CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Regional Plan Committee
Meeting Minutes
September 14, 2026

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

Committee Members:	
	Doug Greason, Waterbury Representative, Acting Chair
X	John Brabant, Calais Representative, Chair Pro Tem
X	Alice Farrell, Berlin Representative
X	Brittany Butler, Cabot Representative

Staff: Christian Meyer, Brian Voigt, Kari Pelletiere, Lorraine Banbury
Public: Alan Goldman, Steven Whittaker, and Thomas Weiss, all residents of Montpelier; Renee Carpenter, East Montpelier; Carrie MacMillan, Waterbury and representing the Wasson-Stanley Community Alliance

J. Brabant called the meeting to order at 6:35 pm. Roll call was taken.

Election of Chair Pro Tem

Al. Farrell nominated J. Brabant as Chair Pro Tem for the meeting; B. Butler seconded. All in favor, the motion passed unanimously.

Agenda

No changes to the agenda were proposed.

Public Comment (Non-Agenda Items)

S. Whitaker raised concerns about potential transportation impacts of the Country Club Road project in Montpelier. He noted there was an appeal of a jurisdictional opinion requiring an Act 250 permit for development at Country Club Road, and that VTrans will be involved in permitting requirements. He asked that the Project Review Committee and Technical Advisory Committee begin evaluating potential impacts now, rather than waiting for a formal Act 250 application. J. Brabant responded that the Commission would only intervene after an application had been filed.

C. MacMillan, representing herself and the Stanley Wasson Community Alliance, thanked the Commission for its work and staff for their responsiveness to her public

and email questions about the Regional Plan/FLU map.

Public Hearing – Draft 2026 Central Vermont Regional Plan

The Committee held the second public hearing on the draft 2026 Central Vermont Regional Plan. The Hearing opened at 6:45 pm and closed at 7:13 pm. See the *Record of September 8 and September 14, 2026 Regional Plan Public Hearings* Exhibit G: Draft transcript of the 9/14/2026 Hearing.

Committee Discussion (With Public Comment)

S. Whitaker expressed concerns that municipalities and individual landowners could lose state designations if the Regional Plan is not approved by the Land Use Review Board (LURB) by year-end. J. Brabant and staff responded that CVRPC is addressing the concerns raised by LURB and expects the plan can be approved before December 31, 2026.

Further discussion covered jurisdictional issues within the Regional Plan review process. The LURB has purview over specific aspects of the plan and process; the Region reviews other aspects; municipalities have input to the Regional Commission; and individual landowners can advocate for themselves at the municipal level. Discussion continued about the LURB review process and its evolution. C. Meyer noted that CVRPC is the last of 11 regions to enter the Regional Plan review process and is learning from the other regions' experiences. The Commission reviewed comments from the LURB and the public against the statute to maximize the chance of approval before December 31st and preserve municipal designations. J. Brabant stated the goal of the Regional Planning Commission is to represent the interests of its member municipalities.

Adjournment

A. Farrell moved to adjourn; B. Butler seconded. All were in favor; motion passed. Meeting adjourned at 7:32 p.m.

Respectfully submitted by L. Banbury