



# RUTLAND REGIONAL PLANNING COMMISSION

## RRPC BOARD OF COMMISSIONERS

TUESDAY, SEPTEMBER 16, 2025, 7:00 PM

### MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy | Call: 1-802-440-1368, ID: 641278 173#

In-Person: 16 Evelyn Street, Second Floor, Rutland, VT 05701

### MEETING AGENDA

- 7:00 PUBLIC HEARING - [Wells Town Plan](#)**
- 7:05 CALL TO ORDER & INTRODUCTIONS
- 7:10 APPROVAL OF SEPTEMBER 16<sup>TH</sup> AGENDA (Page 1)
- 7:15 APPROVAL OF JULY 15<sup>TH</sup> MINUTES (Page 2)
- 7:17 OPEN TO THE PUBLIC
- 7:20 JUNE AND JULY FINANCIALS (Page 6)
- 7:30 EXECUTIVE DIRECTOR REPORT (Page 14)
- 7:40 REGIONAL PLAN UPDATE (Page 15)
- 8:00 RRPC EMPLOYEE HANDBOOK
- 8:05 EXECUTIVE/FINANCE COMMITTEE REPORT
  - AUTHORIZE RRPC TO SUBMIT DRAFT PLAN TO LAND USE REVIEW BOARD
  - APPROVE RRPC EMPLOYEE HANDBOOK
- 8:10 REGIONAL COMMITTEE REPORT
- 8:20 COMMUNITY COMMITTEE REPORT
  - APPROVE WELLS TOWN PLAN AND CONFIRM PLANNING PROCESS
- 8:25 COMMISSIONER ROUNDTABLE
- 8:40 ADJOURN

Questions? Need special accommodation?  
Contact: Devon Neary, [devon@rutlandrpc.org](mailto:devon@rutlandrpc.org), or (802) 775-0871.



# RUTLAND REGIONAL PLANNING COMMISSION

## RRPC BOARD OF COMMISSIONERS

TUESDAY, JULY 15, 2025, 7:00 PM

### MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEsY I Call: 1-8024401368, ID: 641278173#

In-Person: 16 Evelyn Street, Second Floor, Rutland, VT 05701

### MEETING ATTENDANCE

(x = in person) (v = virtual)

TOWN	NAME	
Benson	Cheryl Murray	
Brandon	Jack Schneider	X
Castleton	Liz Mackay	X
Chittenden	Abigail Bradish	
Clarendon	Brownson Spencer	
Danby	Andrea Stoddard	X
Fair Haven	Jason Coupal Bob Richards (alt)	X
Hubbardton	Robert Gibbs	X
Ira	Bob Kirbach	X
Killington	Will Austin	
Mendon	Larry Courcelle	X
Middletown Springs	Steven Harrington	
Mount Holly	Jessica Metcalfe	
Mount Tabor		
Pawlet	Linda Lynton	
Pittsford	Ann Reed (alt)	X
Poultney	Sarah Pelkey	
Proctor	Richard Horner	X

TOWN	NAME	
Rutland City	David Allaire	
Rutland Town	James Marsh Demetrio Gagnon	X V
Shrewsbury	Laura Black	X
Sudbury	Barbara Somson	V
Tinmouth	Judy Gilmore Michael Faller	X X
Wallingford	Erika Berner	X
Wells	Francis Gilman	X
West Haven	Rod Ethier	
West Rutland	Leona Minard	
ACI-Natural Resources	Hilary Solomon	
Ex-Officio- CEDRR	Lyle Jepson	
Ex-Officio- CEDRR		
Ex-Officio- TAC		
Ex-Officio- RRWIB		

**Staff:** Devon Neary

**Other:** Heather Thomas



# RUTLAND REGIONAL PLANNING COMMISSION

## MEETING MINUTES

### 1. CALL TO ORDER & INTRODUCTIONS

Meeting was called to order by Chair Black at 7:06 PM. Introductions were made.

