



LAND USE REVIEW BOARD

10 Baldwin Street
Montpelier, VT 05633-3201

LAND USE REVIEW BOARD MEETING MINUTES 2/17/2026, 1:30 p.m.

Physical Location: 14 Seminary St., Middlebury, VT

Online Location: Microsoft Teams

Attendance (in-person or virtual)

Board Staff: Pete Gill, Kaitlin Hayes, Adriene Katz, Rebecca Chalifoux, Ben Canellys, Madeline Cotter

Public: Rebecca Elder, Bonnie Barnes, Jean Richardson, Caroline McBride, Hannah Andrew, Gretchen, Annette Smith, Philip Pedlikin, Jeremy Grip, Shannon Hagggett, Ross Conrad, Kyle Rowe, Rob North, Tanya Byker, Anna Burns, Judy Wiger-Grohs, Richard Worsinan, Alex Armani-Munn, Danelle Brong, Jolyon Larson, Katie Raycroft-Meyer, Adam Lougee, Andrew L'roe

A. 1:30 p.m. Call to order and Board member roll call

The Land Use Review Board (LURB) convened at 1:30 p.m., Chair Hurley presiding.

Janet Hurley, Chair – In-person
Sarah Hadd, Vice Chair – In-person
Brooke Dingledine – In-person
Kirsten Sultan – In-person
Alex Weinhagen – In-person

B. Explanation of preapplication process, Board Chair

Chair Hurley explained the meeting's purpose was to review the draft regional plan for Addison County as part of the preapplication process. The board has a 60-day period to conduct a thorough review and provide feedback to the Regional Planning Commission.

C. Overview of draft regional plan and Tier 1B request, ACRPC

Adam Lougee, Executive Director of ACRPC, provided an overview of the draft regional plan, highlighting comprehensive revisions to all chapters and the addition of new sections on forest blocks, habitat, flood resiliency, and equity. He emphasized the plan's focus on promoting compact villages, identifying farms and working forests, and protecting natural resources. During the virtual site visits, specific areas such as Middlebury, Vergennes, and Bristol were discussed, showcasing their planned growth areas, village centers, and enterprise zones. The future land use map categories were developed using state methodology and adapted with local input to reflect high-density zones, infrastructure availability, and community visions for growth.

D. Questions from Board members

Kirsten Sultan inquired about how new village centers meet the statutory definition, seeking more detail on the specific civic assets and features that qualify them as village centers.

Brooke Dingedine focused on the equity aspect of the plan, asking how the statutory requirements for equity are being turned into actionable steps and how the plan balances benefits and burdens.

Sarah Hadd asked about the status of the Comprehensive Economic Development Strategy (CEDS) and its integration into the plan. She also questioned the achievability of the ambitious housing targets set by the plan.

Alex Weinhagen inquired about the methodology used for mapping and whether the expansion areas are walkable and connected to the core. He also asked about the housing targets and whether they included affordability considerations.

Janet Hurley asked about the housing targets and whether the plan specified types and affordability of housing. She also sought clarification on the inclusion of affordability targets in the housing chapter.

E. Questions and comments from state partner agencies and public

Annette Smith inquired about the regulatory role of the regional plan, particularly its use in ACT 250 and Public Utility Commission processes. She also noted the need for specific regulatory language and asked about the length of the plan.

Ross Conrad raised concerns about the compatibility of residential development near the airport in East Middlebury, questioning how potential conflicts between residential areas and airport expansion would be addressed.

Judy (last name not provided) commented on the infrastructure challenges in East Middlebury, specifically the narrow roads and potential traffic issues related to development near the airport.

Shannon Haggett representing Vergennes, expressed appreciation for the tools provided by the plan, such as the Tier 1B designation, which facilitates development and helps meet housing targets.

Rob (last name not provided) raised concerns about the overlap of planned growth areas with river corridors and floodplains, questioning the potential encouragement of development in these areas.

F. Adjourn

Motion: Adjourn.

Land Use Review Board Approved Minutes
2/17/2026

By: Alex Weinhagen
Second: Sarah Hadd

Voting Board members

Janet Hurley, Chair - Aye
Sarah Hadd, Vice Chair - Aye
Brooke Dingledine - Aye
Kirsten Sultan - Aye
Alex Weinhagen - Aye

Result: **Motion approved, unanimous**

Meeting ended at 4:03 p.m.