justice focus populations.

9. (24 V.S.A. § 4348a(a)(4) and (a)(5)) A statement of priority of need, cost, and financing for the utility and facility investments (water and wastewater specifically) that would be required to support the housing-unit share assumed for each Planned Growth Area — the same category of disclosure § 4348a(a)(4) already requires for transportation, and which the Board's own preapplication response already found the draft Transportation Element to be missing.

10. (24 V.S.A. § 4348a(a)(9); 24 CFR Part 576) A statement of whether non-congregate, private, secure managed shelter — a model HUD's own Acting Regional Director for New England confirmed in May 2026 correspondence aligns with the Emergency Solutions Grants program's Temporary Shelter definition, and is eligible for existing federal funding — has been evaluated as a distinct housing 'type' under § 4348a(a)(9). If CVRPC treats this as outside the housing element's scope, I ask that it say so on the record and explain why. If it does not, I ask that the evaluation reflect that such a model's dominant cost is not the shelter unit itself but the ongoing operational infrastructure around it — site management and behavioral supervision, refuse collection, and hygiene facilities (water supply and sewage disposal, with shared hygiene trailers running approximately $100,000 each and staffing/program costs expected to substantially exceed shelter-unit cost) — the same categories § 4348a(a)(5) already requires the Utility and Facility Element to address, with priority of need indicated. A capital estimate for the shelter units alone would not reflect what the model actually requires.

I raise one further point, not as an eleventh request but as context for how CVRPC should weigh the ten above. The region's unhoused population is not a hypothetical future gap to be closed by financing that may or may not materialize. It is a documented, present emergency. The housing-target machinery this memorandum examines is aimed at market-rate and subsidized construction that, even under CVRPC's own assumptions, requires tens of millions of dollars in financing this region does not have committed, on a timeline measured in years, to produce units that may still land outside the affordability range of Central Vermont wage earners when and if they are ever built. That is a materially different order of urgency than a person sleeping outside tonight. A regional plan that treats an aspirational, unfunded, multi-year construction pipeline as its answer to housing need, while leaving unaddressed the one housing type already confirmed by HUD as immediately deployable and eligible for existing federal funding (Item 10, above), has its priorities inverted. I ask that CVRPC's response reflect that ordering.

This is not a request that CVRPC abandon housing planning, nor a claim that central Vermont has no housing needs. It is a request that CVRPC show that the specific acreage decisions in this Plan rest on demonstrated, current, and reconciled figures and on individualized parcel findings — not on an aggregate statewide number that the agency which produced it has already revised downward by close to a third without public explanation, and that the organization which popularized it has acknowledged adopting without independent verification because it happened to match a growth target chosen in advance.

I would appreciate a written response addressing each of the ten items above.

Respectfully,

Stephen Whitaker

Montpelier, Vermont

Comments provided by Mr. Whitaker of Montpelier with staff responses.

Please share immediately with all Commissioners

From: Stephen Whitaker whitaker.stephen@gmail.com

Date: Thu 9/17/2026 6:15 PM

To: Christian Meyer meyer@cvregion.com

Cc: Peter Carbee, Chair, CVRPC Commission & Brownfields Committee & TAC Representative - Washington<accuratecounts.vt@gmail.com>

MEMORANDUM

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*Staff encourages everyone to review the VHFA Housing Needs Assessment 2025-2029 Appendix 1 (*https://vhfa.org/appendix-1-statewide-and-regional-housing-targets-2030-and-2050*). This is the source of CVRPC’s regional housing target.*

What I am asking CVRPC to provide

1. (24 V.S.A. § 4348a(a)(9)) The specific, dated Housing Needs Assessment or Housing Targets Appendix figure relied upon for each municipality's target disaggregation, including which of VHFA's published ranges (2020, January 2023, August 2024, or January 2025) was used, and why.

*Staff encourages everyone to review the VHFA Housing Needs Assessment 2025-2029 Appendix 1 (*https://vhfa.org/appendix-1-statewide-and-regional-housing-targets-2030-and-2050*). This is the source of CVRPC's regional housing target.*

2. (reconciliation duty implicit in relying on § 4348a(a)(9) fi**gures now superseded)** A public reconciliation of VHFA's post-Act-181 downward revision with the targets and acreages already disaggregated and mapped under the higher, superseded figure.

*Staff encourages everyone to review the VHFA Housing Needs Assessment 2025-2029 Appendix 1 (*https://vhfa.org/appendix-1-statewide-and-regional-housing-targets-2030-and-2050*). This is the source of CVRPC's regional housing target.*

3. (24 V.S.A. § 4302(c)(1)(A)) Disclosure of the origin and adoption process for the 40%/20%/40% allocation formula — whether it was adopted through any public process, or is a staff-level methodology choice not otherwise reflected in the record — and the calculation, if one exists, connecting that unit-share allocation to the specific acreage drawn for each Planned Growth Area.

Please see meeting minutes of CVRPC committees and Board of Commissioners when this was discussed.

4. (24 V.S.A. § 4302(c)(1)(A)) A sensitivity analysis showing what Planned Growth Area and Downtown Center acreage the formula would produce under the lower-bound, pre-pandemic (0.8%/year) household-growth scenario, for comparison against the acreage produced under the upper-bound scenario actually used.

It is unclear what is being requested and what the purpose and need for this analysis would be?

5. (24 V.S.A. § 4348a(a)(12)(B)) Per-parcel documentation, for each proposed Planned Growth Area, showing how each of the seven criteria is independently met — prior to, and independent of, any housing-target arithmetic.

This request is not in line with the statutory definitions of the FLUAs. In developing its map, CVRPC relied heavily on local land use maps, community input, statutory language, and the statewide FLUA methodology, developed in consultation with the state's 11 RPCs, the LURB, and VT Department of Housing and Community Development.

6. (24 V.S.A. § 4348a(a)(12)(B)(ii)) Documentation of existing water and wastewater capacity — in demonstrated flow or connection capacity, not merely presence of service — for each proposed Planned Growth Area, and a statement of whether that capacity figure

was used, in whole or in part, to determine the area's boundary or its assumed share of the housing target. If it was not used for that purpose, I ask CVRPC to state why an engineerable, already-required criterion was not the starting point for allocating housing-unit expectations, in preference to an unverified statewide aspirational figure.

This request is not in line with the statutory definitions of the FLUAs. CVRPC used the best available data when considering capacity and will continue to update its maps as data resources improve.

7. (24 V.S.A. § 4348a(a)(9); criterion (vi) as amended by 2026 Acts and Resolves No. 152, § 13) The price, quality, and unit-size/type breakdown of housing need that § 4348a(a)(9) already requires the housing element to estimate, reconciled to each proposed Planned Growth Area's acreage. This is not a request for a new, parcel-level affordability quota — it is a request that CVRPC produce the disaggregation the statute already requires it to have, and show how it maps onto specific acreage, so that a finding under amended criterion (vi) that a Planned Growth Area 'provides for opportunity…needed to meet…housing targets that meet the present and future needs of a diversity of social and income groups' has something concrete behind it.

Pages 307-309 of the 2026 Draft Regional Plan

8. (24 V.S.A. § 4302(c)(15) (Goal 15); 3 V.S.A. chapter 72) Completion of the Environmental Benefits and Burdens Analysis table in Appendix E, which the Land Use Review Board's own September 8, 2026 preapplication response already found incomplete under Goal 15 — together with an assessment of whether the Act 250 exemption that follows from Planned Growth Area designation and Tier 1A status bears disproportionately on, or bypasses environmental benefit to, environmental justice focus populations.

The Environmental Benefits and Burdens Analysis is complete. Municipalities are responsible for participation in the Tier 1 process. CVRPC can complete an exercise similar to this in the future once the program begins to take off. This could help identify any municipalities are receiving fewer benefits due to local capacity.

9. (24 V.S.A. § 4348a(a)(4) and (a)(5)) A statement of priority of need, cost, and financing for the utility and facility investments (water and wastewater specifically) that would be required to support the housing-unit share assumed for each Planned Growth Area — the same category of disclosure § 4348a(a)(4) already requires for transportation, and which the Board's own preapplication response already found the draft Transportation Element to be missing.

Though not a statutory requirement, this may be something to consider working toward for a future draft of the Regional Plan.

10. (24 V.S.A. § 4348a(a)(9); 24 CFR Part 576) A statement of whether non-congregate, private, secure managed shelter — a model HUD's own Acting Regional Director for New England confirmed in May 2026 correspondence aligns with the Emergency Solutions Grants program's Temporary Shelter definition, and is eligible for existing federal funding — has been evaluated as a distinct housing 'type' under § 4348a(a)(9). If CVRPC treats this as outside the housing element's scope, I ask that it say so on the record and explain why. If it does not, I ask that the evaluation reflect that such a model's dominant cost is not the shelter unit itself but the ongoing operational infrastructure around it — site management and behavioral supervision, refuse collection, and hygiene facilities (water supply and sewage disposal, with shared hygiene trailers running approximately $100,000 each and staffing/program costs expected to substantially exceed shelter-unit cost) — the same categories § 4348a(a)(5) already requires the Utility and Facility Element to address, with priority of need indicated. A capital estimate for the shelter units alone would not reflect what the model actually requires.

The CVRPC plan was substantially completed at the time of the HUD's statement. This is an innovative idea and something to be taken under consideration in future drafts of the plan. The current regional plan would not inhibit a municipality from pursuing such a project, nor would it prevent the CVRPC from supporting such a project.

I raise one further point, not as an eleventh request but as context for how CVRPC should weigh the ten above. The region's unhoused population is not a hypothetical future gap to be closed by financing that may or may not materialize. It is a documented, present emergency. The housing-target machinery this memorandum examines is aimed at market-rate and subsidized construction that, even under CVRPC's own assumptions, requires tens of millions of dollars in financing this region does not have committed, on a timeline measured in years, to produce units that may still land outside the affordability range of Central Vermont wage earners when and if they are ever built. That is a materially different order of urgency than a person sleeping outside tonight. A regional plan that treats an aspirational, unfunded, multi-year construction pipeline as its answer to housing need, while leaving unaddressed the one housing type already confirmed by HUD as immediately deployable and eligible for existing federal funding (Item 10, above), has its priorities inverted. I ask that CVRPC's response reflect that ordering.

Mr. Whitaker highlights the pressing need for new ideas. This is something to be taken under consideration in future drafts of the plan. The current regional plan would not inhibit a municipality from pursuing such a project, nor would it prevent the CVRPC from supporting such a project.

This is not a request that CVRPC abandon housing planning, nor a claim that central Vermont has no housing needs. It is a request that CVRPC show that the specific acreage decisions in this Plan rest on demonstrated, current, and reconciled figures and on individualized parcel findings — not on an aggregate statewide number that the agency which produced it has already revised downward by close to a third without public explanation, and that the organization which popularized it has acknowledged adopting without independent verification because it happened to match a growth target chosen in advance.

I would appreciate a written response addressing each of the ten items above.

Respectfully,

Stephen Whitaker

Montpelier, Vermont

Central Vermont Regional Planning Commission

MEMO

Date: August 25, 2026
To: Board of Commissioners and Municipal Plan Review Committee
From: Niki Sabado, Planner
Re: Review of Municipal Plan Review public hearing and RPC criteria
Atch: Municipal Plan Review Tool; Compatibility assessment for the regional plan and neighbor municipalities.

The memo includes the municipal plan review staff recommendations, regional compatibility review staff recommendations, and the compatibility assessment of the East Montpelier Town Plan and Waitsfield Town Plan Amendment with the CVRPC Regional Plan.

Municipal Plan Review

Waitsfield Advisory Staff Recommendations

No staff recommendations beyond those previously provided during the 2023 approval.

East Montpelier Advisory Staff Recommendations

The following list are staff recommendations from the East Montpelier municipal plan review checklist which reviews the 12 required elements (§ 4382) and the State planning goals (§ 4302) with the plan under review. Recommendations are advisory and not mandatory.

<u>From required elements § 4382</u>

(2) Land Use: It is recommended that East Montpelier envisions the future for each district. The districts, as written, capture the current character, but would also benefit from a vision for how these districts should develop over the next 10, 20, 30 years.

(4) Utility Facility plan: Recommend including specific costs, resources, and timing for financing in a capital improvement plan.

(10) Housing: In future town plan updates, you will need to document progress toward the construction of housing units identified by the new housing statute (Act 179).

From State planning goals § 4302 -

(15) Environmental justice: Generally, the Town Plan addresses socio-economic equity. Staff recommend integrating the energy goals into the entire town plan to encourage outreach and equitable, inclusive access to all facets of planning, not just energy.

Regional Compatibility Review

Waitsfield Advisory Staff Recommendations

CVRPC Staff reviewed the Waitsfield Town Plan amendments against the CVRPC Regional Plan for compatibility. A compatible plan is defined under statute as any plan "as implemented, (that) will not significantly reduce the desired effect of the implementation of the other plan." The amendments to the Waitsfield Town Plan were found to be compatible with the CVRPC Regional Plan.

East Montpelier Advisory Staff Recommendations

CVRPC Staff reviewed the East Montpelier Town plan against the CVRPC Regional Plan for compatibility. A compatible plan is defined under statute as any plan "as implemented, (that) will not significantly reduce the desired effect of the implementation of the other plan." Each of East Montpelier's planning goals were assessed and designated as *compatible* with the regional plan (including as *supporting* the regional plan or as *silent* and therefore understood to be compatible with the regional plan) or were designated as *incompatible* with the CVRPC Regional Plan.

The following list are staff recommendations from the East Montpelier municipal plan review alongside the 2024 Regional Plan goals and polices. Staff also performed a neighbor compatibility review with the following towns of Barre Town, Berlin, Calais, Marshfield, Middlesex, Montpelier, Plainfield, and Worcester town plans. Staff recommendations from the regional compatibility review are as follows:

1. Land use [Rural area policies]: Consider a goal to assess the possibility of adding a universally accessible trail to the East Montpelier trail network. The CVRPC 2024 Regional Plan contains an outdoor recreation policy to *encourage and foster the provision of diverse outdoor recreational opportunities, with consideration given to the needs of the elderly, disabled, and economically disadvantaged*.

2. Land use [Goal to preserve fragile and natural habitats]: Consider adding goal to conduct a natural community's assessment to help prioritize the protection of ecological resources.
3. Energy [Goal: Identify ways to decrease fossil fuel use for heating]: Recommend strengthening this standard by identifying potential sites for community-scale decarbonization e.g. waste heat recovery or shared heating and cooling (e.g. district). Especially as it pertains to intentional growth areas and housing projects and visioning already underway in the town.
4. Transportation [Goal: Integrate transportation and land use planning]: Recommend strengthening this plan by addressing complete streets and the transportation context in village planning and potential neighborhood development areas. A recommended action would be to address density, destination/activity intensity, and the public realm to understand the function and characteristics of the place.
5. Utilities Facilities [Goal: Promote access to diverse, high-quality cultural experiences for all]: Although there is no specific goal to promote cultural resources in the municipal plan, there is a goal for historic resources: *Goal 4.10: Enable residents of all ages to learn about and appreciate the town's history*. And a goal for community resources: *Goal 4.1: Promote a sense of community through educational and social opportunities and gathering places*. Staff recommend integrating actions to support cultural resources to strengthen this goal, thus creating opportunities for all residents to participate in civic and community life.
6. Childcare [Goal: Ensure safe, affordable childcare and integrate into planning]: Although there is no specific childcare goal, there is the following support service goal: *Goal 5.3: Support services and facilities to address the needs of seniors and families with young children.* The town plan does include a section on registered childcare providers and locations and programs to support childcare needs. To further strengthen the childcare goal, staff recommend an actionable childcare goal that identifies ways to address the childcare needs, e.g. partnerships and funding options.
7. Housing [Goal 5: Encourage employer assisted housing by large employers]: Although there is no mention of supporting workforce housing, there is a goal to encourage a range of housing options and promotion of home share programs. Staff recommend including workforce housing as part of a larger housing strategy.
8. Neighbor compatibility: Staff note that land use in East Montpelier adjacent to Barre Town is zoned rural residential and industrial, while Barre Town's land is zoned low density residential. Depending on the type and density of industrial uses proposed for East Montpelier there could be some conflicts with land use for Barre Town. The proximity to Barre Town natural resources could be a limiting factor in any further industrial development along the East Montpelier boundary.

9. Neighbor compatibility: Although no apparent issues were found by adjacent neighboring communities of Montpelier and Plainfield, East Montpelier should coordinate growth planning with these towns which have planning goals for neighborhood growth adjacent to the East Montpelier boundary.

Background

To be approved, a plan must:

1) Contain all the elements included in section 24 VSA § 4382.
2) Be consistent with the State goals established in section 24 VSA §4302;
3) Be compatible with the Central Vermont Regional Plan; and
4) Be compatible with approved plans of other municipalities in the region.

Each of these criteria are addressed below.

Contains all elements under 24 VSA § 4382

Staff find that the East Montpelier Town Plan includes all required elements. Please refer to staff completed Municipal Plan Review Tool.

Consistent with State goals under 24 VSA §4302

Staff find that the East Montpelier Town Plan is consistent with State goals. Please refer to staff completed Municipal Plan Review Tool.

Compatible with the Central Vermont Regional Plan

Staff find that the East Montpelier Town Plan is compatible with the Central Vermont Regional Plan. Please refer to staff completed Regional Plan Compatibility Review Tool.

Definition of '**compatible with**' as excerpted from 24 V.S.A. § 4302(f):

> *(2) As used in this chapter, for one plan to be "**compatible with**" another, **the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan**. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:*
>
> > *(A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;*
> >
> > *(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;*

(C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and

(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

Staff reviewed the East Montpelier Town Plan against each of the CVRPC goals included in the current regional plan. For each CVRPC goal, the East Montpelier plan was scored as 'compatible,' or 'incompatible.' Please note, where the East Montpelier plan is 'silent,' it is considered to *not significantly reduce the desired effect of the implementation of the* Regional Plan*.* Recognizing that a municipal development plan is not all inclusive of all local planning documents (UDRs, master planning projects, capital plans, etc.), where any elements might be incompatible, additional research was conducted into the broader local planning process to identify if and where the impacts of any possible 'incompatible' elements are being mitigated. Where mitigating factors were identified, staff noted such factors and considered the element 'compatible.' Please see attached review (Regional Plan Compatibility Review Tool) for a summary of each regional goal and where the East Montpelier plan is compatible or not.

Compatible with other municipalities

Please find definition of 'Compatible' above.

The East Montpelier Plan was further reviewed against the goals of other municipalities in the region, with a more detailed review of the abutting municipalities of Montpelier, Berlin, Barre Town, Plainfield, Marshfield, Calais, Worcester, and Middlesex. The East Montpelier plan was again scored as 'compatible' or 'incompatible' with these municipal plans. Again, where the East Montpelier plan is 'silent,' it is considered to *not significantly reduce the desired effect of the implementation of the other plan.* Recognizing that a municipal development plan is not all inclusive of all local planning documents (UDRs, master planning projects, capital plans, etc.), where any elements might be incompatible, additional research was conducted into the broader local planning process to identify if and where the impacts of any possible 'incompatible' elements are being mitigated. Please see attached review (Regional Plan Compatibility Review Tool) for a detailed run-down of each municipal plan and where the East Montpelier plan is compatible or not.

Background on the benefits of an approved plan?

- Eligibility to receive Municipal Planning Grant funding

- Eligibility to participate in the state designation programs (Downtown/Village program, Growth Centers, etc.)
- Eligibility to participate in some state administered funding programs
- Facilitates a smoother Act 250 process.

Central Vermont Regional Planning Commission

MEMO

Date: September 29th, 2026
To: CVRPC Board of Commissioners
From: Niki Sabado on behalf of Municipal Plan Review Committee
Re: Approval of the *2026 East Montpelier Town Plan* and Confirmation of Planning Process

⌦ **ACTIONS REQUESTED: Consider taking the following actions.**

1) **Approval of the 2026 East Montpelier Town Plan.**
2) **Confirm the planning process of the Town of East Montpelier.**
3) **Adopt the resolution documenting the 2026 East Montpelier Town Plan approval and planning process confirmation by CVRPC.**

The Municipal Plan Review Committee met and held a public hearing on August 17, 2026 and September 8, 2026 and recommended regional approval of the plan and found the *2026 East Montpelier Town Plan* is:

- ☑ consistent with the State goals established in section 24 VSA §4302;
- ☑ compatible with the Central Vermont Regional Plan;
- ☑ compatible with approved plans of other municipalities in the region; and
- ☑ contains all the elements included in section 24 VSA § 4382.

<u>Background</u>

2018	East Montpelier Town Plan local adoption. CVRPC Board regionally approves the 2018 Moretown Town Plan and confirms Town planning process.
2022	East Montpelier adopts an amendment to their Town Plan. CVRPC approves the plan.
January 2026	East Montpelier Planning Commission holds public hearing on the Town Plan.
May 2026	East Montpelier Selectboard adopts the plan.
July 2026	East Montpelier requests regional approval of the 2026 East Montpelier

Town Plan.

August 2026 — CVRPC Municipal Plan Review Committee (MPRC) held a public hearing on August 17th, 2026. CVRPC Hearing Notice is distributed and appeared in the paper on July 30th, 2026. The public hearing was held but there was not a quorum to hold committee meeting. Staff scheduled another public hearing for September 8th, 2026.

September 2026 — CVRPC Municipal Plan Review Committee (MPRC) held a second public hearing on September 8th, 2026. CVRPC Hearing Notice is distributed and appeared in the paper on August 21st, 2026. The MPRC voted unanimously to recommend the plan update for regional approval.

October 2026 — Anticipate regional consideration and approval of the plan by the CVRPC at their next Board meeting.

2026 East Montpelier Town Plan

To view the plan, please see linked: 2026 East Montpelier Town Plan

If you would prefer hard copies of the Plan, please contact Barbara Petrie petrie@cvregion.com

The *2026 East Montpelier Town Plan* is a comprehensive long-range plan for the Town. It states objectives and policies to guide growth and development and is intended as a framework upon which to base future actions and regulatory bylaws. The Planning Commission has amended the Plan to ensure that it follows statutory requirements and to reflect global changes since the Plan was last adopted in 2018. The Plan contains updates to the text of each chapter, including data and maps, as well as the goals, objectives, and strategies for each section.

Staff Review
Staff planner Niki Sabado reviewed the Town Plan for statutory requirements and completed the approval checklists.

CVRPC staff reviewed the Municipal Plan for the following items:

a) confirmation of the planning process under 24 VSA §4350(a);

☑ is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
☑ is maintaining its efforts to provide local funds for municipal and regional planning purposes.

Staff findings: Staff find the Town of East Montpelier to be engaged in a continuing planning process and are maintaining their efforts to provide funds for planning

purposes.

b) approval of the municipal plan per 24 V.S.A. § 4350(b);

☑ consistency with the State goals established in section §4302

Staff findings: Staff find the plan to be consistent with the State goals.

☑ **compatible with its regional plan**
Staff findings: Staff find the plan to be compatible with the regional plan.

☑ **compatible with approved plans of other municipalities in the region**
Staff findings: Staff find the plan to be compatible with approved plans of other municipalities.

☑ **containing all the elements included in section 24 V.S.A. § 4382**
Staff findings and recommendation: Staff find the plan to contain all required elements.