### 2. APPROVAL OF JULY 15<sup>TH</sup> AGENDA

Motion to approve the July 15<sup>th</sup> agenda by Courcelle. Second by Berner. Approved by voice vote.

### 3. APPROVAL OF JUNE 17<sup>TH</sup> MINUTES

Motion to approve the June 17<sup>th</sup> minutes by Berner with the addition of Donna Wilson as a virtual participant. Second by Reed. Approved by voice vote.

### 4. OPEN TO THE PUBLIC

None present.

### 5. REGIONAL PLAN DRAFT DISCUSSION

Neary provided the regional plan update stating that the RRPC had completed the last public engagement phase, Phase 3 “Alignment”, before the next adoption phase. The phase included several town meetings, pop-up events, and a public survey. In addition, Neary stated that the staff had completed the draft Regional Future Land Use Map and incorporated all town requested revisions that complied with statute. The staff updated the regional plan website and added the new draft maps in both webmap and PDF form. Neary also reviewed the upcoming adoption schedule that includes authorization from the board to submit to the LURB in September, LURB review from September through November, updates to the plan in November, warnings in December for the first public hearing, and the first public hearing in January.

In addition to updates, Neary conducted a roundtable for any addition conversation, comments, or questions on the draft plan. Commissioner Richards stated that the plan should consider wind energy, even if it is not ridgeline as the prohibition might be short-sighted. Richards also referenced the windmill in Bridport Vermont at the Blue Spruce Farm as an example. Neary commented that the current plan prohibits commercial and industrial wind and that there was a consensus from the Commission to continue the prohibition in this plan. In addition, Commission Faller also mentioned the consideration for nuclear energy and that the state should consider being a leader in this effort. Neary stated that he would do some research into nuclear. No other comments were made. As a result, the Commission will not hold an August meeting, which was tentatively scheduled for additional regional plan discussion.

### 6. EXECUTIVE/FINANCE COMMITTEE REPORT



# RUTLAND REGIONAL PLANNING COMMISSION

Neary provided the Executive Finance Committee Report from July 7, 2025. The Committee discussed the proposed strategic plan and retreat for the upcoming year. No action taken.

## 7. REGIONAL COMMITTEE REPORT

The Committee reviewed two Act 250 projects and one Section 248 project. The Committee reviewed: [1R1031](#) – an application involving the construction of a 15,000 sf distillery building which will also house a 200 seat restaurant, a warehouse building for storage of barrels, an 8 unit housing building, and associated access, parking, and circulation on US-4 adjacent to the Greenbrier Inn in Killington, Vermont. A future hotel is planned for the property but is not part of this application. The property is 58+/- acres and the project area is approximately 6 acres. Access will be from US Route 4. The Committee had many concerns regarding traffic safety on US-4 given the proposed projects location between two high crash locations. Motion by Reed to recommend to the full board issuing a letter stating no significant regional impact and conformance with the regional plan, with also a statement of concern regarding the traffic safety impacts. Seconded by Schneider. Approved by voice vote.

The Committee also reviewed [1R0661-17](#) - for the demolition of 350,000 sf of the former mall structure (excepting the "K-Mart" storefront) at the former Diamond Run Mall in Rutland Town, VT. The committee had no substantial comments on the application. Motion by Reed to recommend to the full board issuing a latter stating no significant regional impact and conformance with the regional plan. Seconded by Gilmore. Approved by voice vote.

The Committee also discussed [25-0316-AN](#) – a 60-day advance submission of Industrial Tower and Wireless, LLC, to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 440 Route 140 in Tinmouth, Vermont. The Committee already reviewed and commented on this project but received an update from Commissioner Gilmore. Gilmore stated there had been a balloon test conducted and the town had held a public meeting. The Town contests that the project does not conform with the Town Plan due to scenic and natural resource impacts. The Committee agreed to support the town in their opposition to the project. Motion by Gilmore to recommend to the full board issuing a letter in support of the Town of Tinmouth. Seconded by Reed. Approved by voice vote.

