VERMONT
LAND USE REVIEW BOARD
Application #:
RPC03-0001
Exhibit #: 078
Date Received: 10/29/2026

Cabot Selectboard
3084 Main Street
October 14, 2026

Peter Carbee, Chair, Board of Commissioners
Central Vermont Regional Planning Commission
29 Main Street, Suite 4
Montpelier, VT 05602

Re: Town of Cabot comments on the draft 2026 Regional Plan and Future Land Use Map

Dear Chair Carbee and Commissioners:

At its warned meeting on October 13, 2026, the Cabot Selectboard voted to submit these comments on the draft regional plan. We ask that this letter be entered into the record of the Commission's adoption hearings and forwarded to the Land Use Review Board.

We support regional coordination, and Cabot wants to keep its planning grants, designation benefits and have the possibility of Act 250 housing exemptions. Our concern is time. The draft plan runs 408 pages. That is about 40% longer than the current regional plan, and far longer than a typical rural regional plan of roughly 75 to 200 pages. It also includes a new land use map and housing targets for our town, and it arrived with 30+/- days' notice before the first hearing. The Commission took 2 years to prepare this plan. Yet towns have the same short review period that applied when regional plans were a fraction of this length and far less consequential. The ground has also shifted. Act 181 was substantially amended in June 2026, and the future land use map for Cabot was drawn only this summer. Our boards and residents have not had a fair chance to understand the revised law, let alone the new map. That is not enough time to do our job:

- **Our selectboard** meets twice a month and has had one meeting to consider a plan that will shape land use in Cabot and the entire region for 8 years.
- **Our planning commission** has not had time to compare the regional map with our town plan and zoning, parcel by parcel, or to advise the selectboard.
- **Our residents** have had almost no opportunity to learn what the plan means for their property. No hearing has been scheduled in Cabot, and landowners whose parcels are reclassified have not been notified.

We have particular concerns about the future land use map. Act 152, signed June 16, 2026, redefined the map categories and repealed Tier 3 and the road rule, and the map for Cabot

was redrawn only this summer. The rural classifications were built around rules that no longer exist. The Legislature has also started a public process on how to protect natural resources going forward. We have not received a redline showing how our map changed. The rural and conservation mapping should not be finalized until the law is settled and all Towns have reviewed it.

The Town's position

- **Option B: Not yet.** The Town asks the Commission to postpone the adoption vote until the Town has had time to review the plan. Until then, we have instructed our commissioner(s) to vote no, not abstain.

What we ask the Commission to adopt now. Adopt only what is needed to protect the Act 250 housing exemptions, designation benefits and state grant eligibility:

1. Growth areas in Cabot's village center only as the Town has agreed. [Attach the map.
2. The minimum additional text the Land Use Review Board requires to approve the plan.
3. Rural land in Cabot carried forward under our current zoning, or the least restrictive rural category, until the 2027 review. Before the vote, provide a redline showing how the Cabot map changed after Act 152.
4. Housing targets are labeled preliminary and subject to the 2027 review.
5. A commitment in the adoption resolution to a 2027 amendment cycle, with a hearing in or near Cabot and a comment period of at least 90 days.

What we ask the Commission to leave for the 2027 amendment:

1. All rural and conservation classifications, to be revisited once the Legislature's natural resources process concludes.
2. Prescriptive "shall" rules on retail, trucking and roads.
3. Final housing targets for Cabot.
4. Chapters beyond the legal minimum, including the equity analysis and implementation plan.

For every other required element (natural resources, energy, transportation, utilities, economic development, flood resilience, basic policies and implementation), we ask the Commission to carry forward the chapter from the current regional plan until 2027, rather

than adopt new content the Town has not had time to review. None of these elements affect the Act 250 housing exemptions or grant eligibility, so there is no need to rush them.

For the 2027 review, we also ask for direct notice to owners whose parcels are reclassified, and written responses to the Town's comments before any amendment vote.

We are asking our legislators to move the Dec. 31, 2026 adoption deadline to Dec. 31, 2027, to match the extension Act 152 already gave existing town and regional plans. If the Commission cannot adopt this approach, we ask that it join us in that request.

We would welcome a meeting with Commission staff to review the map for Cabot before October 20, 2026. Please direct questions to Jennifer Miner, Chair Selectboard, Jenn@cabotvt.us, phone number- 802-498-8245.

Sincerely,

On behalf of the Cabot Selectboard:
Jennifer Miner, Chair

Michael Hogan, Vice Chair

cc: Cabot's RPC commissioner(s); Land Use Review Board; Ann Cummings, Andrew Perchlik, Anne Watson and Greg Burtt; Vermont League of Cities and Towns; Cabot Planning Commission