



RUTLAND REGIONAL PLANNING COMMISSION

RRPC BOARD OF COMMISSIONERS

TUESDAY, FEBRUARY 17, 2026, 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

- [SUDBURY TOWN PLAN](#)
- [TINMOUTH TOWN PLAN](#)

7:10 CALL TO ORDER & INTRODUCTIONS

7:15 APPROVAL OF FEBRUARY 17TH AGENDA (Page 1)

7:17 APPROVAL OF JANUARY 20TH MINUTES (Page 2)

7:20 OPEN TO THE PUBLIC

7:25 EXECUTIVE DIRECTORS REPORT (Page 8)

7:35 REGIONAL PLAN FIRST PUBLIC HEARING

8:00 EXECUTIVE/FINANCE COMMITTEE REPORT

8:05 COMMUNITY COMMITTEE REPORT

8:10 COMMISSIONER ROUNDTABLE

8:25 ADJOURN

Questions? Need special accommodation?

Contact: Devon Neary, devon@rutlandrpc.org, or (802) 775-0871.



RUTLAND REGIONAL PLANNING COMMISSION

RRPC BOARD OF COMMISSIONERS

TUESDAY, JANUARY 20, 2026, 7:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy | 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 | V |
| Brandon | Jack Schneider | X |
| Castleton | Liz Mackay | X |
| Chittenden | Abigail Bradish | X |
| Clarendon | Brownson Spencer | |
| Danby | Andrea Stoddard | X |
| Fair Haven | Jason Coupal | |
| Hubbardton | Robert Gibbs | V |
| Ira | Bob Kirbach | X |
| Killington | Will Austin | V |
| Mendon | Larry Courcelle | V |
| Middletown Springs | Steven Harrington | |
| Mount Holly | Jessica Metcalfe | V |
| Mount Tabor | | |
| Pawlet | Linda Lynton | V |
| Pittsford | Ann Reed (alt) | X |
| Poultney | Sarah Pelkey | X |
| Proctor | Richard Horner | X |

Staff: Devon Neary, Mary Kay Skaza, Karen Hill

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



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MEETING MINUTES

1. CALL TO ORDER & INTRODUCTIONS

Meeting was called to order by Chair Black at 7:00 pm. Introductions were made.

2. APPROVAL OF JANUARY 20th AGENDA

Motion to approve the January 20th agenda Reed. Second by Gilman. Approved by voice vote.

3. APPROVAL OF November 18th MINUTES

Motion to approve November 18th minutes by Reed. Second by Kirbach. Approved by voice vote.

4. OPEN TO THE PUBLIC

None present.

5. NOVEMBER 2025 FINANCIALS

Skaza reviewed the November 2025 Financials. Report for informational purposes only.

6. EXECUTIVE DIRECTOR'S REPORT

- A. Senior Planner Barbara Pulling recently retired after more than twelve years of service. Barbara led many of the region's most important water quality, wetlands, and river corridor initiatives and served as Program Manager for the Clean Water Service Provider program, leaving a strong legacy of environmental stewardship and planning.
- B. Logan Solomon has also departed the RRPC to accept a planning and zoning position with the City of Colchester. During his time at RRPC, Logan supported municipal planning, housing initiatives, and implementation of Act 181, including work on the Regional Future Land Use Map. We thank Logan for his commitment to the Region.
- C. Karimah Edwards has announced that she will be leaving the RRPC for a new remote job opportunity that will allow her to move closer to her granddaughter. As the lead of the Workforce Development Program and the WORC6 grant, Karimah made a significant impact on workforce and economic development across the Rutland Region, and we thank her for her many contributions.
- D. In response to these departures and growing program demands, the RRPC is actively hiring for a Natural Resources Planner, a Land Use Planner, and a Workforce and Economic Development Planner to strengthen capacity in environmental protection, land use, housing, and workforce development while supporting implementation of the 2026 Regional Plan.
- E. The RRPC has resumed regular Town Administrator and Manager (TAM) Luncheons, which provides a forum for sharing state and regional initiatives,



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coordinating on funding programs, and strengthening inter-municipal collaboration. The recent luncheon on 1/8/26 focused on the new Community and Housing Infrastructure Program (CHIP), a major new TIF-based financing tool that could generate up to \$2 billion statewide for housing and mixed-use development. Program information is available at <https://accd.vermont.gov/economic-development/vepc/chip>.