References:
To review the Municipal Plan Review Tool, see attached: RPC Municipal Plan Review Tool East Montpelier

To view the Central Vermont Regional Plan visit: https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024_Effective-July-9-2024.pdf

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety please visit: https://legislature.vermont.gov/statutes/title/24

Central Vermont Regional Planning Commission

RESOLUTION 2026-03

Confirmation of the Planning Process of the Town of East Montpelier and
Approval of the East Montpelier Town Plan 2026

Whereas Title 24, VSA, Section §4350 requires that regional planning commissions, after public notice, shall review the planning process of member municipalities and shall so confirm when a municipality:

1. is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in 24 V.S.A. § 4302;
2. is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 V.S.A. § 4382; and
3. is maintaining its efforts to provide local funds for municipal and regional planning purposes;

Whereas as part of the consultation process, a regional planning commission shall consider whether a municipality has adopted a plan;

Whereas a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted, and a commission shall approve a plan if it finds that the plan:

1. is consistent with the goals established in 24 V.S.A. § 4302;
2. is compatible with its regional plan;
3. is compatible with approved plans of other municipalities in the region; and
4. contains all the elements included in 24 V.S.A. § 4382(a)(1)-(12);

Whereas the Town of East Montpelier prepared a municipal plan in accordance with 24 V.S.A Chapter 117;

Whereas the Central Vermont Regional Planning Commission concluded that the *East Montpelier Town Plan 2026* meets the requirements for approval; now, therefore, be it

Resolved, that the Central Vermont Regional Planning Commission:

1. approves the *East Montpelier Town Plan 2026,* adopted May 4th, 2026; and
2. consulted with and confirms the planning process of the Town of East Montpelier.

Under 24 V.S.A. § 4350, when an adopted municipal plan expires, its approval and confirmation of the municipality's planning process also expire. Recommendations made by the Central Vermont Regional Planning Commission are attached and should be considered when developing the next municipal plan.

A municipality that has adopted a plan may define and regulate land development in any manner that the municipality establishes in its bylaws, provided those bylaws are in conformance with the plan and are adopted for the purposes set forth in 24 V.S.A. § 4302.

ADOPTED by the Central Vermont Regional Planning Commission on October 20th, 2026

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Peter Carbee, Chair

Central Vermont Regional Planning Commission

MEMO

Date: September 29th, 2026
To: CVRPC Board of Commissioners
From: Niki Sabado on behalf of Municipal Plan Review Committee
Re: Approval of the *Waitsfield Town Plan Amendment 2026* and Confirmation of Planning Process

⌦ ACTIONS REQUESTED: Consider taking the following actions.

1) **Approval of the Waitsfield Town Plan Amendment 2026.**
2) **Confirm the planning process of the Town of Waitsfield.**
3) **Adopt the resolution documenting the Waitsfield Town Plan Amendment 2026 approval and planning process confirmation by CVRPC.**

The Municipal Plan Review Committee met and held a public hearing on August 17, 2026, and September 8, 2026, and recommended regional approval of the plan amendment and found the *Waitsfield Town Plan Amendment 2026* is:

- ☑ consistent with the State goals established in section 24 VSA §4302;
- ☑ compatible with the Central Vermont Regional Plan;
- ☑ compatible with approved plans of other municipalities in the region; and
- ☑ contains all the elements included in section 24 VSA § 4382.

<u>Background</u>

2018	CVRPC approves the 2017 Waitsfield Town Plan and confirms the Town planning process.
2023	Waitsfield adopts their Town Plan update. CVRPC approves the plan with the condition of amending the town plan before 2027 to include a childcare goal and supporting data.
July 2026	Waitsfield Planning Commission adopts the Town Plan amendment to the childcare goal on July 7th, 2026.
August 2026	CVRPC Municipal Plan Review Committee (MPRC) held a public hearing on August 17th, 2026. CVRPC Hearing Notice is distributed and appeared

	in the paper on July 30th, 2026. The public hearing was held but there was not a quorum to hold committee meeting. Staff scheduled another public hearing for September 8th, 2026.
September 2026	CVRPC Municipal Plan Review Committee (MPRC) held a second public hearing on September 8th, 2026. CVRPC Hearing Notice is distributed and appeared in the paper on August 21st, 2026. The MPRC voted unanimously to recommend the plan amendment for regional approval. Waitsfield Selectboard adopted their town plan amendment on September 14th, 2026.
October 2026	Anticipate regional consideration and approval of the plan by the CVRPC at their next Board meeting.

Waitsfield Town Plan Amendment 2026

To view the amended section, please refer to link: Waitsfield Town Plan Amendment Chapter 7 Facilities and Services

If you would prefer hard copies of the Plan, please contact Barbara Petrie petrie@cvregion.com

The Waitsfield Town Plan Amendment 2026 is a statutory update to Chapter 7, Facilities and Services. This chapter has been updated to reflect the Town's progress toward meeting State Planning Goal 13: "To ensure the availability of safe and affordable childcare and to integrate childcare issues into the planning process, including childcare financing, infrastructure, business assistance for childcare providers, and childcare work force development."

Staff Review
Staff planner Niki Sabado reviewed the Town Plan amendment for statutory requirements and completed the approval checklists.

CVRPC staff reviewed the Municipal Plan for the following items:

a) confirmation of the planning process under 24 VSA §4350(a);

☑ is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
☑ is maintaining its efforts to provide local funds for municipal and regional planning purposes.

Staff findings: Staff find the Town of Waitsfield to be engaged in a continuing planning process and are maintaining their efforts to provide funds for planning purposes.

b) approval of the municipal plan per 24 V.S.A. § 4350(b);

☑ consistency with the State goals established in section §4302

Staff findings: Staff find the plan to be consistent with the State goals.

☑ **compatible with its regional plan**
Staff findings: Staff find the plan to be compatible with the regional plan.

☑ **compatible with approved plans of other municipalities in the region**
Staff findings: Staff find the plan to be compatible with approved plans of other municipalities.

☑ **containing all the elements included in section 24 V.S.A. § 4382**
Staff findings and recommendation: Staff find the plan to contain all required elements.

References:
To review the Municipal Plan Review Tool, see attached: RPC Municipal Plan Review Tool_Waitsfield Amendment 2026

To view the Central Vermont Regional Plan visit: https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024_Effective-July-9-2024.pdf

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety please visit: https://legislature.vermont.gov/statutes/title/24

Central Vermont Regional Planning Commission

RESOLUTION 2026-04

Confirmation of the Planning Process of the Town of Waitsfield and
Approval of the Waitsfield Town Plan Amendment 2026

Whereas Title 24, VSA, Section §4350 requires that regional planning commissions, after public notice, shall review the planning process of member municipalities and shall so confirm when a municipality:

1. is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in 24 V.S.A. § 4302;
2. is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 V.S.A. § 4382; and
3. is maintaining its efforts to provide local funds for municipal and regional planning purposes;

Whereas as part of the consultation process, a regional planning commission shall consider whether a municipality has adopted a plan;

Whereas a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted, and a commission shall approve a plan if it finds that the plan:

1. is consistent with the goals established in 24 V.S.A. § 4302;
2. is compatible with its regional plan;
3. is compatible with approved plans of other municipalities in the region; and
4. contains all the elements included in 24 V.S.A. § 4382(a)(1)-(12);

Whereas the Town of Waitsfield prepared a municipal plan in accordance with 24 V.S.A Chapter 117;

Whereas the Central Vermont Regional Planning Commission concluded that the *Waitsfield Town Plan Amendment 2026* meets the requirements for approval; now, therefore, be it

Resolved, that the Central Vermont Regional Planning Commission:

1. approves the *Waitsfield Town Plan Amendment 2026,* adopted September 14th, 2026; and
2. consulted with and confirms the planning process of the Town of Waitsfield.

Under 24 V.S.A. § 4350, when an adopted municipal plan expires, its approval and confirmation of the municipality's planning process also expire. Recommendations made by the Central Vermont Regional Planning Commission are attached and should be considered when developing the next municipal plan.

A municipality that has adopted a plan may define and regulate land development in any manner that the municipality establishes in its bylaws, provided those bylaws are in conformance with the plan and are adopted for the purposes set forth in 24 V.S.A. § 4302.

ADOPTED by the Central Vermont Regional Planning Commission on October 20th, 2026

_____

Peter Carbee, Chair

Central Vermont Regional Planning Commission

MEMO

Date: October 20, 2026
To: Board of Commissioners
From: Christian Meyer, Executive Director
Re: Adoption of the Central Vermont 2026 Regional Plan

⌦ **ACTION REQUESTED:** *move to* adopt the Central Vermont 2026 Regional Plan, as warned and distributed on 9/19/2026 and to submit a final application to the Land Use Review Board for regional plan approval.

Per 24 V.S.A § 4345a, regional planning commissions are obligated to prepare a regional plan that is consistent with the 14 state planning goals, and which includes the 12 elements listed in 24 V.S.A. § 4348a. The purpose of the Plan is to support coordinated, efficient, and equitable development in the Region. Once approved, the plan will also be used as review criteria in Act 250 and Section 248 proceedings. The Plan comprises the following nine chapters and five appendices:

1. Introduction and Statement of Policies
2. Natural Resources and Working Lands Element
3. Future Land Use Element
4. Energy Element
5. Transportation Element
6. Utilities, Facilities and Services Element
7. Housing Element
8. Economic Element
9. Implementation Plan

A. Energy Supplement
B. Housing Target Methodology
C. Future Land Use Acreage by Municipality
D. Environmental Benefits and Burdens Analysis
E. Substantial Regional Impact Definition

For a motion to adopt the Central Vermont 2026 Regional Plan to be successful, a 60% majority vote is required.

Act 181 required all regional planning commissions to adopt a new regional plan by December 31, 2026, that addresses new statutory requirements and includes an updated regional Future Land Use Area map using a consistent,

statewide methodology for land use classification. The State Designation Program was also modernized under Act 181, simplifying the five legacy designation types into two categories, Centers and Neighborhoods. Designated areas are now determined through the Future Land Use Area map.

The proposed plan builds upon the current Regional Plan to maintain continuity. Substantial changes were limited to updating data and maps, disaggregating regional housing targets to municipalities, developing an environmental justice analysis, and integrating statewide future land use areas into the Future Land Use Area map. Goals, policies and strategies remain unchanged from the current plan, except where needed to reflect changes to state programs and statute.

Having an adopted and approved regional plan in place before the end of the year protects state designation legacy benefits for municipalities, helps to maintain access to other grant funding, gives communities a greater voice in utility siting cases (Section 248), and ensures that municipalities can take advantage of Tier 1 Act 250 exemptions.

Throughout the planning process, CVRPC has proactively sought and incorporated public input, worked to build community understanding of the changes to the regional plan brought about by Act 181 and Act 152, and collaborated with municipalities to create a Future Land Use Area (FLUA) map that reflects both local and regional priorities. CVRPC distributed paper copies of the Regional Plan and FLUA map to all town offices and libraries, first in June and again in early October prior to the final hearing. Staff held 11 Q&A sessions to provide clarity and transparency about the purpose of the plan and its implementation. Over the summer, CVRPC also met with planning commissions or selectboards in all municipalities to discuss the FLUA map and plan adoption. Moreover, an interactive map viewer was made available and was later updated to allow for comparison between the initial FLUA map draft and the final draft.

Pursuant to 24 V.S.A. § 4348 (f), CVRPC may not make <u>any changes</u> to the draft Regional Plan once it warned its final public hearing on 9/19/2026. If there are any changes to the Plan, CVRPC would need to warn a new public hearing and the timeline for adoption and approval would extend into 2027.

Once CVRPC has adopted the Regional Plan, the process to amend it can begin immediately should staff be directed to do so, allowing the

Commission to more thoroughly consider any municipal concerns or comments received late in the process.

To view the Draft 2026 Regional Plan, summaries of changes to the plan and the FLUA map, and the comments received and how they were integrated please go to our website: https://bit.ly/CVRPC2026PLAN. To access the updated FLUA map, please go to the interactive map viewer: https://bit.ly/CVRPCFLUMAP.

Central Vermont Regional Planning Commission

MEMO

Date: October 20, 2026
To: Board of Commissioners
From: Christian Meyer, Executive Director
Re: FY27 Budget & Work Plan

⌦ **ACTION REQUESTED**: Discussion

Work Plan

The FY27 Work Plan continues and builds upon our core programs from FY26. Funding and work programs with our major state partners have not been drastically adjusted nor have our annual contracts been substantially revised. The largest change to our programming and budget is the additional capacity and funding for flood resilience work, funded through the Vermont Community Development Program and the Federal Community Development Block Grant-Disaster Recovery.

As in other years, this budget and work plan are marked by some programs winding down while new programs are launched. This year CVRPC will be working with many of our Central Vermont communities to deliver planning work funded through various state planning and highway grants. Funding has been restored for our emergency management planning work and is expected to carry into FY28. Major programs like the Clean Water Service Provider (CWSP) and the EPA Brownfields Assessment Program and Revolving Loan Fund are either established or nearing operations, producing a regular volume of new projects.

Staffing

Staffing in FY27 will include 14 employees comprising 13.8 Full Time Equivalent Positions. New to the roster in FY27 is a full time, in-house finance manager. In addition to the following full time positions, CVRPC supports workforce development through use of two-three seasonal planning technicians for transportation and planning services.

Executive Director	Energy and Climate Planner
Finance Manager	Transportation Senior Planner
Office Manager	Community Development and GIS Planner
Natural Resources Program Manager	Emergency Management and Transportation Planner
Natural Resources Planner	Four Community Development & Land Use Planners

Budget

The FY27 CVRPC budget is ~ $3.1 million. Revenue sources included local1, state, and federal performance contracts, grants, and local assessments.

Most of the CVRPC's revenue sources are tied to contracts with scopes of work, guidelines, and/or performance measures. This means CVRPC has limited flexibility in how it can use most of its funding. Funding received through municipal assessments is the exception, which makes this funding stream particularly important. The grants we receive enable us to work with our towns in areas such as transportation, emergency planning, community development, energy, and natural resources. Revenue from federal and state grantors requires non-federal matching funds ranging from 10 percent (Transportation Planning Initiative) to 50 percent (Emergency Management Performance Grant). Municipal assessments and regional planning funds passed through to CVRPC under a performance grant with the Department of Housing and Community Development are used to provide this match.

CVRPC maintains a Board-designated reserve fund, and a four-year plan for equipment and software upgrades and replacement.

CVRPC's annual audit will be completed in fall 2027. CVRPC has had no audit findings in recent years. It is considered a 'low risk' grantee by federal agencies.

Summary

Funding is stable into FY26. CVRPC is continuing the work it began in previous years. CVRPC is nearly fully staffed with only one full time position to be filled, allowing us to provide a full suite of services and technical assistance to our member municipalities.

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[1] *For additional Info on **Municipal Dues**, please see the attached memo.*

Central Vermont Regional Planning Coimmission
FY27 Budget Summary

Adopted by the Executive Committtee: October 5, 2026

Peter Carbee, Chair

Row	Acct No.	Revenue	FY25 Audited	FY26 Un-Audited	FY27 6/30/2026	FY27 Proposed	% Change	Notes
10	4100	Regional Planning Funds (ACCD)	812,439	737,745	735,224	784,471	6.7%	
11	4200	Community Development	168,201	754,268	858,999	868,499	1.1%	
12	4300	Fee for Services	2,188	8,400	8,400	8,400	0.0%	
13	4400	Municipal Contracts	91,510	67,067	85,898	85,898	0.0%	
14	4500	Natural Resources	579,913	630,910	585,632	585,632	0.0%	
15	4600	Public Safety	81,551	18,465	263,486	286,881	8.9%	Revived EMPG
16	4700	Town Dues	86,985	90,255	92,692	92,692	0.0%	
17	4800	Transportation	307,104	493,493	515,512	515,512	0.0%	
18	4900	Other Income	67,685	27,562	30,000	30,000	0.0%	
19		**Total Revenue**	**2,197,576**	**2,828,164**	**3,175,843**	**3,257,984**	**2.6%**	
21		**Personnel Costs**						
22	5001	Salaries	702,394	875,015	1,052,811	1,064,311	1.1%	
23	5100	Fringe	302,060	338,095	431,344	431,875	0.1%	
24		**Total Personnel Costs**	**1,004,454**	**1,213,110**	**1,484,155**	**1,496,186**	**0.8%**	
26		**Contractual & Professional Services**						
27	5315	Consultants	675,072	1,280,645	1,416,007	1,424,557	0.6%	
28	5201	Accounting	68,319	76,000	6,500	6,500	0.0%	
29	5202	Audit	18,900	33,000	33,000	33,000	0.0%	
30	5203	IT/Computer	27,913	20,000	27,913	27,913	0.0%	
31	5204	Legal	3,227	4,000	15,000	15,000	0.0%	
32	5200	Other	323	397	323	323	0.0%	
33		**Total Contractual & Professional Services**	**793,754**	**1,414,042**	**1,498,743**	**1,507,293**	**0.6%**	

35	**Operating Costs**							
36	5305	Advertising	1,396	1,239	1,396	1,396	0.0%	
37	5325	Copy	2,687	3,508	3,087	3,087	0.0%	
38	5330	Supplies	19,992	27,108	24,992	24,992	0.0%	
39	5344	Insurance	5,227	5,225	5,227	5,227	0.0%	
40	5350	Meetings / Programs	12,298	14,700	14,060	14,060	0.0%	
41	5355	Postage	473	800	473	473	0.0%	
42	5360	Dues / Membership / Sponsorships	12,290	7,888	10,108	10,108	0.0%	
43	5370	Office Occupancy	31,499	30,003	31,629	31,629	0.0%	Rent & cleaner less lease interest
44	5375	Software / Licenses / IT Subscriptions	8,988	7,233	8,988	8,988	0.0%	
45	5385	Telephone / Internet	6,216	7,541	6,216	6,216	0.0%	
46	5390	Travel	8,048	28,000	26,148	26,148	0.0%	
47	5990	Interest Expense	13,939	15,565	13,939	13,939	0.0%	Per GASB 87 office lease interest
48	5339	Gifts	157	250	157	157	0.0%	
49	5380	Fees	80	178	80	80	0.0%	
50	5999	Miscellaneous	143	150	143	143	0.0%	
51	5320	Depreciation	1,349	1,125	1,125	1,125	0.0%	Depreciation on equipement and improvements
52		**Total Operating Costs**	**124,782**	**150,512**	**147,768**	**147,768**	**0.0%**	
54		**Total Expenditures**	**$1,922,990**	**$2,777,663**	**$3,130,666**	**$3,151,247**	**1%**	
56		**Net**	**$274,586**	**$50,501**	**$45,177**	**$106,738**	**136%**	

Central Vermont Regional Planning Commission

Fiscal Year 2027 Work Plan

Effective July 1, 2026 – June 30, 2027

Adopted: July 6, 2026

Introduction to CVRPC

CVRPC is one of eleven Commissions in Vermont. CVRPC operates under the Vermont Municipal and Regional Planning and Development Act (V.S.A. Title 24, Chapter 117) and its adopted bylaws. All municipalities, by law, are members. Active municipal participation in CVRPC affairs is voluntary.

The central Vermont planning area encompasses 23 municipalities and covers approximately 814 square miles and is home to 65,747 residents. Member municipalities include:

- Barre City
- Barre Town
- Berlin
- Cabot
- Calais
- Duxbury
- East Montpelier
- Fayston
- Marshfield
- Middlesex
- Montpelier
- Moretown
- Northfield
- Orange
- Plainfield
- Roxbury
- Waitsfield
- Warren
- Washington
- Waterbury
- Williamstown
- Woodbury
- Worcester

CVRPC's professional, skilled staff expands local capacity, and works to link local, state, and federal planning needs. This Work Plan is its annual statement of planned activities

Our Work

REGIONAL PLANNING

CVRPC continues its work updating the Regional Plan. This planning process will bring together residents, elected leaders, the professional community, and community-based organizations in a conversation around how to best address issues and ensure the long-term health and vitality of the Central Vermont Region. The Plan builds on past regional planning efforts and looks towards the future using a vision created through public

engagement. A major element of this work will be engaging with municipalities on a new regional Future Land Use Area map and municipal housing targets.

CVRPC's statutory duties include participating in Act 250 and Section 248 project review, completing approvals of municipal plans when requested by a municipality, consulting with municipalities about implementation of their plans and CVRPC services, and making determinations of compliance regarding municipal plans and State energy goals. By participating in regulatory processes, CVRPC aims to shape development and to support municipal and regional conservation and development goals. Municipal plan review and approval includes verifying that a municipal plan addresses all plan elements and State goals required by statute. Regional approval of municipal plans is required for eligibility for certain State grants. Determinations of energy compliance verify that municipalities are working to meet Vermont's energy goals and provides a municipality with substantial deference in Section 248 proceedings.

CVRPC comments on State and Federal plans and proposals so regional and local viewpoints are considered and policy issues are informed by RPC research and analysis. This year, CVRPC anticipates providing a Central Vermont small public water utilities, FEMA flood map roll out, and flood recovery assistance and mitigation planning.

CVRPC coordinates activities with other organizations and represents the interests of the Region on commissions, committees, and boards, such as: West Central Vermont Comprehensive Economic Development Strategy Steering Committee, the THRIVE Leadership Partners, Central Vermont Economic Development Corporation, Tri-Valley Transit, Mad River Valley Planning District, 87 State Street Local Development Corporation, and VT Association of Planning & Development Agencies (VAPDA). CVRPC represents regional planning commissions on the Community Investment Board and participates in VAPDA's Emergency Management, and Transportation Committees.

Active Project and Service Agreements

- Agency of Commerce and Community Development (ACCD) Regional Planning Grant
- Climate Pollution Reduction Grant

MUNICIPAL ASSISTANCE

CVRPC assists member communities and their boards and committees to achieve their planning goals. Examples of the services CVRPC will provide in the coming year include:

- Support municipalities in the development of their municipal plans and local bylaws
- Provide technical assistance for municipalities pursuing state designations or renewing state designations
- Complete municipal planning consultations
- Participate in VT Council on Rural Development Community Visits
- Support developing water and wastewater planning activities
- Serve as the Local Development District for organizations pursuing Northern Borders Regional Commission Catalysts funding
- Provide municipal project management services on municipal scoping and construction projects
- Participate on municipal project steering committees
- Provide municipal grant writing assistance
- Other municipal fee-for-services are available depending on capacity.

In collaboration with the Vermont Bond Bank, beginning in FY 27 CVRPC staff will be continue outreaching and working with public water boards and fire districts to inventory water and wastewater systems and aggregate needs for future investment.

CVRPC welcomes additional requests for assistance throughout the year. Requests are filled on a first come, first served basis based on staffing capacity.

Municipal Contracts

- Northern Boarders Regional Commission Local Development District administrative services: CVTA, Barre City Prospect Heights, Neck of the Woods Child Care, City of Montpelier, Town of Waitsfield
- Local Hazard Mitigation Planning: Calais, and Montpelier.
- Municipal Planning: Williamstown, Orange, Berlin
- Municipal Zoning: Middlesex

BROWNFIELD REDEVELOPMENT

Brownfields are properties abandoned or underused due to suspicion of contamination by hazardous substances or petroleum products. These sites would likely be viable commercial, industrial, housing, or green space properties if they could be cleared of suspected contamination. CVRPC's Brownfields Program supports environmental assessments and site redevelopment planning that can level the playing field for public, private, and non-profit investors to invest in these sites that are often found at the hearts of our communities.

Recent awards by the EPA to CVRPC for assessment and revolving loan fund will allow us to expand our brownfield program and increase our capacity to assist property owners with brownfield assessments and accessing remediation funding. A program advisory committee works with CVRPC to select sites that may benefit from environmental assessments, fund those assessments, carry out public outreach, and, if necessary, create plans for how specific sites could be cleaned up for reuse. In the coming year, CVRPC will be setting up its revolving loan fund to help landowners directly finance cleanup work.

CVRPC's Brownfield Program:

- expands and retains jobs;
- expands housing choices and supports downtown vibrancy;
- preserves history and creates public parks;
- advances community connections through community paths and public transit;
- grows community knowledge about risks and hazards of contamination; and
- engages local governments in decisions about brownfield assessments and redevelopment initiatives.