Motion by Gilman to send the three letters as presented. Seconded by Horner. Approved by voice vote.



## RUTLAND REGIONAL PLANNING COMMISSION

### 8. ADJOURN

Motion to adjourn by Berner. Second by Reed. Approved by voice vote and adjourned at 7:44 PM.

*A recording of this meeting can be found at [www.rutlandrpc.org/board-and-committees-meeting-materials/](http://www.rutlandrpc.org/board-and-committees-meeting-materials/).*

*Respectively submitted by Devon Neary*

DRAFT

**Rutland Regional Planning Commission**  
**Budget vs. Actuals: FY25 P&L**  
June 2025 - DRAFT

	June Actual	July 2024- June 2025 Actual	Annual Budget	% of Budget
<b>Income</b>				
402 Local Income		27,000.00	27,000.00	100.00%
403 State Income	33,969.84	679,397.00	679,397.00	100.00%
403.5 VT Dept. of Environmental Cons.	173,090.14	272,805.03	371,052.00	73.52%
403A State Income (Non-Permanent)	1,000.00	10,000.00	10,000.00	100.00%
404 Vt. Department of Public Safety	28,297.67	98,132.10	123,941.00	79.18%
404B VT Dept. of Buildings and Gen. Services	19,215.38	60,515.07	56,028.00	108.01%
405 VTrans	29,250.62	262,680.21	285,512.00	92.00%
407 A U.S. Department of Energy		0.00	15,199.00	0.00%
408 Environmental Protection Agency	27,102.32	145,141.18	201,100.00	72.17%
417 U.S. Dept. of Labor	45,353.75	70,352.93	65,000.00	108.24%
419 Local Planning Assistance	38,894.65	132,359.96	124,840.00	106.02%
420 Special Projects	45,985.21	218,775.12	262,588.00	83.31%
421 Miscellaneous Income		2,207.40	0.00	
430 Interest Income	226.06	4,789.72	2,000.00	239.49%
490 Local Match.	14,156.93	74,002.73	0.00	
554 A Fund Balance Reserve		0.00	18,000.00	0.00%
<b>Total Income</b>	<b>\$ 456,542.57</b>	<b>\$ 2,058,158.45</b>	<b>\$ 2,241,657.00</b>	<b>91.81%</b>
<b>Gross Profit</b>	<b>\$ 456,542.57</b>	<b>\$ 2,058,158.45</b>	<b>\$ 2,241,657.00</b>	<b>91.81%</b>
<b>Expenses</b>				
500 Salary	88,429.59	871,695.49	846,090.00	103.03%
Total 501 Fringe	\$ 22,524.74	\$ 297,731.65	\$ 347,297.00	85.73%
522 Contracted Services	207,273.83	497,576.36	767,684.00	64.82%
523 Audit/Accounting		18,750.00	26,750.00	70.09%
524.2 Conferences & Trainings-All Exp.	144.70	5,614.22	19,218.00	29.21%
524.3 Trav/Reg/Mileage (Reg Bus)	2,572.67	9,338.97	11,754.00	79.45%
525 Meeting Expense	1,498.38	6,796.02	12,712.00	53.46%
530 Postage/Shipping	1.46	1,154.95	2,401.00	48.10%
531 Printing/Copying/Ads	1,347.29	7,704.90	12,952.00	59.49%
535 Marketing and Sponsorship	508.06	5,240.52	6,350.00	82.53%
537 Town and Organizational Support		1,243.17	300.00	414.39%
540 Supplies	797.79	4,976.86	8,574.00	58.05%
541 Service Contracts	943.50	11,666.48	14,000.00	83.33%
545 Subscriptions-Publicat-Software	850.14	26,523.00	32,212.00	82.34%
546 Legal Fees	1,275.00	1,575.00	5,000.00	31.50%
547 Memberships	1,500.00	8,126.00	10,103.00	80.43%