- F. Selectboard Meet-Ups are also returning in 2026. These quarterly regional gatherings are designed to give local elected officials space to share challenges, learn from each other, and discuss regional priorities in a collaborative setting. Look for the next in late February or early March.
- G. MVRTD has proposed bus service changes that could reduce or modify routes beginning in February. These changes may affect access to jobs, healthcare, and essential services for many residents. The RRPC is working with partners to help ensure that community impacts are fully understood and communicated. Service updates and rider information are available at <https://thebus.com>.
- H. The 2025 Rutland County Regional Project Priority List has been finalized with CEDRR. The current priority projects include:
 - i. Fair Haven Skyline – Good Jobs and Healthy Homes
 - ii. Vermont Farmers Food Center
 - iii. Rutland Airport Business Park Phase II
 - iv. Poultney Highway Garage and Recreation Hub
 - v. Center and Wales Redevelopment, Rutland City
 - vi. Benson Village Store
 - vii. Rutland Creek Path
 - viii. Vermont Adult Learning Workforce Expansion
 - ix. Community Health Brandon Facility
 - x. Rutland Public Library Modernization
- I. Several important grant opportunities are now open for municipalities including:
 - a. Small-Scale Highway Safety Program, up to \$50,000 per project with no local match required, <https://vtrans.vermont.gov/highway-safety>
 - b. NBRC Catalyst Program for major economic and infrastructure projects, <https://www.nbrc.gov/content/catalyst-program>
 - c. NBRC Timber for Transit Program supporting advanced wood materials in transportation infrastructure, <https://www.nbrc.gov/content/timber-transit>
 - d. Vermont Spark Fund for innovative community-based projects, <https://www.vermontcf.org/nonprofits/grants/spark>
 - e. Communities Caring for Canopy tree planting and canopy expansion grants, <https://vtcommunityforestry.org/grants>
- J. The Vermont Economic Resilience and Technical Assistance (VERTA) report has now been published, and we thank all municipalities and partners across the



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Rutland Region who participated in interviews, data collection, and project identification. The final report is available at https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/Current%20Initiatives/DHCD-VERTA-Act181-Report-Final-2025.pdf and more information about this program can be found at <https://accd.vermont.gov/community-development/currentinitiatives/VERTA>.

- K. To support local understanding of tax increment financing and the new CHIP program, the RRPC is promoting a three-part statewide webinar series hosted by the Vermont Economic Progress Council on January 8, 13, and 15. Registration and program details are available at <https://cdfa.net/events> and <https://accd.vermont.gov/economicdevelopment/vepc>.

7. REGIONAL PLAN UPDATE

Neary provided an update on the Draft Regional Plan and Regional Future Land Use Map. The plan and map are being updated following revisions requested by the LURB in the official response to the preapplication draft. The RRPC held two informational sessions for municipal officials on January 14 and 15th to provide more information and context on the map changes. Six towns were present at the meeting and Neary indicated that he had hoped more would have joined. Neary asked the Commissioners to help coordinate with their town selectboards and planning commissions to help raise awareness. Neary also provided resources to help review the draft map:

- A. Updated Draft Regional Future Land Use Map
<https://tinyurl.com/RutlandRegionalFLUMap>
- B. Interactive Comparison Map (New Draft vs. LURB Pre-Application Draft)
<https://rrpc.maps.arcgis.com/apps/instant/compare/index.html?appid=e365f01476d44d19b54edbfdc47a7fa2>
- C. Video Walkthrough Explaining LURB-Required Changes
<https://tinyurl.com/RutlandRegionalFLUMapChanges>
- D. LURB Pre-Application Response Letter (November 21, 2025)
[2025-11-21 RRPC Preapplication Response.pdf](https://tinyurl.com/2025-11-21-RRPC-Preapplication-Response.pdf)
- E. All Formal LURB Comments and Submitted Materials
<https://anrweb.vt.gov/ANR/Act250/RPDetail.aspx?AppNum=RPC09-0001>

The next step in the process is for the RRPC to prepare the plan and map draft for the first public hearing in March 2026. The Commission intends to use that first public hearing to collect feedback that may inform further modifications to the Regional Future Land Use Map. In the meantime, we humbly ask that Commissioners work with their town selectboards to inform them of these changes and seek local feedback. Towns are encouraged to review the updated map and submit any requested revisions during this interim period. RRPC staff are available to meet and discuss the updates further, should additional conversation or clarification be helpful.



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8. EXECUTIVE / FINANCE COMMITTEE REPORT

Chair Black reported the Executive Finance Committee met on January 12th to discuss financials, the regional plan update, reviewed the Executive Director's report and the agenda for the full board meeting.

9. REGIONAL COMMITTEE REPORT

Committee Chair Berner reported the committee reviewed five (4) Section 248 applications reviewed incomplete and in-review Act 250 Applications and discussed the Walmart Fiscal Impact Study Report.

- A. 25-2964-AN – a 60-day advance submission of New Cingular Wireless PCS, LLC, pursuant to 30 V.S.A. § 248a(e), proposing to request a certificate of public good authorizing the installation of additional wireless telecommunications equipment to an existing tower at 269 Crestway Drive in Proctor. The committee requests a letter be sent requesting further information on diesel fuel containment for the proposed on-site generator.
- B. 25-2880-AN – a 45-day advance submission of Airport RD1 VT Solar, LLC for a certificate of public good, pursuant to 30 V.S.A. § 248, to file a petition for a 4.975 MW solar array in Fair Haven. This was an informative discussion and required no action.
- C. 25-3057-PET – the petition of Bell Atlantic Mobile Systems, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of additional wireless telecommunications equipment onto an existing tower at 856 Franklin Street in Brandon. The project does not have substantial regional impact and is in conformance with the regional plan.
- D. 25-3094-PET – a petition of New Cingular Wireless PCS, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of additional wireless telecommunications equipment to an existing tower at 4563 Killington Road in Killington. The project does not have substantial regional impact and is in conformance with the regional plan.
- E. The Committee reviewed Incomplete and in-review ACT 250 applications for informational purposes only. The committee also discussed the traffic impact analysis and fiscal impact analysis for the proposed Walmart Superstore development at the former Diamond Run Mall in Rutland Town. The committee will plan to spend a few meetings reviewing these materials once the application is submitted.

