



RUTLAND REGIONAL PLANNING COMMISSION

RRPC BOARD OF COMMISSIONERS

TUESDAY, OCTOBER 21, 2025, 7:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy 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	
Castleton	Liz Mackay	X
Chittenden	Abigail Bradish	
Clarendon	Brownson Spencer	X
Danby	Andrea Stoddard	X
Fair Haven	Jason Coupal	
Hubbardton	Robert Gibbs	X
Ira	Bob Kirbach	
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	X
Proctor	Richard Horner	X

TOWN	NAME	
Rutland City	David Allaire	
Rutland Town	James Marsh Demetrio Gagnon	X
Shrewsbury	Laura Black	X
Sudbury	Barbara Somson	V
Tinmouth	Judy Gilmore	V
Tinmouth (alt)	Michael Faller	X
Wallingford	Erika Berner	V
Wells	Francis Gilman	
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, Nic Stark, Karen Hill



RUTLAND REGIONAL PLANNING COMMISSION

MEETING MINUTES

1. CALL TO ORDER & INTRODUCTIONS

Meeting was called to order by Chair Black at 7:01 PM. Introductions were made.

2. APPROVAL OF OCTOBER 21st AGENDA

Motion to approve the October 21st agenda by Reed. Second by Horner. Approved by voice vote.

3. APPROVAL OF SEPTEMBER 16th MINUTES

Motion to approve September 16, 2025 minutes by Spencer. Second by Pelkey. Approved by voice vote.

4. OPEN TO THE PUBLIC

None present.

5. EXECUTIVE DIRECTOR REPORT

- a. The Vermont Evaluation of Rural Technical Assistance (VERTA) is hosting a Reimagining Rural Capacity Summit on November 13 at VTSU Randolph. The conference will share findings from the VERTA engagement, invite participants to help design strategies, and prioritize ideas for programs and funding. The event is free to register: tinyurl.com/verta-summit.
- b. The Chamber & Economic Development of the Rutland Region (CEDRR) and RRPC are seeking applications for Rutland County Regional Priority Projects—high-priority economic and community development initiatives that position local projects for state and federal funding, including NBRC. Applications are due Monday, November 3 at 5:00 p.m.; contact Lyle Jepson (Lyle@rutlandeconomy.com) for details.
- c. The Land Use Review Board (LURB) is hosting four public engagement sessions from 6–8 p.m. to gather input on the Tier 3 draft rules under Act 181, including one at the RRPC Office on October 22. Each session will cover the same material on how Act 250 jurisdiction will apply in critical natural resource areas. All meetings are hybrid, with in-person and remote participation available. Agenda and meeting link: <https://act250.vermont.gov/sites/acttwofifty/files/documents/2025-10-22%20Tier3%20rutland%20agenda.pdf>
- d. The RRPC, in partnership with VTrans, will host a Municipal Complete Streets Training on Thursday, October 23, 2025, from 10:00 a.m. to 2:30 p.m. at the West Rutland Town Hall Auditorium. The workshop will cover Complete Streets principles—designing roadways that are safe and accessible for all users—and



RUTLAND REGIONAL PLANNING COMMISSION

- includes a walk audit, presentation, and group activity, with lunch provided by RRPC. For details, contact Ethan Pepin, Transportation Planner.
- e. The RRPC has submitted all materials for the FY25 financial audit. The final report is expected in late October or early November. Special thanks to Mary Kay, with support from Karen and Anna-Maria, for their work on this effort.
 - f. Maggie O'Brien of RRPC and Eric Pulver of the Vermont Department of Health facilitated the Northwest Sub-Region Discussion in Castleton on October 15, 2025, following the successful pilot in Chittenden. The session brought together representatives from Fair Haven, Castleton, Hubbardton, West Haven, Benson, and Sudbury to explore how municipalities can strengthen planning, coordination, and resilience before and during flooding-based disasters. The discussion generated strong collaboration and enthusiasm, laying the groundwork for a potential Rutland Region Disaster Cooperative (RRDC) to help towns share resources and information to better protect health, safety, and property during emergencies.
 - g. After a brief hiatus due to my paternity leave, the Selectboard Meet-Ups will resume in January 2026, with the goal of holding quarterly meetings throughout the region. These gatherings will build on the success of the January and April 2025 sessions, which brought together town leaders to discuss shared challenges, explore collaboration, and exchange insights on governance and service delivery. The meet-ups provide a valuable forum for towns to connect, share experiences, and strengthen cooperation across the region.
6. REGIONAL PLAN UPDATE
- a. On October 16, 2025, the Land Use Review Board (LURB) conducted the Preapplication Hearing for the 2026 Rutland Regional Plan—marking the first-ever regional plan preapplication review in Vermont under the new Act 181 framework.
 - b. The day began with site visits jointly attended by members of the LURB, the Rutland Regional Planning Commission (RRPC), and members of the public. Transportation was provided by Marble Valley Regional Transit District (MVRTD) through a bus coordinated by the RRPC. Site visits included potential Tier 1B areas in Poultney, Castleton, West Rutland, and Killington. Each location was selected to illustrate real-world examples of the region's Future Land Use Map (FLUM) and the diversity of growth areas across the region. The site visits offered an invaluable opportunity to demonstrate how RRPC's mapping aligns with the intent and criteria of Act 181, particularly as they relate to compact development, village centers, and housing-ready areas.
 - c. Following the site visits, the LURB held a hybrid public meeting hosted at the RRPC offices and online via Microsoft Teams. The meeting included a presentation by RRPC staff, followed by questions from the LURB, state agencies, and members of the public. The hearing was very well attended, drawing over 50 participants,