Active Programs

- Environmental Protection Agency Brownfields Coalition Assessment and Revolving Loan Fund

EDUCATION & TRAINING

CVRPC provides opportunities for Commissioners and municipalities to learn about pertinent topics. This year, CVRPC will sponsor, present, and publicize multiple workshops. Possible topics for this year include:

- Essentials of Land Use Planning,

- Basics of Section 248
- Maximizing Flood Relief Funding and Protecting Community Investments
- Infill opportunities in Central Vermont's downtowns,
- Developing energy targets for municipalities,
- Understanding Act 250,
- Resilience and/or water quality,
- Emergency Relief Assistance Fund (ERAF),
- Roundtables for municipal staff and volunteers,
- Other municipally-requested topics,
- Select Board meetups, and
- Statewide trainings delivered at the regional level

CVRPC produces an e-newsletter that contains information about ongoing events, project and program updates, municipal and other assistance, and general education. CVRPC's Facebook page and website host training opportunities, project and program information, and publication resources.

Modernizing Mobility

Transportation investments fuel growth in Central Vermont. CVRPC staff works closely with the Transportation Advisory Committee (TAC) and the Vermont Agency of Transportation (VTrans) to assess regional transportation needs through the Transportation Planning Initiative (TPI). Significant projects include:

- Provide transit-oriented development master planning project management for Barre City, Berlin, and Northfield.
- Provide technical assistance for Road Erosion Inventories: Williamstown, Worcester, Orange, Duxbruy, Cabot, and Berlin.
- Complete municipal Bridge and Culvert inventories
- Develop a Safety Action plan for the Central Vermont planning area (A plan for zero traffic fatalities)
- Provide active transportation conceptual design support
- Implement traffic calming demonstration projects for requesting municipalities
- Conduct an active transportation asset gap analysis
- Assistance municipalities to meet requirements of the VT Clean Water Act
- Host highway supervisor roundtables
- Assist the Mobility Committee plan transportation needs for older and disabled adults.

CVRPC conducts traffic, turning movement, and bicycle and pedestrian counts; culvert, sign, sidewalk, road erosion, and ash tree inventories; and park-and-ride lot capacity surveys for the Region's facilities. This work provides data to accompany local knowledge. It positions municipalities to secure funds that augment municipal budgets and enables informed decision making.

CVRPC staff extends municipal capacity by connecting municipalities to State resources and assisting partners access State programs. CVRPC coordinates Road Safety Audits to identify short-term road safety improvements for crash sites. We also assist with Better Roads, Bicycle and Pedestrian, Better Connections, Transportation Alternatives Program, and other grant applications. RPCs have worked with municipalities to build program understanding of the Municipal Grants in Aid program for several years.

CVRPC has historically served has the Washington County representative to the Green Mountain Transit Board of Commissioners. In the coming year, CVRPC will transition to the board of the Tri-Valley Transit.

Active Project and Service Agreements

- Vermont Agency of Transportation (VAOT) Transportation Planning Initiative (TPI)
- VOAT Bike Network Study
- US Department of Transportation Safe Streets and Routes for All Regional Safety Action Plan
- Chittenden County Regional Planning Commission RAISE grant sub-award for Transit Oriented Development

Strengthening Community Resilience

CVRPC continues to work with communities and other partners to respond to the flood events of 2023 and 2024 and increase the resiliency of roads, bridges, and neighborhoods and to enhance community preparedness as storm events increase in number and intensity.



In the coming year, CVRPC will:

- Ensure municipalities with need receive pre-engineering support for projects qualifying for the Hazard Mitigation Grant Program
- Provide technical assistance for floodplain bylaw updates
- Draft local hazard mitigation plans (where CVRPC is selected)
- Support municipalities plan for cooling and warming shelters in extreme weather
- Provide technical assistance to municipalities pursuing the Community Rating System
- Help communities plan, implement, and seek funding for hazard mitigation projects
- Serve as Local Liaison and staff the State Emergency Operations Center during severe weather events to connect municipalities with resources and increase awareness of road closures and hazards
- Increase local official knowledge and skills through education and trainings, such as Incident Command Systems courses and the State Emergency Preparedness Conference
- Coordinate and participate in state and local public safety exercises and drills
- Assist the Regional Emergency Management Committee (REMC) to plan and implement projects that benefit from cross municipal cooperation
- Work with communities on understanding requirements for participation in the National Flood Insurance Program (NFIP) and its Community Rating System, a voluntary program that rewards community floodplain management activities with flood insurance premium rate reductions
- Assist interested municipalities to meet requirements under the Emergency Relief Assistance Fund (ERAF) rules

CVRPC assists communities with emergency management and public safety using funding from Vermont Emergency Management and the Federal Emergency Management Agency. In the coming fiscal year, CVRPC expects to provide increased assistance to municipalities for recover and mitigation project development and project management.

Active Project and Service Agreements

- Department of Public Safety Emergency Mitigation Planning Grant
- Vermont Emergency Management memorandum of understanding for disaster response
- RIVER Navigator – Region wide flood modeling, alternative testing, and coalition building.

Clean Water

CVRPC continues to be active in water quality and river management activities in the Region. Many of these activities are aimed at assisting municipalities to protect critical infrastructure like roads, bridges, and water/sewer lines, to restore floodplain areas and river buffers, and to implement clean water projects. Watershed organizations leverage CVRPC's planning services into on-the-ground project benefits. Both the VT Department of Environmental Conservation and municipalities use CVRPC as a knowledgeable, local project manager to complete implementation projects efficiently.

This year, CVRPC will:

- work with municipalities to identify, develop, and fund projects that mitigate conflicts between infrastructure and streams
- Engage municipalities to implement the State's Tactical Basin Plan for the Winooski Basin
- Assist municipalities with stormwater project design and implementation
- Assist municipalities and watershed organizations to identify and protect water resources in the region via town planning, land use regulation, and project implementation
- Assist the State to develop tools municipalities can use to plan and assess protection mechanisms for forest blocks and connecting corridors
- Improve flood resilience in headwaters by identifying and assisting municipalities to implement strategies for upland forest management
- Coordinate water quality work with transportation and emergency planning efforts including workshops for road crews and outreach related to river corridors and flood mitigation
- Provide project management services for local storm water management construction projects
- Subgrant funds as the Winooski River Basin Clean Water Service Provider to develop, design, and implement projects.

Active Project Service Agreements

- Rutland RPC 604b Water Quality Planning
- Chittenden County RPC Tactical Basin Planning
- DEC CWSP Administration
- Mount Ascutney Regional Commission Flood Bylaw updates

Energy Transitions

CVRPC's Regional Energy Plan focuses on meeting Vermont's energy goal of having renewable energy sources provide 90% of the state's total energy demand by 2050. The Regional Plan attained a Certification of Energy Compliance, which provides it with substantial deference in the Certificate of Public Good process (Section 248).

In the coming year, CVRPC will:

- Provide regional support to municipalities as they implement projects under the state Municipal Energy Resilience Program.
- Provide support to municipalities developing enhanced energy plans
- Host energy roundtables
- Support local energy committees
- Foster connections between energy planning and climate change resilience

Active Project Service Agreements

- Municipal Energy Resilience Program

Supporting Regional Entities

CVRPC provides services through fee-for-service arrangements. Geographic Information System (GIS) services are provided to municipalities, non-profit partners, and – as time and resource permit – private entities. These services assist people to understand and visualize data and make decisions based on the best information. Municipalities receive up to 12 hours of GIS services at no charge each year.

Our accounting services are provided to intermunicipal organizations and regional non-profits. These services leverage value and security for CVRPC's member municipalities, who participate in or contribute funds to the organizations served. CVRPC will continue to provide bookkeeping services and staff support to the Wrightsville Beach Recreation District and assist the Cross Vermont Trails Association with payroll and serve as the fiscal agent for the Central Vermont Medical Reserve Corps.

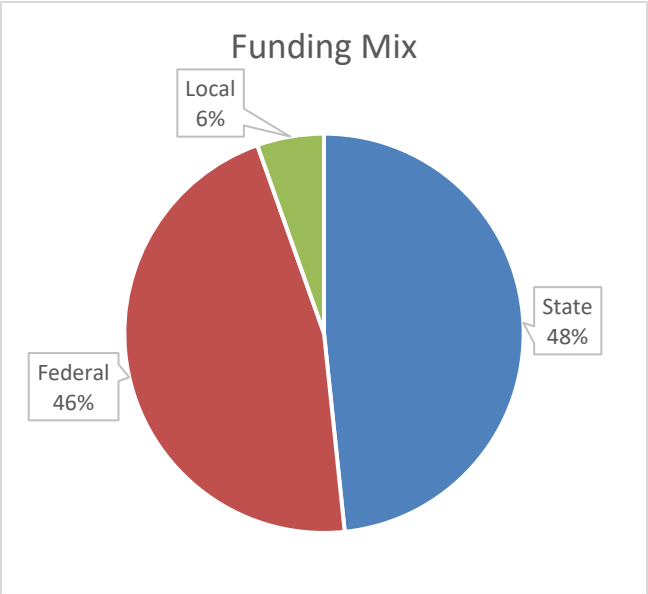
CVRPC welcomes additional requests for assistance throughout the year. Requests are filled on a first come, first served basis based on our capacity.

Resourcing Operations

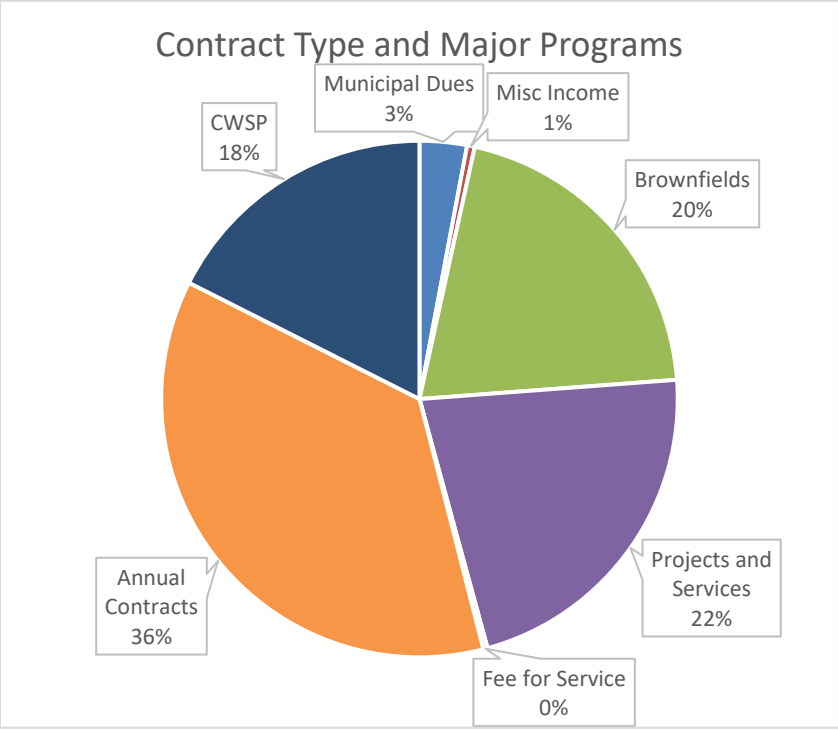
FINANCE

Funding for the Commission's $3.1 million budget comes from a combination of core funding sources, special projects, and municipal dues. In FY 27, this includes:

- $1.1 million – Annual contracts through Agency of Conservation and Community Development, Agency of Transportation, Vermont Emergency Management, Agency of Natural Resources.
- $687,130 – Contracts with stakeholders for projects and services. This includes storm water implementation funding, federally funded traffic safety planning, Municipal Energy Resilience program and other projects with project horizons of several years or less.



- $550,000 – Operation of the Clean Water Service Provider. Funding is split between project implementation and program administration (85/15).
- $637,000 – Facilitation of brownfields assessment and mitigation work. This program has grown significantly in the last year and is primarily pass through for projects.
- $8,400 – Direct contracting for fee for services such as subcontracting accounting services for the Cross Vermont Trail and Wrightsville Beach Recreation District
- $15,000 – Miscellaneous revenue mostly composed of interest income.
- $92,691 – Municipal Dues



Except for municipal dues and interest income, all other funding is associated with a work program and defined deliverables. Municipal dues are a critical investment in regional shared staffing. Their flexibility leverages special projects and transportation planning funds that benefit municipalities. The RPC leverages every dollar of municipal dues to bring in over 30 dollars in additional program and project funding.

CVRPC funding is also variable from one year to the next. CVRPC is the Clean Water Service Provider as well as operates a brownfield program with federal funding. These programs provide some stability from one year to the next but are not guaranteed in the long run. The remainder of the CRPC budget is made-up by one time funding tied directly to specific projects or requested services.

The Commission's annual audit is posted on its website, www.centralvtplanning.com.

The Commission has a policy maintaining sufficient operating funds in reserves to continue operations in the event of paused funding streams. Based on the fiscal year 2025 draft audited net position, CVRPC's reserves currently stand at about 10 months. However, these reserves are expected to decrease in the coming years with changing indirect costs. These resources are critical to cushioning the impact of fluctuating funding and help to preserve the Commission's ability to provide services regardless of exogenous factors.

Planning equipment purchases include conference room equipment and furnishings, new computers, and lease improvements.

STAFFING

Staffing in FY 27 includes 14 employees, comprising 13.8 Full Time Equivalent Positions: Executive Director, Office Manager, Finance Manager, Program Manager, Senior Planner, and Planners (8). The Commission hires seasonal interns (Planning Technicians) and temporary staff as needed. It will also hire contractors to assist with technical projects under its transportation, natural resources, and brownfields programs.

FY27 Staff

Barbara Petrie	Office Manager
Brian Voigt	Program Manager
Christian Meyer	Executive Director
Jeffrey Gibson	Finance Manager
Eli Toohey	Planner
Kari Pelletiere	Planner
Keith Cubbon	Planner
Lincoln Frasca	Planner
Lorrain Banbury	Planner
Niki Sabato	Planner
Pamela Sonn	Planner
Reuben MacMartin	Senior Planner
Sam Lash	Planner
Fellow	Vacant

Recognizing Service

The Commission appreciates the thoughtful contributions of volunteers who serve as Regional Commissioners and Alternates and participate on municipal boards and committees. Your service enables effective local government and builds strong links between local and regional planning.

Board of Commissioners

Barre City	Janet Shatney, Sec/Treas	Northfield	Royal DeLegge
	VACANT, alt		VACANT, alt
Barre Town	VACANT	Orange	Lee Cattaneo, Vice Chair
	VACANT, alt		VACANT, alt
Berlin	Alice Farrell	Plainfield	Paula Emery
	Robert Wernecke, alt		Bob Atchinson, alt
Cabot	Brittany Butler	Roxbury	Gerry D'Amico
	VACANT, alt		VACANT, alt
Calais	John Brabant	Waitsfield	Alice Peal
	Melanie Kehne, alt		Don La Haye, alt
Duxbury	David Wendt	Warren	Jim Crafts
	VACANT, alt		Adam Zawistowski , alt
E. Montpelier	Alex Rob	Washington	Peter Carbee, Chair
	Clarice Cutler, alt		VACANT, alt
Fayston	Andrew McNealus	Waterbury	Doug Greason
	VACANT, alt		VACANT, alt
Marshfield	Amy Monahan	Williamstown	Richard Turner
	VACANT, alt		VACANT, alt
Middlesex	Ronald Krauth	Woodbury	Michael Gray
	Mitch Osiecki, alt		VACANT, alt
Montpelier	Michael Miller	Worcester	Bill Arrand
	VACANT, alt		VACANT, alt
Moretown	Deborah Sargent		
	VACANT, alt		

Central Vermont Regional Planning Commission

MEMO

Date: October 20, 2026
To: Board of Commissioners
From: Christian Meyer, Executive Director
Re: FY28 Municipal Dues

⌦ **ACTION REQUESTED:** move to accept the Executive Committee recommendation and increase CVRPC's municipal dues assessment rate from $1.42 per capita to $1.47 per capita for Fiscal Year 2028.

At their August 31, 2026, meeting, the Executive Committee moved to recommend to the Board of Commissioners that CVRPC increase its municipal dues assessment rate from $1.42 per capita to $1.47 per capita for Fiscal Year 2028. This represents an increase of the 3.5%, equal to the growth of the Consumer Price Index (CPI) year over year through June 2026.

Section 702: Membership Assessment of the CVRPC Bylaws states:

The Executive Committee shall annually recommend a schedule and rate for membership dues to the Board. The Board shall annually adopt membership dues. CVRPC shall notify in writing all municipalities within the region on or before November 15th of the sums it deems necessary to be received from said municipalities for the next CVRPC Fiscal Year.

Background

Municipal dues are a critical part of how CVRPC funds its operations, matches other grants, provides professional staff development, and maintains its office space. As such, dues are essential to ensuring municipalities can rely on our services and reach into our staff pool for support. Municipalities invested $ 92.692 for FY26 dues, to leverage over $2.5-million in services from CVRPC. Municipal dues are one of only two flexible sources of funds that the CVRPC receives, the other being the regional planning funds provided by the Vermont Legislature.

The current assessment rate of $1.42 was set for FY27 and an increase from the previous $1.38 rate.

How are municipal dues used?

Municipal dues are used to match grants, make up shortfalls or reductions in grants and contracts, and help support ongoing operations and maintenance of equipment training for a professional staff. State officials and legislators look to municipal assessments (the rate and the overall participation by municipalities) as one indicator of local buy-in for regional planning.

How was the recommended rate developed?
The Executive Director assesses potential budgetary needs. Factors considered include overall budget, dues as a percentage of budget (buying power of municipal dues), cash and in-kind match needs, projected municipal service needs over the next 2-3 years, and potential future needs of the Commission.

Wages and benefits are CVRPC's primary costs, followed by consultant costs. The cost of each of these three categories has increased in recent years. Additionally, ongoing investment in IT and IT security remain important, and additional investments in our office space to accommodate a larger staff are anticipated. Many of CVRPC's subscriptions and memberships can only be paid from municipal dues – the costs of each has increased with inflation.

The Executive Committee considered the following indexes in their deliberations, including a no change scenario, a rate based on the Employment Cost Index, and a rate based on the Consumer price Index. Descriptions of each index are provided below:

- Calculated by the Federal Bureau of Labor Statistics, the **Employment Cost Index (ECI)** measures the change in the hourly labor cost to employers over time. The ECI uses a fixed "basket" of labor to produce a pure cost change, free from the effects of workers moving between occupations and industries and includes both the cost of wages and salaries and the cost of benefits. The one-year change in salaries and benefits for state and local government for June 2025 was 3.8%.
- Calculated by the Federal Bureau of Labor Statistics, the **Consumer Price Index (CPI)** is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes were reviewed nationwide and for New England. The one-year change in June 2026 for these indexes was 3.5% and 4.2% respectively.

How will the dues change for my municipality?

Municipality	2020 US Census	FY 27 Dues at $1.42	Maintain FY 28 Dues at $1.42	Increase ECI 3.8% FY 28 Dues at $1.47	Increase CPI 3.5% FY 28 Dues at $1.47	**$ Change**
Barre City	8,491	$12,057.22	$12,057.22	$12,515.39	$12,482.96	**$425.74**
Barre Town	7,923	$11,250.66	$11,250.66	$11,678.19	$11,647.92	**$397.26**
Berlin	2,849	$4,045.58	$4,045.58	$4,199.31	$4,188.43	**$142.85**
Cabot	1,443	$2,049.06	$2,049.06	$2,126.92	$2,121.41	**$72.35**
Calais	1,661	$2,358.62	$2,358.62	$2,448.25	$2,441.90	**$83.28**
Duxbury	1,413	$2,006.46	$2,006.46	$2,082.71	$2,077.31	**$70.85**
East Montpelier	2,598	$3,689.16	$3,689.16	$3,829.35	$3,819.42	**$130.26**
Fayston	1,364	$1,936.88	$1,936.88	$2,010.48	$2,005.27	**$68.39**
Marshfield	1,583	$2,247.86	$2,247.86	$2,333.28	$2,327.23	**$79.37**
Middlesex	1,779	$2,526.18	$2,526.18	$2,622.17	$2,615.38	**$89.20**
Montpelier	8,074	$11,465.08	$11,465.08	$11,900.75	$11,869.91	**$404.83**
Moretown	1,753	$2,489.26	$2,489.26	$2,583.85	$2,577.16	**$87.90**
Northfield	5,918	$8,403.56	$8,403.56	$8,722.90	$8,700.29	**$296.73**
Orange	1,048	$1,488.16	$1,488.16	$1,544.71	$1,540.71	**$52.55**
Plainfield	1,236	$1,755.12	$1,755.12	$1,821.81	$1,817.09	**$61.97**
Roxbury	678	$962.76	$962.76	$999.34	$996.76	**$34.00**
Waitsfield	1,844	$2,618.48	$2,618.48	$2,717.98	$2,710.94	**$92.46**
Warren	1,977	$2,807.34	$2,807.34	$2,914.02	$2,906.47	**$99.13**
Washington	1,032	$1,465.44	$1,465.44	$1,521.13	$1,517.18	**$51.74**
Waterbury	5,331	$7,570.02	$7,570.02	$7,857.68	$7,837.32	**$267.30**
Williamstown	3,515	$4,991.30	$4,991.30	$5,180.97	$5,167.54	**$176.24**
Woodbury	928	$1,317.76	$1,317.76	$1,367.83	$1,364.29	**$46.53**
Worcester	964	$1,368.88	$1,368.88	$1,420.90	$1,417.22	**$48.34**
Region	**65,402**	$92,870.84	$92,870.84	$96,399.93	$96,150.11	**$3,279.27**

Vermont RPC Municipal Dues Rates and Structures

The Executive Committee customarily requests information about how CVRPC's activities compare to its peers. The table below reflects how CVRPC's **current** dues compare to other RPCs. The data is sorted by Per Capita Equivalent to assist with comparisons.

RPC	Population	Data Source	$ Raised from Dues	Budget	# of Municipalities	Dues as % of Total Revenue	Calculation Method	Estimated Per Capita Equivalent[1]	Notes
Bennington	35,337	US Census	$ 104,383		17	6.60%	Population: 0-250 = $2,000; 251-500 = $3,000; 501-1,000 = $4,000; 1,001-2,000 = $5,000; 2,001-3,000 = $6,000; 3,001-4,000 = $7,000; 4,001-5,000 = $8,000; Over 5,000 = $8,000 + (Population-5,000) * 3	$2.95	FY26 rate
Windham	45,044	US Census	$ 137,231	$ 2,015,580	27	6.81%	Per capita - minimum $250 (5% increase in FY24)	$3.05	FY26 rate
TRORC	57,116	US Census	$ 98,811	$ 2,917,012	30	3.39%	Per capita	$1.73	FY26 rate
Chittenden	168,323	US Census	$ 262,943	$ 7,918,699	18	3.32%	Pro-rated based on municipal share of the county Equalized Education Grand List (EEGL) value	$1.56	FY27 rate
Mt Ascutney	24,711	US Census	$ 35,550	$ 1,954,871	10	1.82%	Per capita	$1.44	FY27 rate
Addison	33,517	US Census	$ 45,000	$ 2,547,03	21	1.77%	Per capita, minus group quarters	$1.34	FY27 rate
Central	65,402	US Census	$ 92,692	$ 3,130,882	23	2.96%	Per capita	$1.42	FY27 rate
Northwest	57,239	US Census	$ 68,389	$ 3,693,17	22	1.85%	Per capita; annual change based on employer cost price index	$1.19	FY25 rate
Lamoille	24,475	US Census	$ 25,000	$ 2,251,771	10	1.11%	Pro-rated 60/40, most recent Census population and equalized grand list value; towns only, not villages	$1.02	FY 27
NVDA	62,438	US Census	$ 52,270	$ 3,003,562	50	1.74%	Minimum dues of $500 (few do pay $100); $3,500 cap	$0.84	FY25 rate
Rutland	61,642	US Census	$ 60,068	$ 2,621,933	27	2.29%	Per capita	$0.97	FY25 rate

[1]Amount Raised by Dues divided by Population

Central Vermont Regional Planning Commission

MEMO

Date: October 20,2026
To: Board of Commissioner
From: Christian Meyer, Executive director
Re: Ratify amendments to the Rules of Meeting Conduct and Public Participation

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⌦ **ACTION REQUESTED:** Move to ratify the September 9, 2026 vote to amend the CVRPC Rules of Meeting Conduct and Public Participation.