Motion by Horner to send letters stating no substantial regional impact and conformance with the regional plan to the PUC for projects 25-3057-PET and 25-3094-PET. Second by MacKay. Approved by voice vote.



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10. COMMISSIONER ROUNDTABLE

Commissioner Pelkey spoke to the group about Poultney's economic development and planning activities related to a municipal planning grant the town was awarded to create a capital improvement plan. She encouraged other towns to investigate the benefits of similar efforts as they have found it an important tool for planning, budgeting and informing their voting public.

11. ADJOURN

Motion to adjourn by Gilman. Second by Pelkey. Meeting adjourned at 8:09 PM.

A recording of this meeting can be found at:

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

Respectively submitted by Karen Hill



RUTLAND REGIONAL PLANNING COMMISSION

EXECUTIVE DIRECTORS REPORT

TUESDAY, FEBRUARY 17, 2026

1. Staffing Update and Continuity of Operations

The Rutland Regional Planning Commission continues to interview candidates for three open planner positions: Land Use Planner, Natural Resources Planner, and Workforce and Economic Development Planner. At this time, no hires have been finalized. We respectfully ask that municipalities bear with us as we navigate this challenging transition period. Existing staff are working hard to ensure continuity of ongoing operations and essential services; however, towns should expect minor delays in some areas. Please know that the RRPC is doing its best to maintain service levels while prioritizing core responsibilities and supporting municipalities during this time.

2. Grant Opportunities for Municipalities

Several important grant opportunities remain open for municipalities, including:

a. NBRC Catalyst Program for major economic and infrastructure projects:

<https://www.nbrc.gov/content/catalyst-program>

b. NBRC Timber for Transit Program supporting advanced wood materials in transportation infrastructure:

<https://www.nbrc.gov/content/timber-transit>

c. Vermont Spark Fund for innovative community-based projects:

<https://www.vermontcf.org/nonprofits/grants/spark>

d. Communities Caring for Canopy tree planting and canopy expansion grants:

<https://vtcommunityforestry.org/grants>

e. AARP Livable Communities Community Challenge Grant supporting quick-action projects that improve livability for people of all ages:

<https://www.aarp.org/livable-communities/community-challenge/info-2026/2026-challenge.html>

3. Community and Housing Infrastructure Program (CHIP)

The Community and Housing Infrastructure Program portal is now live, including pre-application and full application materials. CHIP is a statewide tax increment financing tool designed to help Vermont communities unlock housing opportunities by investing in critical public infrastructure such as water, sewer, roads, and stormwater systems that support new housing development. The program allows municipalities to leverage future property tax growth to finance infrastructure improvements without raising local property taxes. Municipalities interested in CHIP are encouraged to visit <https://accd.vermont.gov/economic-development/vepc/chip> and to contact the RRPC to discuss eligibility, readiness, and next steps.

4. Vermont Bond Bank – Housing Infrastructure Loan Program

The Vermont Bond Bank has launched a new Housing Infrastructure Loan Program to assist municipalities in financing infrastructure projects that support housing



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development. The program offers low-interest, long-term financing for eligible water, wastewater, stormwater, and related infrastructure improvements that enable new or expanded housing. This program is intended to complement grant funding and CHIP by providing flexible financing options that can help communities advance housing-ready projects more quickly. Additional information is available at <https://www.vtbondbank.org/resource/bond-bank-launches-housing-infrastructure-loan-program>.

5. **Vermont Planning Manual Update**

The updated Vermont Planning Manual is now live. The Manual is organized into three modules—Municipal Plan, State Designations, and Bylaw Reform—and was developed in accordance with Sec. 4304 of Title 24 of the Municipal and Regional Planning & Development Act. This resource is intended to inform and empower municipal officials and citizen planners by sharing best practices in planning and land use to promote vibrant, resilient communities. The Manual is available at <https://accd.vermont.gov/community-development/town-future/municipal-planning-manual>.

6. **VCRD Community Visit Program**

The RRPC continues to encourage municipalities to participate in the Vermont Council on Rural Development Community Visit Program. Devon now serves on the VCRD Community Visit Advisory Committee, and the Rutland Region has one upcoming community visit scheduled in the Town of Brandon. The RRPC would welcome interest from additional towns. Over the past eight years, community visits in Poultney, Wallingford, and Mendon have led to several important projects that the RRPC has helped advance and implement. To learn more, visit <https://www.vtrural.org/community-visits/> or contact Devon directly to set up a conversation.