<b>550 Rent &amp; Office Improvements</b>	270.00	61,316.17	64,240.00	95.45%
<b>550.1 Office Cleaning</b>	900.00	5,100.00	4,680.00	108.97%
<b>551 Telephone/Communication Serv.</b>	874.39	11,030.90	11,220.00	98.31%
<b>552 Electricity</b>	831.75	5,518.18	5,600.00	98.54%
<b>553A Grant Disbursements</b>	15,602.25	26,240.22	0.00	
<b>559 Grant Reimbursement</b>	16,481.29	16,481.29	0.00	
<b>Total 560 Insurance</b>	-\$ 208.00	\$ 8,764.00	\$ 9,250.00	94.75%
<b>565 Equipment Purchase</b>	309.99	9,911.19	18,840.00	52.61%
<b>580.1 Local Match</b>	14,156.93	74,002.73	0.00	
<b>Total Expenses</b>	<b>\$ 378,885.75</b>	<b>\$ 1,994,078.27</b>	<b>\$ 2,237,227.00</b>	<b>89.13%</b>
<b>Net Operating Income</b>	<b>\$ 77,656.82</b>	<b>\$ 64,080.18</b>	<b>\$ 4,430.00</b>	
<b>Other Income</b>				
<b>486 Restricted Income Creek Path</b>		7,339.13	0.00	
<b>Total Other Income</b>	<b>\$ 0.00</b>	<b>\$ 7,339.13</b>	<b>\$ 0.00</b>	
<b>Other Expenses</b>				
<b>586 Restricted Exp. Creek Path</b>		42,390.25	0.00	
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 42,390.25</b>	<b>\$ 0.00</b>	
<b>Net Other Income</b>	<b>\$ 0.00</b>	<b>-\$ 35,051.12</b>	<b>\$ 0.00</b>	
<b>Net Income</b>	<b>\$ 77,656.82</b>	<b>\$ 29,029.06</b>	<b>\$ 4,430.00</b>	

Monday, Sep 08, 2025 08:51:07 AM GMT-7 - Accrual Basis

# Rutland Regional Planning Commission

## Balance Sheet

As of June 30, 2025 - DRAFT

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
101 HFCU Checking	137,587.57
101-1 Key Bank Checking	339,706.07
101-1.1 Key Bank Checking - CWSP - F	332,407.91
101-2 Bank of Bennington	29,970.00
101-3 Credit Union of Vermont	84,951.01
101-3.5 Credit Union of VT Savings	25.15
104 Savings - HFCU	89.72
<b>Total Bank Accounts</b>	<b>\$ 924,737.43</b>
<b>Accounts Receivable</b>	
120 Accounts Receivable	487,622.12
121 Due from CWSP to Operating	39,369.71
<b>Total Accounts Receivable</b>	<b>\$ 526,991.83</b>
<b>Other Current Assets</b>	
130 Prepaid Insurance	3,288.50
<b>Total Other Current Assets</b>	<b>\$ 3,288.50</b>
<b>Total Current Assets</b>	<b>\$ 1,455,017.76</b>
<b>Fixed Assets</b>	
150 Maps & Equipment	20,954.71
151 Accum. Depr. Maps & Equip.	-19,726.16
160 Leasehold Improvements	30,004.94
163 Website Development	9,965.00
<b>Total Fixed Assets</b>	<b>\$ 41,198.49</b>
<b>Other Assets</b>	
140 Prepaid Expenses	18,190.94
142 Deferred Pension Outflow	157,382.77
170 Right-of-Use Asset	77,954.00
175 ROU - Accumulated Amortization	-38,977.00
<b>Total Other Assets</b>	<b>\$ 214,550.71</b>
<b>TOTAL ASSETS</b>	<b>\$ 1,710,766.96</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 Accounts Payable	213,436.60
201 Due to Operating from CWSP	39,369.71
<b>Total Accounts Payable</b>	<b>\$ 252,806.31</b>



