CENTRAL VERMONT REGIONAL PLANNING COMMISSION
BOARD OF COMMISSIONERS
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