Commissioners moved to include the ratification of the September 9, 2026 amendment of the CVRPC Rules of Meeting Conduct and Public Participation on the next meeting of the Board of Commissioners. The document has been included in your packet with amended language in red.

Central Vermont Regional Planning Commission

Rules of Meeting Conduct and Public Participation

Adopted 5/12/2026
Amended 8/3/2026

Rules of Meeting Conduct

Purpose: The purpose of this Code of Conduct policy is to ensure that all meetings and official activities of the CVRPC are conducted in a respectful, orderly, and productive manner. Members of the public will be given a reasonable opportunity to express their opinions on matters being considered by the public body, but the principal purpose of any meeting is for the transaction of the business of the public body. These standards are intended to foster open discussion, protect the rights of all participants, preserve the dignity and integrity of CVRPC governance, and promote the trust of the public.

The Chair is responsible for running meetings and will generally abide by Robert's Rules of Order. The Chair facilitates meetings, enforces rules, maintains order, calls meetings to order, recognizes speakers, rules on motions, puts matters to a vote, and announces results, aiming to ensure fair participation.

The following statement will be included on the back of every agenda of a CVRPC public body and may be read aloud by the chair of the public body prior to the public comment period or a public hearing:

CVRPC aims to conduct meetings in a respectful, orderly, and productive manner. The purpose of this meeting is for the public body to complete its work as outlined in the meeting agenda. All members of the public will be given an opportunity to comment on matters being considered by the public body at this meeting. However, meetings are not debates. The Chair of this public body is charged with running this meeting and all statements and questions will be directed at the Chair once a speaker is recognized. Respondents from the public body and staff will try to answer any questions of a factual nature.

General Conduct

Staff, commissioners, and committee members of the CVRPC shall conduct themselves in a manner that serves the public interest and is consistent with this Code of Conduct and other policies of the CVRPC. In addition, staff, commissioners and committee members will:

1. Act honestly, conscientiously, reasonably, and in good faith at all times having regard for a member's responsibilities, the interests of CVRPC and the welfare of the region.
2. Refrain from communicating or acting in a disrespectful, abusive and/or threatening manner towards members of the public, other commissioners or committee members, or staff.
3. Comply with all applicable local, state and federal government laws, rules, and regulations including but not limited to Vermont's Open Meeting and Public Records Laws, as well as all CVRPC adopted policies including but not limited to the Conflict of Interest Policy and the Personnel Policy.

Conduct in Carrying Out Duties of the Board or Committee

CVRPC strives at every meeting, forum or other official interaction to treat every person fairly and with respect, regardless of any differences. When acting in an official CVRPC capacity, all members appointed to the Board of Commissioners or one of its committees are expected to maintain respectful discourse, with their fellow members, with those who work for CVRPC, those who volunteer their time and services on behalf of CVRPC, and members of the public. This means:

1. Treat all members of the Board/Committee to which one belongs with respect despite differences of opinion; keeping in mind that professional respect does not preclude honest differences of opinion but requires respect within those differences.
2. Participate and interact in official meetings with dignity and decorum fitting those who hold a position of public trust.
3. Act only as a member of the Board/Committee. Recognize that no individual member is given authority to act alone. Do not assume any individual authority to represent the Board/Committee unless directed by the Board/Committee.
4. Treat all staff as professionals and respect the abilities, experience, and dignity of each individual.
5. Speak up within meetings if comfortable doing so, or anonymously outside of the meeting, if something does not meet this Code of Conduct. Hear with a fair and open mind and be responsive to concerns about conduct brought by members of the public, staff and other Board or committee members. Never retaliate against a person or persons raising a concern.
6. Uphold all adopted policies of the CVRPC, including but not limited to the Conflict of Interest Policy.

Conduct in Carrying out Duties of CVRPC Staff

In their work to facilitate effective public discussion at every meeting, forum or other official interaction, Staff must maintain respectful discourse with CVRPC commissioners, those who volunteer their time and services on behalf of CVRPC, and members of the public.

Staff are subject to all policies and enforcement procedures articulated in the CVRPC personnel policy.

Upholding the Code of Conduct Policy:

CVRPC strives to assist members in adhering to this Code of Conduct through education, training and discussion. All Board, Committee, and staff members of CVRPC have a responsibility to respect and uphold this Code of Conduct.

The Executive Committee will receive, and review concerns raised by commissioners, staff, or the public. The Executive Committee will not presume wrongdoing based on the allegation. Rather, as part of an initial review process, the Executive Committee will designate a member to engage the individual in question in a private and non-confrontational manner. The purpose of this conversation is to:

1. Share the nature of the concern in a respectful and neutral way
2. Provide the individual with an opportunity to respond and offer their perspective
3. Clarify any misunderstandings or contextual factors
4. Determine whether further review or action is warranted

The CVRPC recognizes that more serious violations of this policy may require a formal response. In addition to any other remedies or enforcement options available or required under the law, the CVRPC Executive Committee may take action including but not limited to:

1. Request member(s) receive specific training or education
2. Arrange for additional training for the Board or Committee
3. Request an apology or other restorative action
4. Vote to censure any member
5. Notify the appointing authority that their member(s) is in violation of the Code of Conduct Policy
6. Request resignation of the member(s)
7. Remove the member from the Board or Committee (when CVRPC is the appointing authority)

If any staff member is accused of violating CVRPC requirements under our Personnel Policies or state or federal law, the CVRPC will initiate actions as described in the CVRPC Personnel Policies.

Rules of Public Participation

Vermont's Open Meeting Law assures the right of members of the public to attend, participate and comment on matters considered during the meeting of local public boards and committees ("public bodies").

The meetings of CVRPC's public bodies are working meetings, not meetings of the public (e.g., public forums or public hearings). The purpose of each meeting is for the public body to do its work on behalf of the CVRPC. To make the best use of everyone's time, CVRPC public bodies shall follow the rules listed below:

1. Members of the public may participate during the portions of the agenda reserved for "public comment,~~.~~" or as otherwise allowed for by the chair under paragraph 3 below.
2. Public comment on the agenda will be held at the beginning of the meeting and open to any topics relevant to the business of the Commission or the committee.
3. Following commissioner discussion and prior to Commission vote, the Chair may allow public comment relevant to that agenda item.
4. Each person will be given up to three minutes to comment, which the chair may extend at their discretion.
5. Those who have not been heard yet will be given priority over those who have already spoken.
6. Participants who would like to speak shall raise their hand and wait for the chair to recognize them.
7. Once recognized by the chair, participants shall state their name and town of residence.
8. Participants shall direct all remarks to the chair, not to others in the room.
9. Respect the orders and rulings of the chair. Irrelevant comments and interrupting others are not allowed. Disruptive people will be asked to leave or removed if necessary.
10. Only commissioners, alternate commissioners, or duly appointed committee members have the right to vote on agenda items.

Help ensure that this is a meeting in which everyone feels safe expressing their views, and where disruptions are minimized so that we can accomplish our communities' work. Please remember:

1. Share ideas, listen actively, and respect each participant's right to their opinions.
2. Act in an honest, conscientious and reasonable manner, and in good faith at all times. Refrain from communicating or acting in a disrespectful, abusive and/or threatening manner towards other members of the public, commissioners or committee members, or CVRPC staff.

If a member of the public is not able to convey their message with the reasonable allotment of time as allowed by the chair of the public body, they may submit written comments following the meeting.

Members of the public are also advised that commissioners are a valuable resource to convey a message to the Commission.

How can members of the public engage with their Regional Planning Commission?

1. Talk to regional Commissioner
2. Participate in RPC meetings
3. Attend RPC public hearings
4. Submit written comments
5. Submit comments on the Regional Plan

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
BOARD OF COMMISSIONERS
DRAFT MINUTES
September 8, 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.
☒	Calais	John Brabant	☒	Roxbury	Jerry D'Amico
☐		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, Lory Banbury, Kari Pelletiere, Brian Voigt.

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. Steven Whitaker, Montpelier resident; Thomas Weiss, Montpelier Resident; Alan Goldman, Montpelier Resident; Graci Zeiger, Waterbury Municipal Manager; Ken Benton, Cabot Resident; Amy Hornblast, Cabot Resident; Carrie MacMillan, representing Stanley-Wasson Community Alliance and Waterbury resident.

Call to Order: Chair Carbee confirmed meeting was being recorded, called the meeting to order at 6:30 pm, roll call was taken, and a quorum was established.

Adjustments to the Agenda: None

Public Comments: During the public comment period, Mr. Whitaker raised concerns about the Municipal Plan Review Committee's handling of the Waitsfield and East Montpelier town plans and town plan amendments, particularly what he felt was a lack of proper public participation and

quorum issues. The meeting then transitioned to opening the public hearing on the draft CVRPC Regional Plan.

Public Hearing: Central Vermont Draft 2026 Regional Plan: Chair Carbee welcomed the public and delineated the proceedings for the evening. He explained that in-person members of the public would be called on in the order in which they signed in, following which then members who joined remotely could share comments by raising their hands. He officially opened the public hearing at 6:41pm and adjourned the hearing at 7:03 pm.

LURB-Regional Plan Approval Process: Christian reviewed updates to the future land use map and the LURB Regional Plan approval process. It was confirmed that modifications to the future land use map are being incorporated and will be available for review within two weeks, with a full month for public comment. The discussion detailed the timeline for the regional plan approval process, including upcoming public hearings and the need to meet statutory requirements for plan adoption by December 31st. Christian also clarified that according to statute, hearings do not need to be before the full board. Statute says that the RPC will hold two hearings with a 30-day notice and given that each of the RPC's committees is an instrumentality of it, can represent and undertake its business, so long as the full Board of Commissioners is who moves to adopt the plan on its content and merits and the public input is received to that date. There was discussion regarding where the maps were made available and in what format.

Comments and changes to CVRPC 2026 Regional Plan: The discussion focused on reviewing comments and changes to the CVRPC 2026 Regional Plan, with discussions on public hearings, map availability, feedback from various stakeholders including the Land Use Review Board (LURB), state agencies, and municipalities. Key updates included revised maps addressing outdated information, environmental justice data, transportation projects, and future land use categories. Staff presented specific changes requested by LURB and municipalities, including updates to downtown centers, village centers, planned growth areas, and conservation districts, with examples provided for Montpelier and other towns. There were highlights around ongoing work to incorporate feedback, resolve mapping errors, and alight the regional plan with energy compliance requirements, with several maps still under revision.

Further discussion involved reviewing land use recommendations for Montpelier and Waterbury areas, with staff presenting maps and recommendations for various parcels. For Montpelier, staff discussed recommendations for Route 12, Berlin Street, Sherwood Drive, Country Club Road, Westwood Drive, and Elm Street areas, noting that some areas may require more information before final recommendations can be made. Challenges with flood hazard areas were also addressed by staff, explaining that certain residential lots in flood zones may be designated as "transition infill" as a temporary measure until permanent land use policies are established. The discussion concluded with an initial review of Waterbury areas, including recommendations for downtown adjacent neighborhoods and an enterprise area, with some areas requiring additional municipal input before final mapping decisions are made.

Recommendations for land use designations were presented, noting that the LURB would not likely accept changing certain areas into planned growth areas as requested by the municipality. Mr. Weiss raised concerns about the lack of evidence supporting proposed planned growth areas, emphasizing the need for digital parcel maps showing how each parcel meets the seven criteria, and

suggested scaling back the planned growth area designations until proper documentation is provided.

Commissioner Farrell expressed concern about potential impacts on commercial and industrial areas. Christian clarified that while these areas could be eligible for Tier 1A designation, they would require additional municipal effort to achieve full exemption from Act 250. The group discussed property mapping issues raised by Mr. Goldman, with Christian expressing willingness to schedule a meeting to address the discrepancies.

Change Date of the October Board Meeting: Christian explained the existing Tuesday, October 13th BOC meeting date would not provide time to both continue to receive comments on the draft plan as discussed while still warning it for 30 days in advance of the hearing. The proposal by staff is that there be availability to reschedule the meeting for one week later to Tuesday, October 20th.

Commissioner Wendt moved that the October Board of Commissioners meeting be rescheduled to October 20th and was seconded by Commissioner Turner. ***Motion passed unanimously.***

Adopt FY 28 Municipal Dues Structure: Christian introduced this item of business, noting that while the Executive Committee had the opportunity to fully review the FY 27 budget presentation, the full Board had not, and in that case, it may be more prudent to consider this at the October Board meeting and still meet RPC's timeline to notice those dues to the municipalities.

Chair Carbee called for a motion to postpone the adoption of the FY28 Municipal Dues Structure until the full Board has received the FY 27 budget presentation. The motion was made by Commissioner Farrell and was seconded by Commissioner Brabant. ***Motion passed unanimously.***

Updates - Rules of Meeting Conduct: Christian described the changes made to the Rules of Conduct and Public Participation Working Group approved by the Executive Committee brought before them for review and final approval. Commissioner Sargent noted what she felt was a discrepancy in wording at the beginning of the policy and Commissioner Brabant agreed this may require a re-writing. Commissioner DeLegge didn't feel any change in wording was required at this time.

Commissioner Brabant made a motion to remove the word "only" in point 1 and add "or as otherwise allowed for by the chair, under point 3 below." This was seconded by Commissioner Sargent. A roll call vote was taken **to accept the motion for suggested changes as proposed**. The results were as follows:

Yes	**No**	**Abstain**
Janet Shatney, Barre City	Royal DeLegge, Northfield	
Alice Farrell, Berlin	Jerry D'Amico, Roxbury	
Brittany Butler, Cabot	Peter Carbee, Washington	
John Brabant, Calais	Doug Greason, Waterbury	
David Wendt, Duxbury		
Alex Robb, East Montpelier		
Andrew McNealus, Fayston		
Amy Monahan, Marshfield		
Ron Krauth, Middlesex		
Mike Miller, Montpelier		
Deb Sargent, Moretown		

Don LaHaye, Waitsfield
Rich Turner, Williamstown
Bill Arrand, Worcester
With 14 yes and 4 no, the motion passed. Christian explained that it would go back to the Executive Committee for ratification and that the vote on the record would be important to inform whoever would be ratifying it.

Commissioner Brabant then made a further motion that after the Executive Committee consider the voted-on changes, it be sent back to the full Board for ratification. Commissioner Turner seconded the motion. As there was opposition, another roll call vote was called for and results were as follows:

Yes	**No**	**Abstain**
Alice Farrell, Berlin		
Brittany Butler, Cabot	Janet Shatney, Barre City	
John Brabant, Calais	Andrew McNealus, Fayston	
Alex Robb, East Montpelier	Mike Miller, Montpelier	
Amy Monahan, Marshfield	Doug Greason, Waterbury	
Alice Farrell, Berlin	Jerry D'Amico, Roxbury	
Paula Emery, Plainfield	Peter Carbee, Washington	
Ron Krauth, Middlesex	Royal DeLegge, Northfield	
Deb Sargent, Moretown		
Don LaHaye, Waitsfield		
Rich Turner, Williamstown		
Bill Arrand, Worcester		

With 12 yes and 7 no, the motion passed to *have the Executive Committee consider the voted-on changes, and then have those be sent back to the full Board for ratification*.

Accept Meeting Minutes – 7/14/2026: *Chair Carbee called for a motion to accept the minutes of the July 14, 2026, Board of Commissioners meeting. The motion was moved by Commissioner D'Amico and seconded by Commissioner Turner.* ***Motion passed unanimously.***

Accept Committee and Staff Reports (July & August): Christian noted these were not available in the packet for review in the packet for this evening's meeting and would be included in the next Board meeting packet.

Commissioner Round Table: Commissioner Brabant asked for a moment of silence in honor of the loss of Commissioner Alice Peal from Waitsfield who passed last week.

Adjournment: *Commissioner Carbee called for a motion to adjourn, moved by Commissioner LaHaye, seconded by Commissioner Miller.* ***Motion passed unanimously****.*

Meeting adjourned at 8:41pm.

Respectfully submitted,
Barbara Petrie, Office Manager

Central Vermont Regional Planning Commission

Committee & Appointed Representative Reports, July & August 2026

Meeting minutes for CVRPC Committees are available at www.centralvtplanning.org.

EXECUTIVE COMMITTEE - *(Approves budgets, contracts and audits; adds/eliminates staff and contractors; amends personnel policies; approves policy actions; approves Commission agendas.) Currently meets each month on the Monday one week prior to the Board of Commissioners meeting at 4:00 pm.*

- Accepted the 2025 Audit Report
- Accepted June 2026 unaudited financials.
- Accepted June 1 and July 6 meeting minutes.
- Accepted amended FY27 Executive Committee and Board meeting dates
- Approved the executive director entering into a contract with Toole Design to support the development of regional community bikeshare.
- Accepted the subcontract with Watershed Consulting to complete preliminary design for the Lower Fairgrounds Floodplain Restoration Project in Waitsfield
- Approved the executive director entering into a contract with Friends of Winooski on the RIVER Navigator Public Outreach and Education grant.
- Approved the executive director entering into a contract UVM in connection with further work on the flood-focused model involving one of their staff and graduate students.
- Adopted the FY27 Budget and Work Plan
- Amended the Rules of Meeting Conduct and Public Participation for presentation to the full Board.

NOMINATING COMMITTEE *(Responsible for nominating qualified candidates for election or appointment to the Executive Committee, Standing and Special Committees, and other organizations for which CVRPC appoints a representative.) Generally, meets February - April; scheduled by Committee*

- Did not meet

PROJECT REVIEW COMMITTEE - *(Determines Act 250/Section 248/Section 248a project conformance with the Regional Plan. Provides input and recommendations for projects with substantial regional impact.) Currently meets, as needed, on the fourth Thursday of the month at 4:00 pm.*

- There were no new or ongoing Act 250 cases with Substantial Regional Impact to review
- Staff submitted comments on GMP's upgrade and repowering of existing solar array on Dog River Road in Berlin
- Staff continue to monitor the Verizon cell tower application for Washington
- Next meeting is scheduled for Thursday, September 24, 2026

REGIONAL PLAN COMMITTEE - *(Develops and recommends updates to the Regional Plan). Currently meets on the first Tuesday of the month at 4:00 pm.*

- The Committee discussed:
  - the revised schedule for Regional Plan revisions, plan adoption by the Board of Commissioners and submission to the Land Use Review Board for approval; and
  - draft pre-application review feedback from the Land Use Review Board.
- The Committee reviewed Regional Future Land Use map change requests from Barre City, Barre Town, Warren and Waterbury.
- The Committee approved creation of a Special Use: Resilience Future Land Use Area classification for locations in Special Flood Hazard Areas and River Corridors.

- Next meeting is scheduled for Tuesday, September 1, 2026

MUNICIPAL PLAN REVIEW COMMITTEE - *(Reviews municipal plans for conformance to statutory requirements and recommends whether a plan should be approved. Reviews municipal planning process and recommends whether it should be confirmed. Reviews municipal plans for conformance with enhanced energy planning requirements. Provides guidance to municipalities about future plan updates and ways to strengthen planning efforts.) Currently meets as needed dependent on receipt of plans for approval.*

- August 17 meeting failed to reach quorum.
- Held hearing for Waitsfield Town Plan Amendment and East Montpelier Town Plan Approval.

TRANSPORTATION ADVISORY COMMITTEE – (*Oversees the CVRPC transportation planning program in accordance with CVRPC plans, policies and procedures, provides recommendations on funding and prioritization for the Vermont Agency of Transportation's Capital Budget and State Transportation Improvement Program, acts as a liaison between local communities and the Vermont Agency of Transportation.) Currently meets 4th Tuesday of the month at 6:30 pm. [01/27/26]*

- Summer planning techs presented culvert inventory data and method and affirmed that they would share access to town profiles with TAC members
- TAC approved staff developed FFY 27 TPI Work Plan and Budget
- TAC requested and staff agreed to draft options for process and measures for maintaining project priorities current in the absence of VPSP2
- Next meeting scheduled 22 September 2026

CLEAN WATER ADVISORY COMMITTEE - *(Identifies activities, policies and direction for CVRPC's clean water support. Determines CVRPC direction and goals regarding the Lake Champlain TMDL, Tactical Basin Plans, and their relationship to the Regional Plan.) Currently meets the second Thursday of every other month at 4:00 pm.*

- 9 July 2026 Annual Meeting: draft minutes & presentations
    - Election of Officers;
    - Basin Planner presentation on opportunities for the Clean Water Advisory Committee to advance Winooski Tactical Basin Plan implementation strategies; and
    - CVRPC presentation on Natural Resources Program Areas.
- Next meeting scheduled for 10 September 2026

BROWNFIELDS ADVISORY COMMITTEE - *(Oversees CVRPC's Brownfields Program. Prioritizes sites for assessment. Participate in hiring contractors. Recommends brownfield-related policy. Participates in public outreach.) Currently meets, as needed, 3rd Thursdays 10-11:00 am*

- The Brownfields Advisory Committee did not meet quorum for the scheduled July 16, 2026 meeting. The meeting was rescheduled to July 23, 2026 when there was a quorum. Voting for Brownfields Advisory Committee officers was done and a new Chair and Vice Chair were voted in. The recommendation to send the application for a Phase I ESA to the EPA for review for 119 School Road in Warren (the old Town Garage) was approved by the BAC
- There was no Brownfields Advisory Committee meeting in August as there was no new business.
- Next meeting scheduled for September 17, 2026.

WINOOSKI BASIN WATER QUALITY COUNCIL - *(Establishes policy and makes decisions for the Clean Water Service Provider (CWSP) program regarding the most significant water quality impairments that exist in the basin and prioritizing the projects that will address those impairments based on the basin plan.) Currently meets the third Thursday of every month at 1:00 pm.*

- 16 July 2026 Annual Meeting: draft minutes & presentation
    - Election of officers
    - Proposal evaluation
        - CVRPC: Town of Cabot - Culvert Replacement Project Development (funding approved); and

        - CVRPC: Town of Waitsfield - Lower Fairgrounds Floodplain Restoration Preliminary Design (budget increase approved).
- 20 August 2026 Meeting: draft minutes & presentation
    - Proposal evaluation
        - Vermont Land Trust: Mill Brook-Winooski River Confluence Floodplain Restoration – Implementation. Completed initial proposal review. A vote on project funding is scheduled for the 17 September 2026meeting.
- Next meeting scheduled for 17 September 2026.

CODE OF CONDUCT & PUBLIC PARTICIPATON WORK GROUP – *Established by the Board of Commissioners to draft a code of conduct and public participation policy]*

- Committee met to consider revisions to improve the Rules of Meeting Conduct and Public Participation.
- Recommended changes included removing the limitation on when public comment would be accepted and to what degree it would be limited.
- Moved to recommend their edits to the executive committee.

VERMONT ASSOCIATION OF PLANNING & DEVELOPMENT AGENCIES (VAPDA)

- Reviewed and approved financials and misc. committee appointments
- Discussion on future studies work with deed restrictions and cybersecurity.
- Committee leads provided updates on emergency management, transportation, natural resources, community development, and energy. Discussion included input from state partners and how RPCs can best coordinate our efforts.
- Discussion with VTrans on the Indirect calculations and how RPCs can help VTrans review our proposals.
- Linda Dunlay from FRCOG joined to discuss how they operated in a similar environment as a COG.
- Directors discussed possible per reviews and the September retreat agenda.
- The group reviewed impacts of S325 on regional plan development

COMMUNITY INVESTMENT BOARD – VAPDA Representative

- Met to discuss the final RPC future land use maps.

VERMONT ECONOMIC PROGRESS COUNCIL

- No Central Vermont activity.