RUTLAND REGIONAL PLANNING COMMISSION

- including town representatives, regional partners, and state officials. Feedback was overwhelmingly positive, particularly regarding the breadth of public engagement that informed Plan 2026 and the clarity of the regional mapping. Much of the discussion centered on mapping methodology, housing targets, and the designation of village areas—especially those surrounding planned growth centers. The RRPC, City of Rutland, and Town of Killington collectively emphasized that the LURB’s interpretation of Act 181 should reflect the law’s intended goal of enabling appropriate, locally guided growth. If the Future Land Use Map is to serve as a vision for future growth, towns should be allowed to grow where they have planned to, provided that such areas meet statutory requirements.
- d. The LURB is accepting official written comments on the preapplication until 11:59 PM on Wednesday, October 22, 2025. The RRPC is encouraging all town partners—particularly those with Tier 1B Village Areas—to submit comments supporting their mapped growth areas. These comments are critical to ensure that the benefits of Act 250 exemptions are maximized to support future housing and community development. The LURB’s official comments on the plan are expected by November 21, 2025. Once received, the RRPC will review and evaluate the feedback in coordination with the RRPC Board of Commissioners’ Ad Hoc Regional Plan Committee, determining what revisions, if any, are necessary before the plan’s final submission.
 - e. The RRPC extends sincere thanks to all town representatives, commissioners, and partners who participated in the site visits and hearing. Your engagement and advocacy were instrumental in making this landmark step in Vermont’s new planning framework a success.
7. EXECUTIVE / FINANCE COMMITTEE REPORT
- The Executive Finance Committee met on October 14th to discuss the financial audit, regional plan update and review the Executive Director’s report. There was also a discussion on how to better incorporate the Commissioner Roundtable into the meeting and encourage more Commissioners to participate. The Committee decided that one Commissioner should be identified before each meeting to bring up a topic of their choosing.
8. APPROVE FY27 DUES
- Neary provided an overview of the FY27 dues, which are unchanged from the FY26 dues. In FY26 the Commission changed the dues structure from a flat \$1,000 rate per town to a formula based rate of \$1 per resident based on the 2020 census. **Motion to approve the FY27 dues schedule by Reed. Second by Marsh. Approved by voice vote. One opposing vote from the Town of Clarendon’s representative, Brownson Spencer.**
9. TRANSPORTATION ADVISORY COMMITTEE REPORT



RUTLAND REGIONAL PLANNING COMMISSION

Reed shared that the committee received an update on road erosion inventories from Planner Pepin. Thirteen inventories are slated to be completed by the end of FY26, five of which are already completed. Pepin also reviewed available transportation grant opportunities with the group, and the committee discussed the change in road pitches and how that update has impacted towns.

10. COMMISSIONER ROUNDTABLE

Pelky shared information regarding the Delaware Hudson Rail Trail Masterplan with the group. She provided project updates and answered questions regarding scope and funding with the board.

Board President Black notified the board that she would be presenting a recently completed “Shrewsbury community values map” at November’s commissioner roundtable. This was a project that Planner Stark assisted with.

11. ADJOURN

Meeting adjourned at 7:53 PM.

A recording of this meeting can be found at:

www.rutlandrpc.org/board-and-committees-meeting-materials/.

Respectively submitted by Karen Hill