<b>Other Current Liabilities</b>		
202 Payroll Liabilities		19,471.33
215 Retirement DC		-0.02
219 Deferred Grant Income		418,515.27
225 Net Pension Liability		383,628.00
230 Acc. Annual Leave		33,320.17
241 Deferred Pension Inflow		1,014.00
245 Current Portion of Lease Liability		39,600.00
260 Note Payable - Creek Path		10,000.00
<b>Total Other Current Liabilities</b>	<b>\$</b>	<b>905,548.75</b>
<b>Total Current Liabilities</b>	<b>\$</b>	<b>1,158,355.06</b>
<b>Long-Term Liabilities</b>		
<b>Total Long-Term Liabilities</b>	<b>\$</b>	<b>0.00</b>
<b>Total Liabilities</b>	<b>\$</b>	<b>1,158,355.06</b>
<b>Equity</b>		
3900 Fund Balance		433,241.41
392 Res. Fd. Bl. - Creek Path		90,141.43
Net Income		29,029.06
<b>Total Equity</b>	<b>\$</b>	<b>552,411.90</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$</b>	<b>1,710,766.96</b>

Monday, Sep 08, 2025 09:57:32 AM GMT-7 - Accrual Basis

**Rutland Regional Planning Commission**  
**Budget vs. Actuals: FY26 P&L**  
July 2025

	<b>July Actual</b>	<b>Annual Budget</b>	<b>% of Budget</b>
<b>Income</b>			
402 Local Income		60,068.00	0.00%
403 State Income	170,259.95	716,884.00	23.75%
403.5 VT Dept. of Environmental Cons.	5,137.95	675,432.00	0.76%
404 Vt. Department of Public Safety	2,463.07	43,594.00	5.65%
404B VT Dept. of Buildings and Gen. Services	1,880.10	50,000.00	3.76%
405 VTrans	17,344.61	275,180.00	6.30%
408 Environmental Protection Agency	863.33	142,856.00	0.60%
417 U.S. Dept. of Labor	11,383.91	549,097.00	2.07%
419 Local Planning Assistance	13,957.32	199,476.00	7.00%
420 Special Projects	2,037.39	160,951.00	1.27%
421 Miscellaneous Income	2.25	0.00	
430 Interest Income		3,500.00	0.00%
490 Local Match.	557.03	0.00	
Sales	1,508.78	0.00	
<b>Total Income</b>	<b>\$ 227,395.69</b>	<b>\$ 2,877,038.00</b>	<b>7.90%</b>
<b>Gross Profit</b>	<b>\$ 227,395.69</b>	<b>\$ 2,877,038.00</b>	<b>7.90%</b>
<b>Expenses</b>			
500 Salary	54,108.48	911,457.00	5.94%
Total 501 Fringe	\$ 33,835.34	\$ 359,582.00	9.41%
522 Contracted Services	2,936.25	1,218,390.00	0.24%
523 Audit/Accounting		27,750.00	0.00%
524.2 Conferences & Trainings-All Exp.		28,555.00	0.00%
524.3 Trav/Reg/Mileage (Reg Bus)	38.50	15,616.00	0.25%
525 Meeting Expense		13,925.00	0.00%
530 Postage/Shipping	0.00	2,125.00	0.00%
531 Printing/Copying/Ads	175.00	14,978.00	1.17%
535 Marketing and Sponsorship		5,800.00	0.00%
537 Town and Organizational Support		2,000.00	0.00%
540 Supplies		11,030.00	0.00%
541 Service Contracts	1,258.50	19,800.00	6.36%
545 Subscriptions-Publicat-Software	207.67	34,060.00	0.61%
546 Legal Fees		7,500.00	0.00%
547 Memberships	1,155.00	13,008.00	8.88%
550 Rent & Office Improvements	8,550.00	61,300.00	13.95%
550.1 Office Cleaning		5,200.00	0.00%
551 Telephone/Communication Serv.	874.23	10,800.00	8.09%