TRI VALLEY TRANSIT

- Annual meeting
- Discussion of ongoing integration of services and workforce
- Personnel discussion

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION

- Staff participated in monthly meeting and joined hiring committee to help select Richard Amore to serve as their new executive Director.

MAD RIVER VALLEY PLANNING DISTRICT

- Staff were unable to participate.

Central Vermont Regional Planning Commission

Committee & Appointed Representative Reports, September 2026

Meeting minutes for CVRPC Committees are available at www.centralvtplanning.org.

EXECUTIVE COMMITTEE - *(Approves budgets, contracts and audits; adds/eliminates staff and contractors; amends personnel policies; approves policy actions; approves Commission agendas.) Currently meets each month on the Monday one week prior to the Board of Commissioners meeting at 4:00 pm.*

- Accepted July and August 2026 unaudited financials.
- Amended the FY27 Budget, incorporating the approved indirect rate and EMPG grant.
- Accepted 8/31/2026 Meeting Minutes.
- Approved the executive director signing the following agreement:
  - Department of Public Safety – FY2025 Emergency Management Performance Grant
  - All At Once, LLC – Phase II Real Estate Development Services for the former Montpelier Post Office
  - Gravel & Shea PC – Phase II Legal Services for the former Montpelier Post Office
- Set October Agenda for the Board of Commissioners

NOMINATING COMMITTEE *(Responsible for nominating qualified candidates for election or appointment to the Executive Committee, Standing and Special Committees, and other organizations for which CVRPC appoints a representative.) Generally, meets February - April; scheduled by Committee*

- Did not meet

PROJECT REVIEW COMMITTEE - *(Determines Act 250/Section 248/Section 248a project conformance with the Regional Plan. Provides input and recommendations for projects with substantial regional impact.) Currently meets, as needed, on the fourth Thursday of the month at 4:00 pm.*

- Did not meet

REGIONAL PLAN COMMITTEE - *(Develops and recommends updates to the Regional Plan). Currently meets on the first Tuesday of the month at 4:00 pm.*

- The Committee:
  - received public comments regarding the draft regional plan
  - discussed the regional plan adoption timeline, implications of not adopting the plan on schedule and changes required by the Land Use Review Board
- The Committee hosted a Public Hearing on the Draft 2026 Central Vermont Regional Plan
- Next meeting is scheduled for Tuesday, November 3, 2026

MUNICIPAL PLAN REVIEW COMMITTEE - *(Reviews municipal plans for conformance to statutory requirements and recommends whether a plan should be approved. Reviews municipal planning process and recommends whether it should be confirmed. Reviews municipal plans for conformance with enhanced energy planning requirements. Provides guidance to municipalities about future plan updates and ways to strengthen planning efforts.) Currently meets as needed dependent on receipt of plans for approval.*

- The East Montpelier Municipal Plan and planning process were reviewed and recommended to the full Board to be approved.
- The Waitsfield Municipal Plan Amendment and planning process were reviewed and recommended to the full Board to be approved.

TRANSPORTATION ADVISORY COMMITTEE – (*Oversees the CVRPC transportation planning program in accordance with CVRPC plans, policies and procedures, provides recommendations on funding and prioritization for the Vermont Agency of Transportation's Capital Budget and State Transportation Improvement Program, acts as a liaison between local communities and the Vermont*

Agency of Transportation.) Currently meets 4th Tuesday of the month at 6:30 pm. [01/27/26]

- The TAC reviewed the Vermont Bond Bank disaster reserve benchmarks report
- Staff provided TAC with regional bridge priority list and discussed improvements and information for planning regionally approved list of bridge projects.
- TAC discussed expansion of regional priority lists to include bike and pedestrian projects.
- Next meeting scheduled 27 October 2026

CLEAN WATER ADVISORY COMMITTEE - *(Identifies activities, policies and direction for CVRPC's clean water support. Determines CVRPC direction and goals regarding the Lake Champlain TMDL, Tactical Basin Plans, and their relationship to the Regional Plan.) Currently meets the second Thursday of every other month at 4:00 pm.*

- 10 September Meeting canceled due to lack of quorum.
- Conducted outreach to all members to discuss participation and ideas for increasing engagement.
- Advertised member solicitation to town representatives to fill vacant municipal seat.
- Next meeting scheduled for 12 November 2026

BROWNFIELDS ADVISORY COMMITTEE - *(Oversees CVRPC's Brownfields Program. Prioritizes sites for assessment. Participate in hiring contractors. Recommends brownfield-related policy. Participates in public outreach.) Currently meets, as needed, 3rd Thursdays 10-11:00 am*

- There was no Brownfields Advisory Committee meeting in September as there was no new business.
- Next meeting scheduled for November 19, 2026.

WINOOSKI BASIN WATER QUALITY COUNCIL - *(Establishes policy and makes decisions for the Clean Water Service Provider (CWSP) program regarding the most significant water quality impairments that exist in the basin and prioritizing the projects that will address those impairments based on the basin plan.) Currently meets the third Thursday of every month at 1:00 pm.*

- 17 September 2026 Meeting: draft minutes & presentation
    - Council voted to prioritize funding for the Vermont Land Trust: Mill Brook-Winooski River Confluence Floodplain Restoration – Implementation project.
- Next meeting scheduled for 15 October 2026.

CODE OF CONDUCT & PUBLIC PARTICIPATON WORK GROUP – *Established by the Board of Commissioners to draft a code of conduct and public participation policy]*

- Did not meet

VERMONT ASSOCIATION OF PLANNING & DEVELOPMENT AGENCIES (VAPDA)

- Attended annual retreat.
- Agenda included organizational business, progress toward meeting statutory requirements of the past year, statewide collaborations, anticipated opportunities and issues in the coming year.

COMMUNITY INVESTMENT BOARD – VAPDA Representative

- Approved amendment for Downtown Transportation Fund for the Town of Hinesburg
- Reviewed and approved Downtown and Village Center Tax Credit Scores

VERMONT ECONOMIC PROGRESS COUNCIL

- No Central Vermont activity.

TRI-VALLEY TRANSIT

- Discussion of finances moving forward into the next fiscal year and beyond.
- Receive program updates including on Washington County services. The transition has largely be very successful.

- The CVRPC Executive Director is currently the sole representative from Washington County on the TVT Board. The Board would like to expand that in coming months and develop a Washington County advisory committee.
- Christian has been supporting TVT make new contacts in CV communities.

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION

- Staff participated in monthly meeting, the first meeting with recently executive director Richard Amore.

MAD RIVER VALLEY PLANNING DISTRICT

- Staff were unable to participate.

Central Vermont Regional Planning Commission

P: 802-229-0389 **Staff Report, July & August 2026** cvrpc@cvregion.com

Staff are in the office Monday - Friday. Due to telework schedules, please schedule in-person meetings in advance.

COMMUNITY DEVELOPMENT

Contacts: Eli Toohey, toohey@cvregion.com, or Niki Sabado sabado@cvregion.com unless otherwise noted.

Municipal Planning & Plan Implementation:

Barre City:

- Community Tree Planting Grant: Worked with Friends of Mathewson Playground on grant close-out activities. (Lincoln)
- Met with Planning Commission to review the Regional Future Land Use Map and potential Tier 1B eligible areas. (Brian)
- Viewed properties in the north end of the City that are also in the Special Flood Hazard Area as part of LURB Tier-1B eligible areas site visit. (Brian, Christian, Kari, Lory)
- Provided administrative assistance to Barre City on the NBRC-funded Prospect Heights project. (Eli)
- Participated in the Housing Task Force meeting. (Eli)

Barre Town:

- Met with Planning & Zoning Administrator to discuss the Regional Future Land Use Map. (Brian)
- Met with Planning Commission to review the Regional Future Land Use Map and potential Tier 1B eligible areas. (Christian, Kari)
- Stopped by Prospect Heights property as part of LURB Tier-1B eligible areas site visit. (Brian, Christian, Kari, Lory)
- Received Tier 1B opt in resolution
- Provided administrative assistance to Barre City on the NBRC-funded Prospect Heights project. (Eli)
- Participated in the Housing Task Force meeting. (Eli)

Berlin:

- Met with Planning Commission to review the Regional Future Land Use Map and potential Tier 1B eligible areas. (Brian)
- Met with Planning Commission to review progress on Town Plan revision. (Pamela, Niki)
- Met with Town Administrator and Zoning Administrator at Town Office and viewed Tier-1 eligible areas as part of the LURB Tier-1B eligible areas site visit. (Brian, Christian, Kari, Lory)
- Met with Planning Commission to share and discuss draft maps for the town plan update. (Pamela)
- Ongoing work on the Town Plan mapping. (Pamela)
- Conducted preliminary Town Plan review for determination of energy compliance standards, prepared and provided discussion of basic targets, data, mapping, and key decisions for enhanced energy element at Planning Commission 7/22 (described also regional updates and upcoming topics to consider). (Sam)

Cabot

- Met with Select Board to review the Regional Future Land Use Map and potential Tier 1B eligible areas. (Lory)

Calais

- Met with the Planning Commission Chair about the town plan update process and CVRPC engagement model. (Niki)
- Met with Planning Commission to review the Regional Future Land Use Map and potential Tier 1B eligible areas. (Christian, Kari)

Duxbury

- Shared the Regional Future Land Use Map, and housing targets with the Planning Commission (Lory)

East Montpelier

- Worked with Planning Commission on regional approval and enhanced energy plan determination timelines and implications for Section 248 Proceedings (Sam)
- Conducted preliminary full review of approved town plan and completed Act 174 Determination of Energy Compliance Checklist as well as developed a summary of recommendations for future updates (Sam).
- Held public hearing with the Municipal Plan Review Committee to hear comments on the 2026 East Montpelier Town Plan update (Niki, Sam)
- Reviewed and gave support on NBRC Grant Pre-application for Sandy Pines Mobile Home Park housing project. (Eli)

Fayston

- Met with Planning Commission to discuss Regional Future Land Use Map. (Brian)

Marshfield:

- Met with town officials to discuss Tier 1B eligibility and Regional Future Land Use Map (Niki, Christian)

Middlesex:

- Met with the Planning Commission to review the MPG 2026 work outline, Regional Future Land Use Map and potential Tier 1B eligible areas. (Niki)
- Presented at meeting with town Roads Committee for presentation of 2025-MPG for Road infrastructure and capital planning. (Keith)
- Continued assistance with a year-long ACCD Municipal Planning Grant project led by the Middlesex Planning Commission. Primary goals include engaging the community in planning for the future of the Great Brook, updating Flood Hazard Bylaws, and promoting alternative housing options such as zoning for density (Niki, Lincoln).
    - **Great Brook Roundtable** (September 2026): Outreach to municipal officials, watershed partners, and state representatives to organize a stakeholder roundtable to share progress on current projects and coordinate future efforts along the Great Brook.
    - **Building a Resilient Middlesex Community Forum, October 13, 2026, 6:00 PM – 8:30 PM, Middlesex Town Hall & Zoom:** Join the Middlesex Planning Commission for a community forum on building a more resilient future for Middlesex. Share your ideas for a year-long planning study focused on the Great Brook, flood resilience, community preparedness, and flexible housing solutions. Come join local, regional, and state representatives for presentations on the status and future of the Great Brook, Flood resilience and community preparedness, alternative and flexible housing initiatives.

Montpelier:

- Provided administrative assistance to Montpelier on the NBRC-funded project for Country Club Road. (Eli)
- Collaborated with the Foundation for a Resilient Montpelier on appraisal, legal, environmental, design, and real estate development services for the property located at 87 State Street (Lincoln, Eli).
- Met with Director of Planning at Country Club Road property as part of the LURB Tier-1B eligible areas site visit. (Brian, Christian, Kari, Lory)
- Discussed ongoing project status and updates (municipal facilities) with Sustainability Coordinator (Sam)

Moretown:

- Met with Planning Commission to review the Regional Future Land Use Map and potential Tier 1B areas and housing targets. (Lory)

Northfield:
- Provided support to town officials on NBRC Feasibility Project Interest Form and Regional Project Priority application for 2026. (Niki)
- Met with Director of Economic Development and viewed eligible locations as part of LURB Tier-1B eligible areas site visit. (Brian, Christian, Kari, Lory)
- Received Tier 1B municipal resolution

Orange:
- Met with Planning Commission to discuss Regional Future Land Use Map (Niki)
- Reviewed existing town plan with Act 174 Standards Check List (Enhanced Energy Plan for determination of energy compliance); prepared basic data and target updates; met with Planning Commission (7/8) and reviewed enhanced energy plan options, gaps to fill in standards with update; mapping, and decision points. (Sam)
- Met with Planning Commission to share and discuss draft maps for the town plan update. (Pamela)
- Ongoing work on town plan mapping. (Pamela)

Roxbury:
- Met with Planning Commission to discuss Regional Future Land Use Map and housing targets. (Lory)

Plainfield:
- Provided support for the Planning Commission on the enforcement of ordinances including customization and ordinance adoption process. Distributed HAC postcard to the town. (Niki)
- Met with Planning Commission to discuss Tier 1B eligibility and Regional Future Land Use Map (Niki)
- Met with Select Board and Planning Commission Chairpersons at Town Office as part of the LURB Tier-1B eligible areas site visit. (Brian, Christian, Kari, Lory)

Waitsfield:
- Met with Planning Commission to discuss Tier 1B eligibility and Regional Future Land Use Map (Christian)
- Received Tier 1B municipal resolution
- Held public hearing with the Municipal Plan Review Committee to hear comments on the Waitsfield town plan amendment for the childcare state planning goal (Niki)

Warren:
- Ongoing coordination on mapping the regional future land use areas for Warren

Washington:
- Shared the Regional Future Land Use Map with the Planning Commission (Lory)
- Provided resources regarding municipal maps (historic district, ground source protection area, parcel updates, etc.) to support participation in 248 proceedings. (Sam)

Waterbury:
- Conducted statutory municipal plan review for the 2026 Waterbury Town Plan update (Niki)

Williamstown:
- Met with Planning Commission to share Regional Future Land Use Map and discuss housing targets. (Lory)
- Attended Planning Commission meetings (7/8; 8/18: outlined enhanced energy plan components, data, targets, and decision points (Act 174 standards; with Williamstown draft materials); reviewed climate thread topics across plan elements; reviewed and discussed updates for infrastructure/facilities element; developed plan for upcoming community engagement opportunity on plan updates. (Sam; CPRG)
- Met with Commissioner and Climate Pollution Reduction Grant Program consultants, ANR, and other pilot communities- provided feedback on reorganization of guide and downscaling actions. (Sam; CPRG)

Woodbury:
- Shared the Regional Future Land Use Map and Tier 1B ineligibility with the Planning Commission (Lory)

Worcester:

- Met with town officials to review the Regional Future Land Use Map and state designation program. (Niki)
- Passed on relevant grant and program opportunities pertinent to ongoing projects (Sam).

Wrightsville Beach Recreation District

- Continued to host board meetings and provide technical and administrative assistance. (Lincoln)

Regional Planning and Implementation:

Regional Plan updates:

- Met with Representatives Torre and White to discuss Act 181, development of the Regional Future Land Use Map. (Christian, Brian)
- Sent FLU Map Change memo and Tier-1 eligibility information to all municipalities. (Brian, Kari, Lory)
- Met/corresponded with all municipal Planning Commissions and/or Select Boards/City Councils to review FLU map, Tier 1 eligibility, and answer questions. (Brian, Christian, Kari, Lory, Niki)
- Coordinated LURB site visits with Tier-1 eligible areas with municipal staff. (Christian, Brian)
- Presented pre-application draft of the Regional Plan and Regional Future Land Use Map to the LURB. CVRPC planning staff attended the meeting. (Christian, Brian, Kari, Lory)
- Created large-format copies of each municipality's FLU map (Brian)
- Conducted outreach to all municipal offices and public libraries to distribute copies of proposed FLU map for each municipality (see above), and a hard copy of draft Regional Plan to (Kari, Lory)
- Conducted ongoing Q&A sessions for municipal staff, legislative bodies and Planning Commissions, and members of the public on the FLU map and Regional Plan (Lory)
- Ongoing discussions with municipalities with rural conservation areas (river corridor and flood hazard areas) within their downtowns/village areas about creating a special use "resilience" FLUA for the regional FLU map
- Reviewed proposed/requested changes to the FLU Map with the Regional Plan Committee, discussed creation of (Brian, Christian, Lory)
- Ongoing discussions with municipalities with rural conservation areas (river corridor and flood hazard areas) within their downtowns/village areas about creating a "special use resilience: future land use area for the regional FLU map
- Attended 2 LURB meetings on Draft CVRPC 2026 Regional Plan
- Updated Regional Energy Maps: Electric Infrastructure, Existing Generation, Electric Infrastructure Challenges, Existing Community Scale Heating, Solar and Wind Resource Potential (Base & Prime), Potential Hydro Generation sites, etc. (Sam)
- Updated and check all mapping outputs, tool inputs, and tables including integrating newest Efficiency Vermont and Public Service department data received July throughout Energy element (regional and all 23 towns) (Sam)
- Reviewed and addressed Public Service Department's initial review comments (Sam).
- Completed regional overview Technical Memorandum for the Small Water System Capacity and Resiliency Program. (Pamela)

Meetings and Workshops

- Attended 2 LURB meetings on Draft CVRPC 2026 Regional Plan
- Hosted Selectboard Meet Up with the Vermont League of Cities & Towns (Christian, Brian, Sam, Reuben)

THRIVE: (contact Sam Lash, lash@cvregion.com)

Collaborative to improve health outcomes and contain costs by identifying & addressing social drivers of health. Includes health care, public health, social services, planning, nonprofits, community members, and other local partners.

- Connected Building Bright Futures Director and staff with THRIVE network in context of climate-related preparedness components of the Vermont Early Childhood Strategic Plan; participated in stakeholder roundtable.
- Participated in monthly meeting; ongoing outreach regarding regional plan update.

Economic Development:
(Contact Eli Toohey, toohey@cvregion.com and Christian Meyer, meyer@cvregion.com)

- Recreation Economy Planning - provided feedback on the Department of Forest, Parks, and Recreation CORE Toolkit related to inventorying and expanding municipal outdoor recreation economies (Lincoln).
- Outdoor Economy Technical Assistance Program – Collaborated with Dept. of Forest Parks and Recreation and Local Motion to submit a letter of intent for a Leahy Institute Capacity Grant to catalyze partnerships with UVM and community partners to create curriculum and plan for the implementation of a Municipal Outdoor Economy Technical Assistance Program.

Brownfields:
(Contact Eli Toohey, toohey@cvregion.com)

- Participated in monthly meetings with qualified environmental professionals (QEP), Onterris (formerly Montrose Environmental), and monthly check-in with EPA program officer. (Christian, Eli)
- Participated in scoring of candidates for financial services for the Brownfields Revolving Loan Fund. (Eli, Pamela, Niki)

State Permitting

Act 250

Act 250 is Vermont's development and control law, established in 1970. The law provides a public, quasi-judicial process for reviewing and managing the environmental, social, and fiscal consequences of major subdivisions and development in Vermont through the issuance of land use permits. The RPC is a state-designated statutory party and participates in permit application review for all major applications and projects with substantial regional impact.

- Facilitated and coordinated monthly Project Review Committee (PRC) meetings.
- Prepared and distributed monthly Act 250 application and project updates
- No major Act 250 project applications were received

Section 248

Section 248 of Title 30 requires companies to obtain a permit (Certificate of Public Good) from the VT Public Utility Commission before beginning site preparation or construction of electric transmission facilities, electric generation facilities, telecommunications, and certain gas pipelines within Vermont. CVRPC participates in the permit application review process when there is a hearing or when substantial regional impact is established. (Sam)

- Facilitated and coordinated monthly Project Review Committee (PRC) meetings.
- Reviewed new and ongoing Act 248 energy facility applications and cases (ongoing, submitted comments on GMP re-powering Berlin Solar Facility project, de minimis petition, etc.). Prepared and distributed monthly Act 248 project review summaries and project memo for Project Review Committee.
- Reviewed Washington Electric Cooperative's RFPs for critical substation design and upgrades in region (including Jackson Corner Substation).
- Reviewed recent case with PUC references to substantial deference to Enhanced Energy plans
- Provided recommendations regarding town plan review and mapping resources (Washington).
- Reviewed Memorandum Notice of Grid Resilience Workshop and report.

EMERGENCY MANAGEMENT & HAZARD MITIGATION

Contact Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Local/Regional Planning:

The regional emergency management planning grant with VEM is currently on hold, awaiting federal Department of Homeland Security action. Staff are maintaining limited levels of emergency management planning services.

Local hazard mitigation planning:

- CVRPC staff are currently working under contract to draft Local Hazard Mitigation Plans (LHMP) for the following member municipality:
  - Berlin (plan currently under VEM review) received a VEM pre-review and started process of addressing call outs.
  - Calais-Develop risk profile and descriptions of risks and dams in community information
  - Montpelier-Held kick off meeting with City staff
- Natural Resources Conservation Service (NRCS) – Emergency Watershed Protection Program (Brian & Lincoln)
  - Staff are currently providing grant administration and technical assistance to the towns of Berlin, Fayston, Marshfield, Middlesex, Plainfield, and Woodbury.
    - Fayston: Conducted pre-bid site visit, construction to begin fall 2026.
    - Marshfield: Engineering RFP issues for hydrologic modeling.
    - Plainfield: Design meetings underway with individual landowners.
- Began funding discussion with Woodbury East Long Pond Dam association to study structure for repairs.
- Assisted Barre City- Gunner's Brook (Harriman Ave. area) Congressional Discretionary Spending (CDS) allocation project application development and FEMA request for information process.

RIVER Navigator:

- Draft contract of sub agreements for UVM and Friends of the Winooski River undergoing legal review before final signing and board approval (Keith and Brian).

TRANSPORTATION

Contact Reuben MacMartin, macmartin@cvregion.com or Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Field Services:

- Placed traffic counters in Calais, Cabot, and East Montpelier. (Keith)
- Place pedestrian counter in East Montpelier on Cross Vermont Path Bridge and ran data from 1 Cabot counter and shared with town. (Keith)
- Processed previous traffic counts. (Keith)
- Completed Waitsfield, Roxbury, Barre Town, and Williamstown Bridge and Culvert surveys (techs)
- Completed Road Erosion Inventory work in Williamstown, Berlin, Duxbury, Worcester, Orange and Cabot. (Keith and Techs)

Public Transit:

- Participated in TVT Board meeting (see Committee Reports)

Municipal Assistance:

- Supported Plainfield in Bridge design meetings for Brook Road Bridge #21, Upper Brook Road (Project 657) and Mill Street Bridges and in Federal Highway Works Administration process for all of Brook Rd. (Keith)
- Provided comments to Route 100B Bridge project on detour using Meadow Road bridge. (Keith)

- Shared information from VTrans to Waitsfield about 100/17 intersection project and timeline. (Keith)
- Williamstown sidewalk feasibility study (Reuben)
  - Project Management
  - Alternatives presentation meeting
- Marshfield complete streets study (Reuben)
  - Project Management
  - Public concerns meeting
- Met with Middlesex and VTrans about demonstration project effort (Reuben)
- Met with Calais and VTrans about traffic calming options in East Calais (Reuben)
- Developed maps and presented Letters of Compatibility to Board of Commissioners (Reuben)
  - Warren Mad River Path upgrades
  - Waitsfield Mad Rive Path upgrades
  - Waterbury Sidewalls reconstruction and extension
- Pulled RITIS speed data for select segments for East Montpelier (Reuben)
- Reviewed Northfield Train Station concept against NBRC guidance (Reuben)

Regional Activities:

- Safe Streets and Routes for All (SS4A):
  - Project management (Reuben)
  - Ongoing scheduling of additional town consults (Reuben)
  - Ongoing coding/vetting of sidewalk and crosswalk data for network analysis/gap prioritization (Pamela)
  - Coded fully working network access comparison module for identifying network gaps (Reuben)
- Finalized contract and scheduled project kickoff for Community Supported Bike Share scoping study (Reuben)
- Finalized budget and work plan for FFY 27 TPI program (Reuben)
- Participated in State Travel Model and Transportation Resilience Planning Tool update steering group (Reuben)
- Participated in The Eastern Transportation Coalition's Transportation Data Marketplace (TETC TDM) meetings to determine future data purchases (Reuben)
- Attended AOT Lunch & Learn with presentations from their Green Infrastructure Engineer on Nature-Based Solutions and Pavement Programming Engineer on Pavement History Analysis (I89 and Route 62 hot in place recycle and overlay) (Sam&Keith).
- Reviewed *Road to Risk Reduction: Town Highway Disaster Reserve Benchmarks* white paper from the Bond Bank and shared with towns (Keith; Sam).
- Reviewed Act 43 report and memo to provide edits for VTrans (Keith)
- Attended Renewable Diesel Program Presentation by Peggy O'Neil with Vermont Clean Cities Coalition/UVM and discussed Vermont pilot at monthly RPC Energy Planners meeting; reviewed and provided feedback on pilot proposal and potential participants per request (Sam).

