



RUTLAND REGIONAL PLANNING COMMISSION

MEETING MINUTES

1. PUBLIC HEARING

Chair Black opened the public hearing at 7:05PM for the 2026 Rutland Regional Plan.

The first public hearing for the draft 2026 Rutland Regional Plan presentation outlined the multi-year planning and engagement process, the structure and statutory basis of the plan, and key elements such as the future land use map, Act 181 framework, and Tier 1B eligibility. Staff emphasized that the plan is intended as a flexible, locally driven guide to support coordinated community and economic development, with a strong focus on balancing growth, housing, infrastructure, environmental protection, and resilience.

Much of the discussion during the public comment period centered on confusion and concern about the implications of the new land use map and Act 181 tiers—particularly around property rights, Act 250 jurisdiction, and the limited geographic extent of Tier 1B areas. RRPC representatives repeatedly clarified that the regional land use designations do not restrict a landowner's ability to use or develop their property and that local zoning remains the primary regulatory authority. Participants also raised broader concerns about state policy, mapping methodology, and public engagement, highlighting a need for continued communication and clarification as the plan moves toward adoption.

The public hearing closed at 8:41 PM.

2. CALL TO ORDER & INTRODUCTIONS

Meeting was called to order by Chair Black at 8:47 pm.

3. APPROVAL OF MARCH 17th AGENDA

Motion to approve the March 17th agenda Reed. Second by Allaire. Approved by voice vote.

4. APPROVAL OF FEBRUARY 17th MINUTES

Motion to approve February 17th minutes by Reed. Second by Allaire. Approved by voice vote.

5. OPEN TO THE PUBLIC

No comments from guests.

6. EXECUTIVE FINANCE COMMITTEE REPORT



RUTLAND REGIONAL PLANNING COMMISSION

Chair Black reported that the Committee had met on March 9th to review the Financial and Executive Director's reports, discussed Neary's nomination to serve on The National Association of Development Organizations (NADO) board, the regional plan update and reviewed the agenda for the Board of Commissioners meeting on March 17th.

7. COMMISSIONER ROUNDTABLE

Horner mentioned that Proctor was working on their town subdivision bylaws to meet deadlines.

8. ADJOURN

Motion to adjourn by Allaire. Second by Schneider. Meeting adjourned at 8:52 PM.

A recording of this meeting can be found at:
www.rutlandrpc.org/board-and-committees-meeting-materials/.

Respectively submitted by Karen Hill