<b>552 Electricity</b>			6,000.00	0.00%
<b>559 Grant Reimbursement</b>			66,241.00	0.00%
<b>Total 560 Insurance</b>	\$	208.00	\$ 11,500.00	1.81%
<b>565 Equipment Purchase</b>			13,505.00	0.00%
<b>580.1 Local Match</b>		557.03	0.00	
<b>Total Expenses</b>	<b>\$</b>	<b>103,904.00</b>	<b>\$ 2,860,122.00</b>	<b>3.63%</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>123,491.69</b>	<b>\$ 16,916.00</b>	
<b>Net Income</b>	<b>\$</b>	<b>123,491.69</b>	<b>\$ 16,916.00</b>	

Monday, Sep 08, 2025 10:08:26 AM GMT-7 - Accrual Basis

# Rutland Regional Planning Commission

## Balance Sheet

As of July 31, 2025 - DRAFT

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
101 HFCU Checking	87,720.27
101-1 Key Bank Checking	339,706.07
101-1.1 Key Bank Checking - CWSP - F	312,970.01
101-2 Bank of Bennington	29,970.00
101-3 Credit Union of Vermont	9,951.01
101-3.5 Credit Union of VT Savings	25.15
104 Savings - HFCU	89.72
<b>Total Bank Accounts</b>	<b>\$ 780,432.23</b>
<b>Accounts Receivable</b>	
120 Accounts Receivable	661,870.02
121 Due from CWSP to Operating	39,369.71
<b>Total Accounts Receivable</b>	<b>\$ 701,239.73</b>
<b>Other Current Assets</b>	
130 Prepaid Insurance	3,288.50
<b>Total Other Current Assets</b>	<b>\$ 3,288.50</b>
<b>Total Current Assets</b>	<b>\$ 1,484,960.46</b>
<b>Fixed Assets</b>	
150 Maps & Equipment	20,954.71
151 Accum. Depr. Maps & Equip.	-19,726.16
160 Leasehold Improvements	30,004.94
163 Website Development	9,965.00
<b>Total Fixed Assets</b>	<b>\$ 41,198.49</b>
<b>Other Assets</b>	
140 Prepaid Expenses	18.31
142 Deferred Pension Outflow	157,382.77
170 Right-of-Use Asset	77,954.00
175 ROU - Accumulated Amortization	-38,977.00
<b>Total Other Assets</b>	<b>\$ 196,378.08</b>
<b>TOTAL ASSETS</b>	<b>\$ 1,722,537.03</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 Accounts Payable	116,444.22
201 Due to Operating from CWSP	39,369.71
<b>Total Accounts Payable</b>	<b>\$ 155,813.93</b>

<b>Other Current Liabilities</b>		
202 Payroll Liabilities		119.18
214 Health Insurance		649.22
215 Retirement DC		-0.02
219 Deferred Grant Income		418,515.27
220 Vision Plan		47.78
222 Retirement DB		3,925.91
225 Net Pension Liability		383,628.00
230 Acc. Annual Leave		33,320.17
241 Deferred Pension Inflow		1,014.00
245 Current Portion of Lease Liability		39,600.00
260 Note Payable - Creek Path		10,000.00
<b>Total Other Current Liabilities</b>	<b>\$</b>	<b>890,819.51</b>
<b>Total Current Liabilities</b>	<b>\$</b>	<b>1,046,633.44</b>
<b>Long-Term Liabilities</b>		
<b>Total Long-Term Liabilities</b>	<b>\$</b>	<b>0.00</b>
<b>Total Liabilities</b>	<b>\$</b>	<b>1,046,633.44</b>
<b>Equity</b>		
3900 Fund Balance		462,270.47
392 Res. Fd. Bl. - Creek Path		90,141.43
Net Income		123,491.69
<b>Total Equity</b>	<b>\$</b>	<b>675,903.59</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$</b>	<b>1,722,537.03</b>