CLIMATE & ENERGY

Contact Sam Lash, lash@cvregion.com unless otherwise noted.

Municipal Energy Resilience Program (MERP) Implementation Phase: all 20 eligible municipalities applied for a total of over $6.5million in projects across 39 municipal buildings (focused on building envelope & fuel switching); 7 towns received $2,475,644.44 in awards. Staff provide technical assistance with implementation:

- Orange: attended regular grant committee meetings to provide implementation support including: follow-up meetings with selected bidder to negotiate final SOW, pricing, and contract; coordination and facilitation of meetings with BGS to review bid and contract with SOW amendments; preparation of contract and overall

budget for Selectboard, reviewed quotes for additional measures and worked with utility partners on custom incentives

- Cabot: Updated Solar & Storage RFP for design, engineering, and construction and prepared site information maps, usage, and context; regularly met with Treasurer and Town lead to review updated Solar RFP and bid selection process; prepared bid review rubric and facilitated bid review and selection meeting for building envelope RFP; provided contract template and updated SOW for building envelope measures; reviewed finance tracking with Treasurer.
- Plainfield: regular meetings with town project and building leades; updated and facilitated RFP and bid process for HVAC and Building Envelope measures (including site visits, bid review and award, etc); supported development of solar project and facilitated communication with WWTF operator; updated SOW and met with BGS on potential amendments and priorities ahead of 9/30 deadline; general project management.
- Washington: reviewed final walk through notes and met briefly with Town leads regarding remaining funds, mini grant, and project status.
- Worcester: reviewed updates and solar pavilion progress, coordination with BGS, contractors, and town leads for site visit; prepared updates to all project tracking spreadsheets and attended 70% walkthrough of Municipal Offices/Fire Department, Town Hall, and Town Garage with BGS, Town Leads, and Contractors discussed approach and prioritization of remaining measures with remaining funds to close out implementation award.
- Roxbury: Checked-In with Town Leads and Project Manager regarding MERF, utility incentives, and lapse in requests for disbursement, provided step-by-step guidance for reimbursement process (additional to progress reporting) and ensured payment caught up with project progress.
- All: Conducted outreach regarding new Municipal Energy Revolving Fund program (BGS) along with VT Bond Bank Municipal Energy Program especially to towns with current projects; outreach and reminders regarding check-ins, upcoming deadlines, and reporting.
- East Montpelier: Attended Town Garage Opening and tour; spoke with engineers, architects, contractors, and town leads regarding visit and best practices guidance for other towns on project.
- Middlesex: check-in regarding Town Garage Project Progress; met with Selectboard chair and provided recommendations and resources on RFP for preliminary design, grants, cognate projects (East Montpelier), and coordinating charrette/town center conversation with VCRD and/or MPG efforts.
- RPC/BGS: Coordinated with partners on MERF Program, reporting, and mini grants.
- **Continued outreach for mini grant implementation- see detailed flyer with eligible, pre-approved uses: Municipal Energy Resilience Program. Barre Town, Cabot, Calais, Duxbury, East Montpelier, Marshfield, Northfield, Plainfield, Roxbury, Waitsfield, Warren, Washington, Waterbury, Williamstown, and Worcester have unexpended mini-grants! THESE MUST BE EXPENDED BY DECEMBER 31, 2026.**
  - Reviewed East Montpelier Proposal and provided feedback and recommendations.

Regional Energy Planning and Implementation

- Met with Agency of Natural Resources Climate Action Office and consultants preparing Municipal Climate Planning Guide and provided feedback on approach and use of guide to better align guide with structure of municipal plans for "review", recommended 1-2 pager summaries per element, highlighted most useful prompts per element, and outlined structure of missing element to walk planning commissions through key mapping resources to orient municipal discussion and planning (Climate Pollution Reduction Grant)
- Reviewed NRPC's proposed forest avoidance clearing mapping methodology for additional renewable energy generation siting analyses (Climate Pollution Reduction Grant)
- Attended Presentation by intern at VT Department of Health fellow on Community Resilience Hubs.

- Attended National TENs Table (Thermal Energy Networks), heard from other communities, municipal utilities, etc. developing TENs (VT, NY, CT, MA, CA, IA, MI, MN, etc).
- Attended Building Better Futures Strategic Plan Committee special topics on climate change, emergency preparedness and resilient infrastructure- provided regional perspective on trends, gaps, and solutions.
- Reviewed Energy Action Network Annual Report Vermont's Energy Use and Emissions draft per request.
- Reviewed UVM thesis on Municipal and Regional Climate Planning (interviewed and provided data in past)
- Coordinated & met with other RPCs and Department of Public Service on Comprehensive Energy Plan Update including community engagement plan and content specific recommendations (for LEAP modeling, content on TENs/wasteheat recovery, storage, cordwood in thermal sector, etc).
- Followed up with Public Service Department (PSD) planning staff on GMP distribution headroom availability mapping resources, existing generation and preferred siting statewide mapping gaps, etc..
- Attended quarterly Vermont Systems Planning Meeting (7/15) which included the follow topics: 2027 Long Range Transmission Study Scope; updates on the Capacity Auction Reform, Energy Loads and Transmission Report, Transitional Cluster Study Update from ISO-NE, VELCO, Utilities, & Developers; provided feedback on how proposed changes will impact regional and municipal energy plans.
- Prepared and submitted interest in serving on Vermont Systems Planning Committee; was appointed.
- Met with Zach Casey, GMP Distribution Designer for our region; and discussed outages/vulnerabilities in our region; hydro generation (existing and future); resilience priorities, and upcoming projects.
- Worked on reconciling ePUC, PSD DG Inventory, and Generation Scenarios Tool totals for existing generation; regional policy impacts analysis (state and federal).
- Reviewed analyses on impact of batteries and distributed energy resources on peak shifting and cost reduction during heat waves; plug in solar updates and pending availability of packages in state; grid updates; federal program updates and changes across DOE, EPA, and USDA (implications for ongoing and new projects).
- Outlined Mapping updates and new topics for 2027 Regional Plan Energy Element (Storage, Preferred Siting, account for fragmentation in potential resource areas; addressing large load interconnection (e.g. Data Centers), identifying Thermal Energy Network resources, etc.
- Met with VCGI/UVM, PSD, and other energy planners regarding 174 workflow, 174 viewer and identified potential impacts and preferences in regards to proposed changes to state layer hosting.

NATURAL RESOURCES

Contact Brian Voigt voigt@cvregion.com and Lincoln Frasca frasca@cvregion.com, unless otherwise noted.

Tactical Basin Planning Assistance:
Provide outreach regarding the Vermont Clean Water Act and Regional Planning Commission Tactical Basin Planning Support through regional, sector-based workgroup coordination, technical assistance to municipalities and participation in water quality trainings.

- Culvert Crawlers: Met with UVM & Lake Champlain Sea Grant staff to discuss opportunity for a Senior Environmental Problem-Solving class to pilot a municipal culvert crawlers program this fall.
- Attended the following DEC Floodplain Manager's Drop-in Discussion:
  - Winooski River Basin Planner presentation regarding the impact of increasing winter stream flows on trout egg survival rates; and
  - Cornell University presentation "Regional Collaboration & Flood Resilience in Barre City".
- Stormwater Master Planning: corresponded with DEC Stormwater Staff, Basin Planner & Friends of the Winooski River regarding Montpelier Deerfield Drive and Barre Town Wildersburg areas as potential candidates for developing a stormwater master plan.

- Sabin Pond (Woodbury Lake) Lake Watershed Action Plan: Supported the Winooski Natural Resources Conservation District's final presentation highlighting key outcomes and priority project opportunities.
- Distributed Clean Water Signs to Watershed Consulting and the Vermont Natural Resources Council for display at their recently-implemented projects.

Clean Water Service Provider:
CVRPC serves as the Winooski River Basin Clean Water Service Provider (CWSP) to identify, develop, design, implement, operate & maintain non-regulatory water quality restoration projects. Efforts strive to meet or exceed federal pollution targets for the Lake Champlain Basin as identified through the Clean Water Service Delivery Act 76.

Program Administration:

- Reporting: Completed quarterly reporting and met with Technical Project Manager and Basin Planner to discuss challenges and successes with program implementation, progress towards annual phosphorous-reduction target and projects in the funding pipeline. Met with DEC staff to discuss annual Verification, Operations & Maintenance reporting requirements.
- Master Agreements & Sub-awards:
  - Continued updates to the Master Agreement Tracking Tool to maintain all active Master Agreements and Sub-Awards.
    - Lamoille Conservation District: prepared Master Agreement for renewal and corresponded with District Manager.
    - Vermont Land Trust: prepared Master Agreement for renewal.
  - Began creating template RFP for project development and implementation projects.
- Participated in the following meetings / trainings:
  - Department of Environmental Conservation CWSP Monthly check-in: discussed Clean Water Action Plan and funding policy updates, bonding requirements, tracking and accounting procedures, project development, forest road and skid trail restoration, dam removals and easements.
  - Department of Environmental Conservation verification training for riparian buffer planting and stormwater mitigation projects.
  - Met with Basin Planner to discuss develop a culvert eligibility checklist using Functioning Floodplain Initiative interactive map.

Outreach, Education and Technical Assistance:

- Cabot: met with Town Treasurer and Road Foreman to discuss water quality restoration project opportunities.
- Project Verification Training (August 2026): Collaborated with Department of Environmental Conservation, Lake Champlain Sea Grant, and Winooski Natural Resources Conservation District to plan training in Moretown and Middlesex (date and registration coming soon).
- Vermont Audubon: Communicated with Assistant Director regarding program requirements and project funding opportunities.
- Vermont Land Trust: Met with Vermont Land Trust and Department of Environmental Conservation staff to discuss a project co-funding opportunity to implement a riparian buffer planting and floodplain reconnection project at the confluence of the Mill Brook and Winooski River.
- Woodbury: Reviewed Valley Lake Road Culvert project for Clean Water Funding eligibility.

Sub-award Administration:

- Friends of the Winooski River:

- Coburn Road Floodplain Restoration – Final Design: Restore floodplain connectivity by removing a small berm and streambank armoring at a site that was severely damaged by the July 2023 floods.
  - No updates to report.
- GMC & VTACT Riparian Buffer Planting – Implementation: Restore 2-acres of riparian habitat by establishing a 50' – 100' buffer at a density of 400 stems / acre. This project will be implemented in Summer 2026.
  - This project has been implemented.
- SHO Riparian Buffer Planting – Implementation: Restore 0.5-acres of riparian habitat by establishing a 50' buffer at a density of 300 stems / acre. This project will be implemented in Summer 2026.
  - This project has been implemented.
- Tyler Place Riparian Buffer Planting – Implementation: Restore 3.75-acres of riparian habitat by establishing a 50' buffer at a density of 400 stems / acre. This project will be implemented in Summer 2026.
  - This project has been implemented.
- Winooski River Basin Riparian Buffer Planting – Project Development: Scope potential riparian buffer planting projects throughout the Winooski River Basin and develop 3 – 5 projects with cost-efficient phosphorus reduction potential. Priority projects will be implemented in Fall 2026.
  - Landowner outreach is in process.
- Riparian Buffer Planting Operations & Maintenance: Provide ongoing operations & maintenance of the projects that were implemented in Summer 2025.
  - No updates to report.

- Lamoille County Conservation District:
  - Upper Little River – Project Development: Identify and develop up to 15 riparian buffer planting, stream / floodplain restoration, river corridor easement and wetland restoration projects in the Upper Little River Watershed.
    - No updates to report.
- Vermont Land Trust:
  - Project Development in the Winooski River Basin: Evaluate land owned by or under easement to the Vermont Land Trust to identify potential water quality restoration projects.
    - No updates to report.
  - Mill Brook-Winooski Confluence Floodplain Restoration – Implementation: restore the floodplain at the confluence of the Mill Brook and the Winooski River (Jericho).
    - Proposed: initial review by Winooski Basin Water Quality Council at 20 August 2026 meeting. A vote on project funding is scheduled for the 17 September 2026 meeting.
- Winooski Natural Resources Conservation District:
  - Cheesefactory Road Riparian Buffer Planting – Implementation: Plant a 100' wide riparian buffer at a density of 400 stems / acre on ~4-acres across two parcels in the Muddy Brook watershed (Shelburne & South Burlington). This project will be implemented in Spring 2026.
    - Landowner access agreements have been issued.
    - Intervale Conservation Nursery selected for planting services
  - Basin 8 Riparian Planting Operation & Maintenance Adoptions: Prepare 5 old WNRCD plantings for renewal of design life and project adoption. Development activities include obtaining landowner permission to perform site visits, performing project verification, calculating phosphorus reduction potential, and determining necessary Operations & Maintenance activities.

- No updates to report.

CVRPC Water Quality Restoration Projects:

- Waitsfield Lower Fairgrounds Floodplain Restoration - Preliminary Design: This parcel is owned by the Town of Waitsfield and is undeveloped. The Conservation Commission and Selectboard support advancing the project to the Preliminary (30%) Design stage. The design concept from the project development effort calls for excavation across the 9.5-acre site to restore river access to the floodplain followed by a 50' - 100' riparian buffer planting along the river's edge.
  - The Basin Water Quality Council at the 16 July 2025 meeting approved a budget increase to fund three alternative preliminary design options including detailed Hydraulic and Hydrologic studies.
- Berlin McCarty Road Culvert Replacement – Preliminary Design: This project involves the replacement and removal of multiple stream-crossing structures along West Hill and McCarty Road in Berlin on a headwater reach of the Dog River. The preliminary design phase includes six structures: two municipal culverts (one of which is no longer in use) and four privately owned upstream structures, consisting of a small breached dam and three culverts.
  - Request for Bids in development.
- Marshfield Road Gully Stabilization & Culvert Replacement – Final Design: Prepare a final engineering design for a gully stabilization and culvert replacement project on a Town Highway and adjacent private driveway.
  - This project is complete.
- Marshfield Road Gully Stabilization – Implementation: Stabilize existing erosion and prevent future erosion. At the culvert outlet, a graduated stone plunge pool will be installed. To the west of the plunge pool, a gabion wall will be installed to allow flows to access the stable graduated stone channel.
  - Request for Bids in development.

604b Water Quality Program:
Compile assessment-based priority projects for integration with the Department of Environmental Conservation Watershed Project Database. Additional work activities include enhanced regional planning for water quality as it related to climate change, flood resilience, and environmental justice. Project stakeholders include the municipalities served by the CVRPC, watershed and land conservation groups, the Agency of Natural Resources, the Winooski Clean Water Service Provider and its Basin Water Quality Council, and the Winooski Natural Resources Conservation District.

- The 2026 funding cycle has begun (10 April – 15 September 2026).
- Staff are working to implement the approved workplan focusing on the following three tasks:
  1. **Compile assessment-based projects into the Department of Environmental Conservation's Watershed Project Database:** Review Local Hazard Mitigation Plans, lists of potential buyout locations, the Department of Environmental Conservation Drainage Infrastructure Resource Tool, VT Agency of Transportation Better Connections Grant reports, and town-owned impervious areas exempt from the 3-acre permit requirements.
     - Corresponded with Municipal Roads General Permit Coordinator about adding a stream sizing layer to Drainage Infrastructure Resource Tool to facilitate identification of perennial stream crossing structures.
     - Met with Basin Planner to review culvert project list and refine search criteria for projects eligible for inclusion in the Watershed Project Database.

- Met with Friends of the Winooski DEC Stormwater Staff & Basin Planner to discuss stormwater assessment needs in the Montpelier (Deerfield Dr.), Barre Town (Wildersburg Common), and Northfield.

2. **Promote the Water Infrastructure Sponsorship Program (WISPr)**: Outreach and coordination to identify towns interested in developing WISPr eligible projects.
    - Met with DEC non-point source project developer, Katherine King to discuss outreach to towns with Clean Water State Revolving Fund loans and potential for WISPr funded clean water projects in the towns of Barre City, Berlin, Montpelier, Moretown, Northfield, Roxbury, and Waitsfield.
3. **Identify Clean Water Projects with Flood Resilience co-benefits:** Outreach and assistance to municipalities without zoning bylaws and those whose Emergency Relief and Assistance Funding is below the maximum of 17.5%. Coordinate priority projects with State supported flood scoping studies underway in the towns of Plainfield, Marshfield, Waterbury, and Washington.

Federal Emergency Management Agency Flood Insurance Rate Map & Flood Bylaw Updates:
Outreach and technical assistance to municipalities to support the adoption of new FEMA Flood Insurance Rate Maps, and update municipal flood hazard bylaws in alignment with Act 121 the Flood Safety Act

- FEMA Map & Bylaw Updates:
    - Middlesex - Presented at Planning Commission meeting on current hazard bylaw analysis, the state's model hazard bylaw, National Flood Insurance Program, and regulatory changes coming with Act 121.
    - Worcester - Co-presented with Department of Environmental Conservation Hazard Mapping Coordinator at Planning Commission meeting with Selectboard representative on FEMA map updates, river corridor planning, and the state's model hazard bylaw.

GIS – Geographic Information System Mapping

Contact Brian Voigt, voigt@cvregion.com, unless otherwise noted.

- Regional:
    - Duxbury: assisted Zoning Administrator with zoning district boundary determination.
    - East Montpelier: shared zoning district boundary data with municipal consultant.
    - Ongoing maps for town plan updates. (Pamela)

OPEN MEETING LAW & PUBLIC RECORDS REQUESTS

Allegations of OML Violation

- None

Public Records Requests

- 26-07-07 - Request for EC July meeting recording, by Stephen Whitaker of Montpelier.
- 26-07-07 - Request for Onterris-Stone Sub-agreement, by Stephen Whitaker of Montpelier.
- 26-07-07 - Request for all meeting recordings through 26-07-07, by Stephen Whitaker of Montpelier.
- 26-07-13 - Request for Brownfields QEP Solicitation, by Stephen Whitaker of Montpelier.
- 26-07-17 - Request for CVEPC-EPA Email communications, by Stephen Whitaker of Montpelier.
- 26-07-28 - Request for BAC recording from July, by Stephen Whitaker of Montpelier.
- 26-07-28 - Request for Rules of Conduct and Public Participation working group July recording, by Stephen Whitaker of Montpelier.
- 26-07-28 - Request for PRC recording from July, by Stephen Whitaker of Montpelier.

- 26-07-28 - Request for TAC recording July, by Stephen Whitaker of Montpelier.
- 26-07-29 - Request for Rules of Conduct and Public Participation working group all recordings, by Stephen Whitaker of Montpelier.
- 26-07-30 - Request for commissioner comments on the Rules of Meeting Conduct and Public Participation, by Stephen Whitaker of Montpelier.
- 26-08-10 - Request for miscellaneous information on Country Club Road, by Stephen Whitaker of Montpelier.
- 26-08-10 - Request for Commissioner and TAC Certifications, by Stephen Whitaker of Montpelier.
- 26-08-28 - Request for documents related to Country Club Road meeting with funders, by Stephen Whitaker of Montpelier.
- 26-08-28 - Request for recording of August PRC, by Stephen Whitaker of Montpelier.

LETTERS OF COMPATIBILITY

- Staff - Montpelier HONE Homes
- Staff - City of Barre Northend buyouts and Wobby Park redevelopment
- Project Review Committee - City of Barre 143 North Main Street redevelopment

OFFICE & ANNOUNCEMENTS

Office:

None

Upcoming Meetings:

CVRPC meetings currently offer remote access unless otherwise noted. Meeting access information is provided on agendas at www.centralvtplanning.org.

August

Aug 3 4:00pm	Executive Committee
Aug 4 4:00 pm	Regional Plan Committee
Aug 12 5:00 pm	Regional Emergency Management Committee
Aug 17 4:30 pm	Municipal Plan Review Committee w/Municipal Plan Public Hearing (E. Mont. & Waitsfield Amend) -no quorum; committee meeting rescheduled to 9/8
Aug 20 10:00 am	Brownfields Advisory Committee – did not meet
Aug 20 1:00 pm	Winooski Basin Water Quality Committee
Aug 25 6:00 pm	Transportation Advisory Committee – did not meet
Aug 27 4:00 pm	Project Review Committee
Aug 31 4:00 pm	Executive Committee

September

Sep 1 4:00 pm	Regional Plan Committee
Sep 8 5:30 pm	Municipal Plan Review Committee w/Municipal Plan Public Hearing (E. Mont. & Waitsfield Amend)
Sep 8 6:30 pm	Board of Commissioners w/ Regional Plan Public Hearing
Sep 10 4:00 pm	Clean Water Advisory Committee
Sep 14 6:30 pm	Regional Plan/Executive Committee w/ Regional Plan Public Hearing
Sep 17 10 am	Brownfields Advisory Committee
Sep 17 1:00 pm	Winooski Basin Water Quality Committee
Sep 22 6:00 pm	Transportation Advisory Committee
Sep 24 4:00 pm	Project Review Committee

RECENT CVRPC NEWS HEADLINES

To receive Weekly News via email, sign up on our website. Visit CVRPC's web site at ***www.centralvtplanning.org*** to view our blog and for the latest publications and news.

Upcoming Events

Public Hearing on CVRPC Draft 2026 Regional Plan- 9/8 and 9/14

DEC Field Verification Days – 8/18 & 9/22

VT CHIP Office Hours: 9/8, 10/13, 11/10, 12/8

Hydrology & Hydraulics Lunch Talk – 9/23

GMC Trail Assessment & Maintenance – 10/9

VRPA Conference on Parks/Trails/Recreation 10/21-10/22

Community News

Regional Plan Public Hearing Notices Sent!
- Draft Regional Land Use Map and Regional Plan now available at all Municipal Offices and Libraries

Weather Support for Public Safety at Outdoor Events

Grants & Funding Opportunities

2027 VOREC Community Grant Program
Building Communities' Grants Program
ACCD Municipal Planning Grants Program
2027 Historic Preservation Grants
Municipal Energy Resilience Mini-Grants Program
VT DEC Offering $5.9 Million For Electrification
Municipal Energy Revolving Loan Fund
VLCT Funding Opportunities Available for:
- Supporting Wastewater System Projects
- New Road Construction
- Planning Drinking Water Systems
- Constructing Drinking Water Systems

See additional details on our **website**!

Central Vermont Regional Planning Commission

August 10, 2025

James Moore
HONE Homes LLC

RE: Towne Hill Road project

Dear Mr. Moore,

Contained herein is an assessment of regional compatibility of the proposed HONE Homes LLC application for funding through the Community Development Block Grant-Disaster Recovery (CDBG-DR) program for housing development at 116 Towne Hill Road, Montpelier VT.

Under the scope of work to be completed under this application, CVRPC understands that the developer intends to build multifamily housing in the form of two two-bedroom and two three-bedroom units for those earning at or below 80% of area median income. Given the size of the proposal and its location outside of known flood hazard areas, this project is not expected to negatively impact regional goals or policies.

Therefore, CVRPC staff issues this letter of compatibility to HONE Homes LLC based on the scope of work as described above.

Sincerely,

Christian Meyer

Christian Meyer, Executive Director

29 Main Street Suite 4 Montpelier Vermont 05602
802-229-0389 E Mail: CVRPC@CVRegion.com

Central Vermont Regional Planning Commission

August 27, 2026

Ann Karlene Kroll, Grants Management Director
Vermont Community Development Program
Vermont Department of Housing & Community Development
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

RE: Barre City - North End Buyouts and Housing

Dear Ms. Karlene Kroll,

Contained herein is an assessment of the regional compatibility of the proposed applications for funding through the Community Development Block Grant – Disaster Recovery (CDBG-DR) program for the North End Buyouts and Redevelopment project.

CVRPC understands the proposed scope to include:

- The acquisition and buyout of contiguous properties along North Main Street in Barre City's North End and conversion to green space. Properties under consideration include 553 North Main Street (formerly Builders Specialty building), 545 North Main Street (formerly Dairy Queen), and 531 North Main Street (a residential property).
- The construction of approximately 22-24 units of affordable rental housing at Wobby Park

As presented, the proposed project is not anticipated to significantly reduce the desired effect or implementation of the CVRPC Regional Plan.

Therefore, CVRPC staff issues this letter of compatibility to the City of Barre for the North End Buyouts and Redevelopment based on the scope of work as described above.

Sincerely,

Christian Meyer
Executive Director

Central Vermont Regional Planning Commission

August 27, 2026

Ann Karlene Kroll, Grants Management Director
Vermont Community Development Program
Vermont Department of Housing & Community Development
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

RE: Barre City - 143 North Main Street Redevelopment

Dear Ms. Karlene Kroll,

Contained herein is an assessment of regional compatibility of the City of Barre's proposed applications for funding through the Community Development Block Grant – Disaster Recovery (CDBG-DR) program for the 143 North Main Street Redevelopment project.

Under the scope of work to be completed under this application, CVRPC understands that the City intends to demolish the existing building 143 North Main Street; and construct a new multi-story building with mixed-income rentals and commercial use/parking on the first floor after site remediation, compliant with Barre City flood hazard bylaws. As presented, the proposed project is not anticipated to significantly reduce the desired effect of the implementation of the CVRPC Regional Plan.

Therefore, at its August 27, 2026 meeting, the CVRPC Project Review Committee moved to issue this letter of compatibility to the City of Barre for the 143 North Main Street Redevelopment project as described above.

Sincerely,

Christian Meyer

Christian Meyer, Executive Director

Central Vermont Regional Planning Commission

P: 802-229-0389 **Staff Report, September, 2026** cvrpc@cvregion.com

Staff are in the office Monday - Friday. Due to telework schedules, please schedule in-person meetings in advance.

COMMUNITY DEVELOPMENT

Contacts: Eli Toohey, toohey@cvregion.com, or Niki Sabado sabado@cvregion.com unless otherwise noted.

Municipal Planning & Plan Implementation:

Barre City:

- Community Tree Planting Grant: Worked with Friends of Mathewson Playground on grant close-out activities. (Lincoln)
- Provided administrative assistance to Barre City on the NBRC-funded Prospect Heights project. (Eli)

Berlin:

- Met with Planning Commission to review the housing chapter for the town plan update, specifically updates to housing affordability by percentage of population, transitional housing, and future housing targets. (Niki)

Calais:

- Met with the Planning Commission and municipal officials about the timeline for their town plan update adoption process, housing committee goals, and next steps for the mapping work. (Niki)

Duxbury:

- Reviewed draft of proposed changes to the Land Use Regulations and assisted with DEC guidance for their Floodplain and River Corridor regulation update. (Niki)

East Montpelier:

- Held a second public hearing and Municipal Plan Review Committee meeting to recommend the town plan update for regional approval. (Niki)

Middlesex:

- Continued assistance with a year-long ACCD Municipal Planning Grant project led by the Middlesex Planning Commission. Primary goals include engaging the community in planning for the future of the Great Brook, updating Flood Hazard Bylaws, and promoting alternative housing options such as zoning for density (Niki, Lincoln).
    - Great Brook Roundtable (September 2026): Hosted stakeholders meeting with municipal officials, watershed partners, and state representatives to share progress on current projects and coordinate future efforts along the Great Brook.
    - **Building a Resilient Middlesex Community Forum**, October 13, 2026, 6:00 PM – 8:30 PM, Middlesex Town Hall & Zoom: Join the Middlesex Planning Commission for a community forum on building a more resilient future for Middlesex. Share your ideas for a year-long planning study focused on the Great Brook, flood resilience, community preparedness, and flexible housing solutions. Come join local, regional, and state representatives for presentations on the status and future of the Great Brook, Flood resilience and community preparedness, alternative and flexible housing initiatives.
- Held and facilitated the Great Brook Roundtable with municipal officials, watershed partners, and state representatives to share progress on current projects and coordinate future efforts along the Great Brook. (Lincoln, Niki).

- Met with Planning Commission chair and DHCD to discuss the 802 homes, gentle infill case studies and age-in-place scalability for the housing discussion at the October Community Forum. (Niki)

Montpelier:
- Provided administrative assistance to Montpelier on the NBRC-funded project for Country Club Road. (Eli)
- Collaborated with the Foundation for a Resilient Montpelier on appraisal, legal, environmental, design, and real estate development services for the property located at 87 State Street (Lincoln, Eli).
- Met with the Community and Economic Development Specialist and sub-contractors for ADU development - coordinating outreach and funding opportunities via the Montpelier Housing Trust Fund. (Niki)
- Met with Parks Director to discuss regional outdoor recreation initiatives and priority projects.

Northfield: Advised a Town Energy Committee member on the committee's direction, connected them to windowdressers, and met about the TENS project.

Orange:
- Ongoing work on town plan mapping and energy chapter. (Pamela, Sam)

Roxbury:
- Met with Planning Commission to discuss Regional Future Land Use Map and housing targets. (Lory)
- Answered regional plan questions, laid out the enhanced energy plan framework and offered to help with a town plan update.

Waitsfield:
- Held a second public hearing and Municipal Plan Review Committee meeting to recommend the town plan amendment for regional approval. (Niki)
- Met with municipal officials to review proposed future land use map changes. (Christian, Niki)

Warren:
- Met with municipal officials about the 2027 Municipal Planning Grant application and their town plan update priorities. (Niki, Eli)

Williamstown:
- Developed a housing chapter template for the town plan update incorporating statutory updates and resilient planning. (Niki)

Wrightsville Beach Recreation District
- Continued to host board meetings and provide technical and administrative assistance. (Lincoln)

Regional Planning and Implementation:

Regional Plan updates:
- Met/corresponded with all municipal Planning Commissions and/or Select Boards/City Councils to review FLU map, Tier 1 eligibility, and answer questions. (Brian, Christian, Kari, Lory, Niki)
- Created large-format copies of each municipality's FLU map (Brian)
- Conducted outreach to all municipal offices and public libraries to distribute copies of proposed FLU map for each municipality (see above), and a hard copy of draft Regional Plan to (Kari, Lory)
- Conducted ongoing Q&A sessions for municipal staff, select boards, city councils, and planning commissions, and members of the public on the FLU map and Regional Plan (Lory)
- Reviewed proposed/requested changes to the FLU Map with the Regional Plan Committee, discussed creation of (Brian, Christian, Lory)

- Promoted engagement with Regional Plan, Future Land Use Map, and housing targets through CVRPC website, newsletter updates, and CVRPC posts on local Front Porum Forums (Barbara, Brian, Christian, Lory)
- Hosted two hearings on the draft regional plan.
- Responded to and integrated feedback into the regional plan
- Revised the Future Land Use map in response to stakeholder feedback.
- Developed interactive web portal for soliciting future land use map feedback and offering the ability to compare the data from the first and second drafts.
- Completed regional overview Technical Memorandum for the Small Water System Capacity and Resiliency Program. (Pamela)
- Visited municipal offices and libraries for second draft of regional plan and future land use map outreach.

Meetings and Workshops

- Department of Forest Parks & Recreation, Outdoor Recreation Gap Analysis Advisory Committee: bi-monthly meeting to discuss updates on summer data analysis, how to fill gap in water access, quantifying better access to trails, and how to represent posted private lands data.
- Met with VT Outdoor Recreation Economic Collaborative (VOREC) Program Manager to discuss potential for a establishing a Regional Recreation Committee to implement an Outdoor Economy Assessment.

THRIVE: (contact Sam Lash, lash@cvregion.com)

Collaborative to improve health outcomes and contain costs by identifying & addressing social drivers of health. Includes health care, public health, social services, planning, nonprofits, community members, and other local partners.

- No activity

Economic Development:

(Contact Eli Toohey, toohey@cvregion.com and Christian Meyer, meyer@cvregion.com)

- Participated in West Central Vermont Economic Development District meeting
- Provided supporting materials for partner applications for EDA funding

Brownfields:

(Contact Eli Toohey, toohey@cvregion.com)

- Participated in monthly meetings with qualified environmental professionals (QEP), Onterris (formerly Montrose Environmental), and monthly check-in with EPA program officer. (Christian, Eli)
- Participated in scoring of candidates for financial services for the Brownfields Revolving Loan Fund. (Eli, Pamela, Niki)

State Permitting

Act 250

Act 250 is Vermont's development and control law, established in 1970. The law provides a public, quasi-judicial process for reviewing and managing the environmental, social, and fiscal consequences of major subdivisions and development in Vermont through the issuance of land use permits. The RPC is a state-designated statutory party and participates in permit application review for all major applications and projects with substantial regional impact.

- Prepared and distributed monthly Act 250 application and project updates
- No major Act 250 project applications were received

Section 248

Section 248 of Title 30 requires companies to obtain a permit (Certificate of Public Good) from the VT Public Utility Commission before beginning site preparation or construction of electric transmission facilities, electric generation

facilities, telecommunications, and certain gas pipelines within Vermont. CVRPC participates in the permit application review process when there is a hearing or when substantial regional impact is established. (Sam)

- Act 250 / Sec 248: checked all new and current 248 cases, found only small-scale distributed energy resources (DER) and no need to convene the project review committee. Responded to the Agency of Agriculture on the GMP solar repowering in Berlin.

EMERGENCY MANAGEMENT & HAZARD MITIGATION

Contact Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Local/Regional Planning:

The regional emergency management planning grant with VEM is currently on hold, awaiting federal Department of Homeland Security action. Staff are maintaining limited levels of emergency management planning services.

Local hazard mitigation planning:

- CVRPC staff are currently working under contract to draft Local Hazard Mitigation Plans (LHMP) for the following member municipality:
  - Berlin (plan currently under VEM review)
  - Calais-Developed mitigation actions and have draft plan at town for comments
  - Montpelier-City is organizing committee
- Natural Resources Conservation Service (NRCS) – Emergency Watershed Protection Program (Brian & Lincoln)
  - Staff are currently providing grant administration and technical assistance to the towns of Berlin, Fayston, Marshfield, Middlesex, Plainfield, and Woodbury.
    - Fayston: Construction underway.
    - Marshfield: Drafted engineering contract for hydrologic modeling.
    - Plainfield: Design meetings underway with individual landowners.
    - Middlesex: Drafted RFP for contractor.
    - Woodbury: Assisted with time extension request.
- Received advanced notice to proceed for EMPG 25 backdated to 9/1/26.
- Updated all associated paperwork for EMPG 25 at VEM request.

RIVER Navigator:

- Drafted RFP for Waterbury flood study.
- Crafted contract for Chittenden County RPC for 3 towns covered by project.

TRANSPORTATION

Contact Reuben MacMartin, macmartin@cvregion.com or Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Field Services:

- Placed traffic counters in East Montpelier. (Keith)
- Place pedestrian counter in Barre Town at new trail off of VT-14 at former dam site. (Keith)

Public Transit:

- Met with new TVT rep to the region (Reuben)

Municipal Assistance:

- Supported Plainfield in Bridge design meetings for Brook Road Bridge #21, Upper Brook Road (Project 657) and Mill Street Bridges and in Federal Highway Works Administration process for all of Brook Rd. (Keith)

- Provided Calais with previous counts data and planned future counts.
- Provided Berlin culvert data shapefiles at town request
- Williamstown sidewalk feasibility study (Reuben)
  - Project Management
  - Final Presentation
  - Project close out
- Marshfield complete streets study (Reuben)
  - Project Management
  - Final Presentation
  - Project close out
- For East Calais safety: developed field data collection plan and researched requirements and viability of convex mirror and RRFB crosswalk in East Calais. (Reuben)
- Reviewed town speed statute per town request. (Reuben)
- Attended WTS site visit to Waterbury demonstration and received returned materials after project removal (Reuben)

Regional Activities:

- Safe Streets and Routes for All (SS4A):
  - Project management (Reuben)
  - Ongoing scheduling of additional town consults (Reuben)
  - Ongoing development of RANGERS (Regional Access Network Gap Exploration and Rectification System) safe network gap identification and prioritization model (Reuben)
- Community Supported Bike Share scoping study (Reuben)
  - Held project kick-off and site visit
  - Ongoing project management
  - Provided data to consultant
- Began work with Cabot for regional salt purchasing. Collecting data for possible mutual purchase agreement for winter of 27-28
- Planning Road Foreman's meeting for October 7th at new East Montpelier town garage.
- Started process for updating regional bridge list with Transportation Advisory Committee
- Collecting data for Task 4.1.5 road surface data
- Participated in TETC-TDM v4 (The Eastern Transportation Coalition – Transportation Data Marketplace version 4) meetings to evaluate and determine next round of data contracts. (Reuben)
- Participated in VTrans Big Data users group. (Reuben)

CLIMATE & ENERGY

Contact Sam Lash, lash@cvregion.com unless otherwise noted.

Municipal Energy Resilience Program (MERP) Implementation Phase: all 20 eligible municipalities applied for a total of over $6.5million in projects across 39 municipal buildings (focused on building envelope & fuel switching); 7 towns received $2,475,644.44 in awards. Staff provide technical assistance with implementation:

- Met with RPC subgroup
- Cabot: Solar RFP bid review (3 bids); selectboard awarded SunCommon; MERP savings planned for capital budgeting.
- Montpelier: Building envelope contract and construction contract exhibits.

- Orange: Grant committee progress; contractor insurance and invoice questions; contract and first field report reviewed.
- Plainfield: Site visits; many incoming estimates (geothermal, building envelope, battery, ADA, EVSE); selectboard; wastewater plant envelope work; detailed update to BGS.
- Roxbury: Scope-of-work changes reviewed; amendment signed and reviewed; site visit coordination.
- Washington: Remaining funds and mini grant; hot water heater and refrigerator upgrade approved for leftover funds.
- Warren: Mini grant contact info and reporting.
- Worcester: Contract sent to BGS.
- Continued outreach for mini grant awards- see detailed flyer with eligible, pre-approved uses: **Municipal Energy Resilience Program**. Barre Town, Cabot, Calais, Duxbury, East Montpelier, Fayston, Marshfield, Northfield, Plainfield, Roxbury, Waitsfield, Warren, Washington, Waterbury, Williamstown, and Worcester have unexpended mini-grants!

Regional Energy Planning and Implementation

Regional Plan and Energy Element

- Finalizing the regional plan: language, tables, figures and the energy, transportation and utilities/facilities elements; Appendix A energy tables and commissioner feedback; finishing the energy appendix and re-checking tables, figures and citations.
- Responding to reviewers: worked through comments from the Land Use Review Board, the Public Service Department. Added PSD comments to the board/public slides, reviewed energy maps against the standards drafts, and drafted a memo on how each stakeholder's comments were addressed.
- Stakeholders and analysis: discussed the plan process with a stakeholder (sticking points with Waterbury), attended the PUC Grid Resilience proceeding and drafted follow-up comments, and re-ran the summary statistics comparing state and regional constraints by town.
- Energy Action Network (EAN) Annual Summit: attended the keynote and the progress report on energy affordability and state targets, and facilitated the thermal energy networks table.

NATURAL RESOURCES

Contact Brian Voigt voigt@cvregion.com and Lincoln Frasca frasca@cvregion.com, unless otherwise noted.

Tactical Basin Planning Assistance:

Provide outreach regarding the Vermont Clean Water Act and Regional Planning Commission Tactical Basin Planning Support through regional, sector-based workgroup coordination, technical assistance to municipalities and participation in water quality trainings.

- Stormwater Master Planning: corresponded with DEC Stormwater Staff, Basin Planner & Friends of the Winooski River regarding Montpelier Deerfield Drive and Barre Town Wildersburg areas as potential candidates for developing a stormwater master plan.
- River Corridor Planning: Provided technical assistance to Middlesex, Duxbury, and Calais with bylaw review and preparing for the implementation of the Flood Safety Act.
- Outreach and coordination with DEC Basin Planner and Non-Point Source Project Developer to plan presentations for November and January Clean Water Advisory Committee Meetings.

Clean Water Service Provider:
CVRPC serves as the Winooski River Basin Clean Water Service Provider (CWSP) to identify, develop, design, implement, operate & maintain non-regulatory water quality restoration projects. Efforts strive to meet or exceed federal pollution targets for the Lake Champlain Basin as identified through the Clean Water Service Delivery Act 76.

- Program Administration:
- Master Agreements & Sub-awards:
  - Continued necessary updates to active Master Agreements and Sub-Awards.
    - Lamoille Conservation District: updated Master agreement renewal and received signed version from District Manager.
- Participated in the following meetings / trainings:
  - Department of Environmental Conservation CWSP Monthly Check-in: discussed CWSP spend down with presentation on progress towards Phosphorus target and remaining funds, Clean Water Action Plan, and Operations & Maintenance.
  - CWSP Only Monthly Check - In: discussed project solicitation, compensation for landowners, utilizing a notice to proceed, and verification of stream restoration projects
  - Stream/Floodplain Restoration Verification Training - DEC training at Beecher Hill Brook Floodplain Restoration Project in Hinesburg.
- Outreach, Education and Technical Assistance:
- Lamoille Conservation District: Met with new project manager and district manager to review Little River Project Development effort and provide CWSP overview and resources.
-
- Sub-award Administration:
- Friends of the Winooski River:
  - Coburn Road Floodplain Restoration – Final Design: Restore floodplain connectivity by removing a small berm and streambank armoring at a site that was severely damaged by the July 2023 floods.
    - No updates to report.
  - Winooski River Basin Riparian Buffer Planting – Project Development: Scope potential riparian buffer planting projects throughout the Winooski River Basin and develop 3 – 5 projects with cost-efficient phosphorus reduction potential. Priority projects will be implemented in Fall 2026.
    - Landowner outreach is in process.
  - Riparian Buffer Planting Operations & Maintenance: Provide ongoing operations & maintenance of the projects that were implemented in Summer 2025.
    - No updates to report.
- Lamoille County Conservation District:
  - Upper Little River – Project Development: Identify and develop up to 15 riparian buffer planting, stream / floodplain restoration, river corridor easement and wetland restoration projects in the Upper Little River Watershed.
    - Met with new Project Manager to discuss project development strategies.
- Vermont Land Trust:
  - Project Development in the Winooski River Basin: Evaluate land owned by or under easement to the Vermont Land Trust to identify potential water quality restoration projects.
    - No updates to report.
  - Mill Brook-Winooski Confluence Floodplain Restoration – Implementation: restore the floodplain at the confluence of the Mill Brook and the Winooski River (Jericho).

        - Prioritized for funding by the Winooski Basin Water Quality Council at the 17 September 2026 meeting.
- Winooski Natural Resources Conservation District:
    - Cheesefactory Road Riparian Buffer Planting – Implementation: Plant a 100' wide riparian buffer at a density of 400 stems / acre on ~4-acres across two parcels in the Muddy Brook watershed (Shelburne & South Burlington). This project will be implemented in Spring 2026.
        - Plantings are underway.
    - Basin 8 Riparian Planting Operation & Maintenance Adoptions: Prepare 5 old WNRCD plantings for renewal of design life and project adoption. Development activities include obtaining landowner permission to perform site visits, performing project verification, calculating phosphorus reduction potential, and determining necessary Operations & Maintenance activities.
        - Landowner outreach and site visits are underway.
- CVRPC Water Quality Restoration Projects:
- Cabot Culvert Project Development: This project involves evaluating the condition of 25 culverts in the Town of Cabot. The result of this effort will be the prioritization of 3-5 culvert replacement projects with cost-effective clean water benefits.
    - The Basin Water Quality Council approved funding for this project at the 17 July 2026 meeting.
- Waitsfield Lower Fairgrounds Floodplain Restoration - Preliminary Design: This parcel is owned by the Town of Waitsfield and is undeveloped. The Conservation Commission and Selectboard support advancing the project to the Preliminary (30%) Design stage. The design concept from the project development effort calls for excavation across the 9.5-acre site to restore river access to the floodplain followed by a 50' - 100' riparian buffer planting along the river's edge.
    - The Basin Water Quality Council at the 16 July 2025 meeting approved a budget increase to fund three alternative preliminary design options including detailed Hydraulic and Hydrologic studies.
- Berlin McCarty Road Culvert Replacement – Preliminary Design: This project involves the replacement and removal of multiple stream-crossing structures along West Hill and McCarty Road in Berlin on a headwater reach of the Dog River. The preliminary design phase includes six structures: two municipal culverts (one of which is no longer in use) and four privately owned upstream structures, consisting of a small breached dam and three culverts.
    - Request for Bids in development.
- Marshfield Road Gully Stabilization – Implementation: Stabilize existing erosion and prevent future erosion. At the culvert outlet, a graduated stone plunge pool will be installed. To the west of the plunge pool, a gabion wall will be installed to allow flows to access the stable graduated stone channel.
    - Request for Bids in development.
- Northfield Stormwater Treatment – Operation & Maintenance Adoption: This project involves continued operations & maintenance activities for the catch basin the intersection of Union and Water Streets.
    - No updates to report.

604b Water Quality Program:
Compile assessment-based priority projects for integration with the Department of Environmental Conservation Watershed Project Database. Additional work activities include enhanced regional planning for water quality as it related to climate change, flood resilience, and environmental justice. Project stakeholders include the municipalities served by the CVRPC, watershed and land conservation groups, the Agency of Natural Resources, the Winooski Clean Water Service Provider and its Basin Water Quality Council, and the Winooski Natural Resources Conservation District.

- The 2026 funding cycle ended 15 September 2026). Approximately 135 high-priority water quality restoration projects were delivered to the Basin Planner. The projects originated from a review of 29 assessment reports and state resources including Local Hazard Mitigation Plans, River Corridor Plans, Stream Geomorphic Assessments, lists of buyout locations, the DEC Drainage infrastructure Resource Tool and the Functioning Floodplain Initiative .
- Next funding round is anticipated in January 2027.

Federal Emergency Management Agency Flood Insurance Rate Map & Flood Bylaw Updates:
Outreach and technical assistance to municipalities to support the adoption of new FEMA Flood Insurance Rate Maps, and update municipal flood hazard bylaws in alignment with Act 121 the Flood Safety Act

- FEMA Map & Bylaw Updates:
  - Middlesex - Reviewed Flood Hazard Bylaw, ERAF status, and met with Town Manager to discuss October River Corridor Presentation to the Selectboard.
  - Calais - Completed Flood Hazard & River Corridor Bylaw review. Received DEC approval of River Corridor Protections in current bylaws.

GIS – Geographic Information System Mapping

Contact Brian Voigt, voigt@cvregion.com, unless otherwise noted.

- Regional:
  - Ongoing inventory of sidewalks in the central Vermont region (Pamela, Brian, Reuben).