Monday, Sep 08, 2025 09:59:30 AM GMT-7 - Accrual Basis



# RUTLAND REGIONAL PLANNING COMMISSION

## EXECUTIVE DIRECTORS REPORT

TUESDAY, SEPTEMBER 16, 2025

1. RRPC and UVM's Leahy Institute (VERTA) held two August focus groups on rural technical assistance. Thanks to participating officials. Findings will inform actionable recommendations.
2. RRPC is helping CEDRR compile this year's Regional Priority Project list to align high-priority projects with funding. Watch for the October solicitation in our newsletter.
3. WORC's first cohort is complete. The second—free Heat Pump & Weatherization training with Vermont Adult Learning and the MINT—starts in October.
4. Road erosion inventories: five towns done; eight more planned this year. RRPC is onboarding a new planner to expand MRGP support.
5. Municipal Planning Grants are open: applications due Nov 3; awards up to \$30,000. For details and to apply, visit the [Municipal Planning Grant program page](#). For help, contact Logan Solomon at [logan@rutlandrpc.org](mailto:logan@rutlandrpc.org).
6. RRPC and VTrans will host a Complete Streets training for town road crews, board members, and staff—tentatively Oct 23, 10:00–2:30, West Rutland Auditorium. Watch the Vermont Local Roads listserv or contact Ethan Pepin at [ethan@rutlandrpc.org](mailto:ethan@rutlandrpc.org)
7. RPC Directors will hold their annual planning and organization retreat for the Vermont Association of Planning and Development Agencies (VAPDA) on Sept 11–12 in Ludlow. Devon, as Chair, organized and led the strategic planning retreat.
8. The next sub-region all-hazards discussion of the Regional Emergency Management Committee and Rutland Regional Disaster Cooperative will be Oct 15, 2025. Key themes include sheltering logistics, communications during power outages, and formalizing SOPs. This session—covering Benson, Castleton, Fair Haven, Hubbardton, Sudbury, and West Haven—will run 10:00–1:00 at Castleton Rec Center.
9. The Department of Housing and Community Development (DHCD) seeks three “Development-Ready” municipal partners for Phase 3 of the Homes for All initiative—802 Homes. Selected towns will pilot ready-to-build designs, test streamlined permitting, and shape a statewide model for small-scale infill housing. Applications are open through Sept 19, with final decisions Oct 1. Complete the [screening questionnaire here](#) or contact [jeff.dube@vermont.gov](mailto:jeff.dube@vermont.gov) with questions.



# RUTLAND REGIONAL PLANNING COMMISSION

## REGIONAL PLAN STATUS REPORT

TUESDAY, SEPTEMBER 16, 2025

### DRAFTING PROCESS

- The staff have completed the final draft and the plan is ready to be sent to the Land Use Review Board (LURB) for preapplication review. The 60-day review by the LURB will also include a review by agency partners from ANR, AAFM, AOT, PSD, and VEM.
- The RRPC is required to submit seven preapplication elements including: application form, draft regional plan, plan review checklist, draft FLU map, municipal confirmations, Tier 1B map, and Tier 1B memorandums.
- The LURB will hold an in-person public hearing at the RRPC immediately following our plan submission. The meeting date is TBD with LURB agendas/minutes posted here: <https://act250.vermont.gov/>.

### REVIEW PROCESS

- The full plan, including interactive web maps of the future land use map, are now available on our regional plan website for review at [rutlandrpc.org/plan2026](http://rutlandrpc.org/plan2026).

### ENGAGEMENT STRATEGY

- The RRPC will warn the first public hearing on December 19<sup>th</sup> and hold the first public hearing on January 20<sup>th</sup> at the RRPC. The RRPC plans to host four supplemental meetings around the region following the public hearing.
- The RRPC plans to revise the plan following the LURB submission and first public hearing and bring the present the final plan to the RRPC board in February.
- The RRPC will hold the second and final public hearing at the RRPC Board Meeting in April.