OPEN MEETING LAW & PUBLIC RECORDS REQUESTS

Allegations of OML Violation

- None received

Public Records Requests

- 26-09-01 Request Whitaker HKL Maps, Stephen Whitaker of Montpelier
- 26-09-03 Request Whitaker 4348(d)(1)(D) Requests, Stephen Whitaker of Montpelier
- 26-09-03 Request Whitaker FLUA Parcel Criteria, Stephen Whitaker of Montpelier
- 26-09-03 Request Whitaker LDD CCR Pump Station, Stephen Whitaker of Montpelier
- 26-09-03 Request Whitaker Statewide FLUA methodology, Stephen Whitaker of Montpelier
- 26-09-05 Request Whitaker Weiss Comments, Stephen Whitaker of Montpelier
- 26-09-06 Request Whitaker FLUA Q-A Recordings, Stephen Whitaker of Montpelier
- 26-09-09 Request Whitaker Town FLUA Map Changes, Stephen Whitaker of Montpelier
- 26-09-10 Request Whitaker CVRPC Adoption of Methodology, Stephen Whitaker of Montpelier
- 26-09-14 Request Whitaker Montpelier Utility and Facility Element, Stephen Whitaker of Montpelier
- 26-09-14 Request Whitiaker Montpelier Flua changes, Stephen Whitaker of Montpelier
- 26-09-17 Request Whitaker All Lurb Correspondence, Stephen Whitaker of Montpelier
- 26-09-18 Request Whitaker Reg Plan Master Contact List, Stephen Whitaker of Montpelier
- 26-09-18 Request Whitaker VAPDA Comments on methodology, Stephen Whitaker of Montpelier
- 26-09-22 Request Whitaker CCR SSI, Stephen Whitaker of Montpelier
- 26-09-29 Request Whitaker Regional Plan Distribution, Stephen Whitaker of Montpelier
- 26-09-30 Request Whitaker Tier 1B, Stephen Whitaker of Montpelier
- 26-09-30 Request Whitaker Tier 1b LURB, Stephen Whitaker of Montpelier

LETTERS OF COMPATIBILITY

- None requested

OFFICE & ANNOUNCEMENTS

Office:
None
Upcoming Meetings:
CVRPC meetings currently offer remote access unless otherwise noted. Meeting access information is provided on agendas at www.centralvtplanning.org.

September

Sep 1 4:00 pm	Regional Plan Committee
Sep 8 5:30 pm	Municipal Plan Review Committee w/Municipal Plan Public Hearing (E. Mont. & Waitsfield Amend)
Sep 8 6:30 pm	Board of Commissioners w/ Regional Plan Public Hearing
Sep 10 4:00 pm	Clean Water Advisory Committee
Sep 14 6:30 pm	Regional Plan/Executive Committee w/ Regional Plan Public Hearing
Sep 17 10 am	Brownfields Advisory Committee (CANCELLED)
Sep 17 1:00 pm	Winooski Basin Water Quality Committee
Sep 22 6:00 pm	Transportation Advisory Committee
Sep 24 4:00 pm	Project Review Committee

October

Oct 5 4 pm	Executive Committee
Oct 6 4 pm	Regional Plan Committee
Oct 15 10 am	Brownfields Advisory Committee (CANCELLED)
Oct 15 1 pm	Winooski Basin Water Quality Committee
Oct 20 6:30 pm	Board of Commissioners & Regional Plan Public Hearing
Oct 22 4pm	Project Review Committee
Oct 27 6 pm	Transportation Advisory Committee

RECENT CVRPC NEWS HEADLINES

To receive Weekly News via email, sign up on our website. Visit CVRPC's web site at ***www.centralvtplanning.org*** to view our blog and for the latest publications and news.

Upcoming Events

Public Hearing on CVRPC Draft 2026 Regional Plan- 9/8 and 9/14

DEC Field Verification Day 2 –9/22

VT CHIP Office Hours: 9/8, 10/13, 11/10, 12/8

Montpelier Water Resource Recovery Facility Tour - 9/22

Hydrology & Hydraulics Lunch Talk – 9/23

Marshfield Village Wastewater Treatment Plant & Reservoir Tour – 9 /24

VLCT 2026 Town Fair – 10/7

GMC Trail Assessment & Maintenance – 10/9

VT Community Development Association Fall Conference – 10/14

VRPA Conference on Parks/Trails/Recreation 10/21-10/22

Community News

Regional Plan Public Hearing Notices Sent!
Draft Regional Land Use Map and Regional Plan now available at all Municipal Offices and Libraries

Weather Support for Public Safety at Outdoor Events

MOSAIC is Hiring – Seeking a Housing Advocate!

Grants & Funding Opportunities
GetWarmNowVT – Funding Opportunity & TA

2027 VOREC Community Grant Program

Building Communities' Grants Program

ACCD Municipal Planning Grants Program

2027 Historic Preservation Grants

Municipal Energy Resilience Mini-Grants Program

VT DEC Offering $5.9 Million For Electrification

Municipal Energy Revolving Loan Fund

VLCT Funding Opportunities Available for:
- Supporting Wastewater System Projects
- New Road Construction
- Planning Drinking Water Systems
- Constructing Drinking Water Systems

Small System Capacity & Resiliency Program Tier 2 Grant Program

Comments provided by Mr. Whitaker of Montpelier with staff responses.

MEMORANDUM

To: CVRPC Board of Commissioners

Cc: Christian Meyer, Executive Director; CVRPC Executive Committee

From: Stephen Whitaker, Montpelier, Vermont

Date: September 24, 2026

Re: The Executive Committee's August 3 "Program of Projects" Has Produced the Transparency and Delay Problems I Warned It Would — the Board Needs to Reassert Oversight

Summary

On August 4, 2026, I wrote to this Board directly to flag that the Executive Committee's adoption, the day before, of a Brownfields ***"Program of Projects"*** — converting ongoing spending under CVRPC's sole master contract with Onterris into a standing administrative process requiring no individual project review — removed the one oversight mechanism capable of catching problems before money moved. That memo went unanswered. I'm writing again because the specific harm I warned about has now happened, is documented in writing by the parties themselves, and directly concerns the Board's fiduciary responsibility for EPA funds this Commission administers.

The program of projects creates oversite, not the other way around. Deadlines have been met.

No legal advice has ever been sought, despite challenges raised eight months ago

I first formally challenged the federal compliance of the Montrose/Onterris procurement and its implementation contract in an OIG referral dated January 15, 2026. Mr. Meyer's own written response to me on January 22, 2026 confirmed that an earlier assurance CVRPC gave EPA Region 1 — that CVRPC had "reviewed the allegations closely and found that they had no merit" — was made with no reviewer, no legal review, and no Board consideration behind it. I have separately asked this question directly, in person, at a public meeting: has the Executive Committee or the Executive Director ever sought legal advice on the competitive-bidding and conflict-of-interest questions surrounding this contract. The answer I was given was no, because the Board had not asked staff to. Eight months and

multiple written challenges later, that remains true so far as I am aware. No one at this Commission —not staff, not the Executive Committee, not the Board — has ever obtained independent legal advice on whether the Onterris procurement or its cost structure complies with 2 CFR §§ 200.319(a) or200.324(c).

As has been shared with the Board of Commissioners in the past, CVRPC conducted its procurement in line with all federal rules, with technical guidance from the EPA's technical service provider, and in full transparency with EPA. No concerns have been identified.

What's changed since August 4

DEC required Stone Environmental to submit the Supplemental Site Investigation work plan (SSQAPP)for 203 Country Club Road by September 14, 2026. Stone missed that deadline. On September 16, Stone requested an extension to September 23, stating in writing to DEC that "delays in getting funding approval to develop this work plan were communicated throughout." September 23 has now also passed with no indication the work plan has been submitted.

The September 23 deadline was met.

I have since obtained the Teaming Agreement between Onterris (formerly Montrose Environmental Solutions) and Stone Environmental governing this work. Section 17 sets a "pay-when-paid" structure: Onterris pays Stone within 45 days of receiving payment from CVRPC. That is a plausible, documented mechanism for exactly the funding delay Stone cited — and it is a mechanism entirely internal to CVRPC's own payment practices to its contractor.

Stone met their deadline. No problem has been identified.

This is precisely the failure mode the "Program of Projects" invites. Under individual project review, as existed before August 3, this Board or its Brownfields Advisory Committee would at minimum have visibility into payment timing, work plan status, and whether CVRPC's own processing of invoices to Onterris was holding up delivery on a DEC-mandated deadline. Under the current blanket-authorization structure, none of that is before any oversight body until a resident has to reconstruct it after the fact from records requests and vendor correspondence.

The program of projects creates a structure for the Brownfields Advisory Committee and the Executive Committee to have visibility into payment timing, work plan status, and project phasing. This mechanism goes beyond what is required under CVRPC administrative policy for the purpose of ensuring each project is independently reviewed.

The transparency problem compounds this

I have a pending appeal, filed September 21, of redactions CVRPC accepted from Onterris on the Teaming Agreement itself — including Section 18, the third-party cost markup provision, withheld in full. Onterris's own redaction explanation confirms this section states a markup structure on pass-through costs including the geophysical, drilling, and laboratory services Stone's work depends on. Whether that structure complies with 2 CFR § 200.324(c)(1)'s prohibition on cost-plus-a-percentage-of-cost contracting on federal awards cannot be evaluated by this Board, by CVRPC's own compliance staff, or by the public, because CVRPC accepted the vendor's own confidentiality characterization rather than independently reviewing the terms it is obligated to be able to produce under 2 CFR §200.334.

The Stone Environmental rate structure was included in the proposal submitted October 10, 2024. Mr. Whitaker has previously secured access to these documents. CVRPC is not the custodian of the requested documents and continues to work with Onterris to voluntarily provide Mr. Whitaker the requested information.

So the current state is this: eight months after the first formal compliance challenge, no legal advice on these questions has ever been sought, by staff's own account, because the Board never directed it; the Board then authorized a process in August that removed individual review of Onterris/Stone spending entirely; that same period saw two consecutive missed statutory deadlines that the contractor itself attributes to funding-approval delay; and the underlying contract terms that would let anyone —Board, staff, or public — evaluate whether that delay traces back to CVRPC's own payment practices are redacted, with CVRPC having accepted the redactions without independent review.

These accusations remain unsupported in this memo or elsewhere.

What I'm asking the Board to do

I am not asking the Board to find fault with any individual today. I am asking the Board to reassert the oversight function it delegated to the Executive Committee on August 3, specifically by:

1. Directing staff, for the first time in eight months of raised concerns, to obtain independent legal advice on whether the Onterris procurement and its cost structure comply with 2 CFR §§ 200.319(a)and 200.324(c);

This request lacks purpose or need.

2. Suspending or rescinding the "Program of Projects" blanket-authorization mechanism for Onterris-administered spending until individual project review, including payment-timing and deliverable-status reporting, is restored;

The program of projects is the contrary to a "blanket authorization" and creates oversite and independent project review.

3. Directing staff to obtain, unredacted, the full Teaming Agreement between Onterris and Stone Environmental, including Section 18, so that CVRPC can independently evaluate its own compliance obligations under 2 CFR § 200.334 rather than relying on the vendor's characterization; and

Staff is working with Onterris to voluntarily supply the requested document while recognizing a private business's right to redact limited proprietary information regarding business practices, as protected under statute.

4. Requiring a written report to the full Board on the cause of the missed September 14 and September 23 SSQAPP deadlines, including whether CVRPC's own payment timing to Onterris was a contributing factor.

The September 23 deadline was met, contrary to Mr. Whitaker's accusation.

I'd ask that this memo, like the August 4 memo before it, be placed in the record and on the agenda for the Board's direct consideration, rather than referred back to the Executive Committee whose process is the subject of the request.

Stephen Whitaker

Comments provided by Mr. Whitaker of Montpelier with staff responses.

Correspondence — CVRPC Board of Commissioners

MEMORANDUM

Re: Request for Independent Legal and Technical Review Prior to Further Action Under the Onterris Brownfields Program of Projects

To: CVRPC Board of Commissioners

Cc: Christian Meyer, Executive Director

From: Stephen Whitaker, Montpelier, Vermont

Date: August 4, 2026

Summary

On August 3, 2026, the Executive Committee adopted a Brownfields "Program of Projects" that formalizes ongoing spending under CVRPC's sole master contract with Onterris — including $86,928.85 already authorized for a Supplemental Phase II Environmental Site Assessment at 203 Country Club Road — as a standing administrative process requiring no individual contract review. That $86,928.85 was authorized without a work plan, over my objection that a work plan was the mechanism that would force resolution of open sampling-methodology and Phase I-currency questions before funding, not after. I am writing to the Board directly because the Executive Committee took this action without ever obtaining a legal review of the conflict-of-interest questions surrounding the Onterris procurement, without independently verifying a technical representation from Onterris about soil sampling methodology that I believe is incorrect, and while a public records appeal I filed — concerning CVRPC's failure to obtain the subcontract that actually governs Stone Environmental's work at the site — sat unresolved at the same meeting, with the response deadline running while the only official positioned to answer it is out of the office. The Board delegates day-to-day contract oversight to the Executive Committee. What the record shows is a Committee that has not exercised that oversight function itself, and has now adopted a mechanism that shifts the accounting of that oversight back toward the contractor whose own procurement is in question. I believe that warrants the Board's direct attention.

The brownfields program of projects creates individual project review. Each time a project is considered for authorization, a new phase is requested, or additional spending is needed, the project and budget is reviewed by the Brownfields Advisory Committee and the Executive Committee. This creates a mechanism for an advisory committee and the Executive Committee to review projects being delivered under the CVRPC agreement with the qualified environmental professional, Onterris. The program of projects and need for regular review and approval creates transparency and accountability not the other way around.

As has been shared with the Board of Commissioners in the past, CVRPC conducted its procurement in line with all federal rules, with technical guidance from the EPA's technical service provider, and in full transparency of EPA. There is no indication that a conflict exists.

1. The $86,928.85 was authorized without a work plan, despite my request, and a work plan is precisely the document that would have forced resolution of the two open questions below

On June 5, 2026, the Brownfields Advisory Committee ~~authorized~~ *recommended* $86,928.85 for the Country Club Road Supplemental Site Investigation with no work plan in place. Onterris stated on the record at that meeting that no work plan existed and that the figure was a budgetary placeholder. Before that authorization, I asked that no further SSI funding be authorized until a work plan was in place, precisely because a work plan is the document that requires the parties to agree on a sampling methodology and to state, in writing, whether the existing Phase I Environmental Site Assessment is being relied on as current or whether it needs to be redone. Skipping the work plan did not just skip a formality — it skipped the one step in this process that would have forced staff to resolve the sampling-methodology and Phase I-currency questions described below before money moved, rather than after. Both of those questions remain open today, and the Program of Projects adopted on August 3 continues authorizing spending under the same sequencing: funding first, open technical and legal questions later, if at all.

Mr. Whitaker correctly states that the recommendation is based on an estimate that included development of a work plan. The funding supports the technical and legal work. Should the scope of the project change, additional review by the BAC and the EC would be triggered.

2. No legal review of the Onterris procurement has ever occurred, at either the staff or Executive Committee level

Onterris is the rebranded name of Montrose Environmental Group, which CVRPC originally engaged under a limited grant-writing contract to help prepare the EPA Brownfields

Coalition grant application. In the course of that work, Montrose positioned itself as the contractor to implement the resulting multi-year Phase II assessment and remediation-planning work — without competitive re-procurement and without a documented conflict-of-interest review at the time. Federal procurement regulations at 2 CFR § 200.319(a) exist specifically to prevent a firm that helped shape a solicitation from being awarded the resulting contract. A separate provision, 2 CFR § 200.324(c), prohibits cost-plus-a-percentage-of-cost contracting on federally funded awards; CVRPC's own contract structure with Onterris has been represented as including a markup on subcontractor invoices, including Stone Environmental's work on Country Club Road.

As has been shared with the Board of Commissioners in the past, CVRPC conducted its procurement in line with all federal rules, with technical guidance from the EPA's technical service provider, and in full transparency of EPA. There is no indication that a conflict exists.

Onterris in no way helped shape the solicitation for grant writing or qualified environmental professional services.

Mr. Whitaker is in possession of the Onterris proposal which lists the contractor and subcontractor rates.

At the June 18, 2026 Board meeting, the Executive Director stated that EPA had reviewed and approved the Onterris procurement. I filed a public records request for any documentation supporting that statement — task-level invoices, conflict disclosures, or any record of how a conflict was identified or managed. The response, received in writing, was that no such records exist. Separately, I have on record a January 22, 2026 written response from the Executive Director confirming that an earlier written assurance to EPA Region 1 — that CVRPC had "reviewed the allegations closely and found that they had no merit" — was made with no reviewer, no legal review, and no Board consideration behind it. I am not asking the Board to find today that the Onterris procurement violates federal law. I am telling the Board, based on CVRPC's own written responses to me, that no one — not staff, not legal counsel, not this Committee, not the Board — has actually reviewed whether it does. The Executive Committee adopted a mechanism this week that continues funding through that same unreviewed contract.

Please see staff responses above.

3. The conflicted contractor now controls its own subcontractor's scope and cost, and CVRPC has not obtained the document that would show on what terms

Stone Environmental was the contractor that performed the original Phase I Environmental Site Assessment at 203 Country Club Road. Under the current structure, Stone now works as a subcontractor to Onterris, meaning the firm whose own procurement is under conflict-

of-interest challenge is the party that determines the scope, sequencing, and cost of Stone's work — not CVRPC directly. I asked CVRPC to produce the subcontract between Onterris and Stone Environmental that governs this relationship. The Executive Director, the same official the original request was made of, stated he does not have a copy of it. I told him he was obligated to obtain it from Onterris. That was not done.

A copy has been voluntarily provided for Mr. Whitakers convenience. However, CVRPC is not the custodian of the records under consideration.

Under Vermont's Public Records Act, an appeal of a denial by a public agency's records custodian goes to the head of that agency. At a regional planning commission, the Executive Director is both the custodian who denied having the record and the official to whom the appeal of that denial is made. I filed the required formal appeal accordingly, which carries a five-business-day response clock. I do not think that structural fact should be read as a procedural technicality; it means the same person who told me he did not have the document, and who I believe was obligated to obtain it and did not, is also the person statutorily positioned to rule on whether that response was adequate. That appeal was raised at the very end of the August 3 meeting — after the Program of Projects had already been adopted — at which point it was noted on the record that the Executive Director's email had bounced and that he would be out of the office for approximately ten days, longer than the five-day response window allows. The meeting was adjourned shortly after, without the Committee substantively addressing how the deadline would be met or who would respond in the Executive Director's absence. I raise this not to make a point about scheduling, but because it illustrates the same underlying problem from a different angle: a document central to understanding whether federal funds are being properly overseen is missing, the official who should have obtained it did not, and the review mechanism the law provides for that failure runs back to the same individual.

The executive director acts as the custodian of the records. All appeals are directed to the chair of the board of commissioners as the head of agency. All deadlines identified in this paragraph were met.

4. The Executive Committee relied on an Onterris technical representation about soil sampling that misstates what the underlying EPA guidance says

203 Country Club Road is in active use for food production, including produce distributed through a senior nutrition program. The sampling methodology proposed for the funded investigation — Incremental Sampling Methodology — composites roughly thirty discrete soil increments into a single averaged result per decision unit. That method is appropriate for some purposes. It cannot support a food-safety, plant-uptake-based risk assessment,

because once soil increments are physically composited, the spatially specific, root-zone data that such an assessment requires cannot be recovered from the averaged result. If that gap is discovered only after the investigation is complete, correcting it requires an entirely new field sampling event, not a supplemental addition to the one already funded.

A technical memorandum prepared by Onterris addressed this concern by quoting EPA guidance stating that residential screening levels are "generally protective." That quotation omits the adjacent sentence in the same EPA guidance stating that residential screening levels do not account for plant uptake of contaminants and should not be treated as establishing safe levels for food production. I raised this discrepancy with CVRPC staff directly before the Brownfields Advisory Committee's funding recommendation. To my knowledge, no one at CVRPC — staff, the Brownfields Advisory Committee, or the Executive Committee — has obtained an independent technical review of that representation from anyone other than Onterris itself.

The same pattern holds for the currency of the site's Phase I Environmental Site Assessment, and here CVRPC's own records confirm the point directly. The site's only Phase I ESA is dated April 22, 2022 — over four years old. On July 16, 2026, I told the Brownfields Advisory Committee directly that a new Phase I ESA is required under the Vermont Agency of Commerce and Community Development's Grant Management Guide, which requires a Phase I older than 12 months to be redone before further work proceeds. On July 23, 2026, during a joint Land Use Review Board site tour of the property, the Executive Director told me directly that a new Phase I is required only if the property changes ownership. I told him at the time that this did not match ACCD's guidance. On July 30, 2026, I submitted a public records request to the Executive Director for any records among CVRPC staff, Onterris, Mike Miller, or ACCD supporting that July 23 statement. On July 31, 2026, he responded in writing: "No such records exist." The position CVRPC has relied on for a legal prerequisite to this Committee's own funding decisions has, by CVRPC's own written confirmation, no documentary basis. In both this instance and the sampling-methodology instance above, the Executive Director is relying on the technical or regulatory judgment of the same vendor whose procurement is under conflict-of-interest challenge, and in both cases the Committee that approved funding has not sought an independent check on that judgment.

The work plan and technical requirements are reviewed and approved by the EPA and the VT DEC, Not Onterris.

A new phase one is required as part of the NEPA review required for federal funding, including the Vermont Community Development Program, as Mr. Whitaker notes above.

Projects going through the CVRPC Brownfield program do not share these requirements, as the executive director stated July 23, 2026.

5. Why this is a Board-level concern, not only a committee-level one

The Board delegates routine contract administration to the Executive Committee on the understanding that the Committee is exercising active oversight — catching conflicts, requiring legal review where warranted, obtaining the governing subcontract documents, and independently testing a contractor's technical claims before relying on them to authorize spending. What I have documented instead is an Executive Committee that has authorized substantial Country Club Road environmental spending under a contract whose original procurement has never been legally reviewed; a subcontract between Onterris and Stone Environmental that CVRPC says it does not have and has not obtained despite being told to; technical representations from Onterris about sampling methodology and assessment currency that misstate or contradict the guidance they cite, unreviewed by anyone else; a records-law accountability mechanism that, at a regional planning commission, runs back to the very official whose conduct is being questioned; and a Program of Projects, adopted this week, whose stated purpose is to remove individual projects from contract-level review going forward. The practical effect is that oversight of Onterris's work is increasingly conducted by Onterris's own summary reporting, adopted by the Committee after the fact, rather than by independent review before the fact. I do not believe the Executive Committee intended this result. I believe it is the result the Committee has nonetheless produced, and that it is precisely the kind of drift from active oversight to passive ratification that the Board exists to catch.

The above is unsubstantiated in this memo or elsewhere.

Requested Action

I am asking the Board of Commissioners to direct four things before any further project-level authorization occurs under the Onterris Program of Projects: first, an independent legal review — not performed by Onterris, and not limited to an informal check with EPA — of whether the original Onterris/Montrose procurement complies with 2 CFR § 200.319(a) and § 200.324(c); second, that CVRPC obtain and produce the Onterris/Stone Environmental subcontract governing work at 203 Country Club Road, consistent with CVRPC's own oversight duty under 2 CFR § 200.318(a); third, that my pending public records appeal be answered by someone other than the Executive Director, given that he is the same official whose response is under appeal, or, if no other official is available under CVRPC's structure, that the Board designate an alternate promptly enough to meet the statutory response clock rather than let it lapse during his absence; and fourth, an

independent technical review, by a qualified party without a financial interest in the outcome, of whether the sampling methodology funded for 203 Country Club Road can support the food-safety determination the site's current use requires, and of whether a current Phase I Environmental Site Assessment is in fact required. Until all four are complete, I ask that further authorizations under the Program of Projects affecting Country Club Road be treated as pending rather than routine.

Purpose and need are not established for these requests in this email of elsewhere.

I am not asking the Board to find wrongdoing today, and I am not asking that the underlying environmental work stop. I am asking the Board to restore the review this contract has never received.

Thank you for your consideration.

Respectfully submitted,

Stephen Whitaker

Montpelier, Vermont