VERMONT
LAND USE REVIEW BOARD
Application #: RPC03-0001
Exhibit #: 087
Date Received: 11-03-2026

TOWN OF CABOT SELECTBOARD

Cabot, Vermont

November 2, 2026

Vermont Land Use Review Board
10 Baldwin Street
Montpelier, Vermont 05633

Re: Objection of the Town of Cabot to the Central Vermont 2026 Regional Plan (RPC03) and Future Land Use Map, submitted under 24 V.S.A. § 4348(i)

Dear Chair and Members of the Land Use Review Board:

On behalf of the Town of Cabot, the Selectboard submits this letter, together with the enclosed Objection Form, objecting to the Central Vermont Regional Planning Commission's (CVRPC) 2026 Regional Plan and future land use map as they apply to Cabot. The Selectboard authorized this objection by vote at its meeting of October 27, 2026. As chair of the Town's legislative body, I file it as an Interested Party under 24 V.S.A. § 4348(i)(2), and the undersigned members of the Selectboard join in signing this letter.

The Town took part in the adoption process. On October 13, 2026, the Selectboard submitted written comments to CVRPC asking it to postpone the adoption vote and meet with the Town to review Cabot's map. The Selectboard also instructed Cabot's commissioner(s) to vote no on adoption. CVRPC adopted the plan on October 20, 2026.

Cabot supports regional coordination and wants to keep its planning grants, designation benefits, and access to Act 250 housing exemptions. We are not asking the Board to reject the regional plan. We are asking the Board to find that the plan, as it applies to Cabot, was not developed with the participation the law requires, and to suggest changes so that Cabot's land is mapped with the people who own and work it.

The Objection Form, as revised on October 8, 2026, no longer includes a place to object on the basis of inconsistency with the State planning goals of 24 V.S.A. § 4302. This letter fills that gap. In summary, the Town's objection rests on the following grounds:

1. **Meaningful participation was not provided.** The public had about 30 days, the statutory minimum, to review a 416-page plan with a new land use map and housing targets for Cabot. CVRPC told the Selectboard on October 6, 2026, that the plan could no longer be changed. Cabot has no planning staff, no hearing was held in Cabot, and landowners whose parcels were reclassified received no notice. This falls short of 24 V.S.A. § 4348(a) and 3 V.S.A. § 6002(6).
2. **The map was redrawn after the law changed.** Act 152, signed June 16, 2026, redefined the map categories and repealed Tier 3 and the road rule. Cabot's map was redrawn this summer, and the Town never received a redline showing what changed.

3 **Property rights and local decision-making were not protected.** Because the map now affects how Act 250 and Section 248 apply, its categories can change what Cabot families may do with their land and what that land is worth. The map does not align with Cabot's Town Plan, adopted March 4, 2025, or with current zoning for Lower Cabot and Cabot Village. See 24 V.S.A. § 4302(a) and (b)(2).

4 **Environmental justice was not addressed.** Portions of Cabot meet the income test for an environmental justice focus population under 3 V.S.A. § 6002(4)(A). The plan lacks a finished analysis of who receives its benefits and who bears its burdens, and CVRPC has not studied its economic effects on land values, property taxes, or town finances.

The Town asks the Board to suggest modifications to the Regional Plan, including treating Cabot's designations as provisional, providing a redline of Cabot's map, and committing to a 2027 amendment cycle with a hearing in or near Cabot, a comment period of at least 90 days, and direct notice to affected owners. The Town also preserves on the record its position that the plan was adopted without the meaningful participation the law requires, and that adopting the map without giving landowners a fair chance to respond raises concerns under Chapter I, Articles 1, 2 and 4 of the Vermont Constitution.

Additional request: allow more than one land use category on a single parcel. Under the current mapping, a parcel placed in the forest or agricultural category is assigned that one category in full. The map offers no option to split a parcel across more than one classification. Yet many forest and agricultural parcels in Cabot are not uniform. A single parcel may include working fields or woodland alongside land suited to another category, such as Rural General, near a road, an existing home site, or a village edge.

Assigning one category to an entire parcel misstates how that land is actually used and limits what the owner may reasonably do with the portion that fits a different category. It also widens the gap between the regional map and Cabot's Town Plan and zoning. The Town therefore asks the Board to suggest, as a further modification to the Regional Plan, that CVRPC allow multiple land use categories on a single parcel where the land supports it, and that it apply this option when it revisits Cabot's designations.

This letter serves as the Town's addendum to the enclosed Objection Form, and we ask the Board to read the two together. We further ask the Board to uphold the Town's objection as it applies to Cabot, and to suggest the modifications described above. If any point falls outside what an objection may address, we ask the Board to accept it as public comment in its review under 24 V.S.A. § 4348(h) and (i). Thank you for your consideration.

Respectfully submitted,

SELECTBOARD, TOWN OF CABOT

Signature

Jennifer L. Miner

Printed name

Chair

Signature

Michael J. Hogan

Printed name

Vice Chair

Signature

Walter Bothfeld Jr

Printed name

Member

Signature

Fred Duchaine

Printed name

Member

Enclosures:

Objection Form, completed by the Cabot Selectboard

Minutes of the Cabot Selectboard meeting of October 27, 2026, authorizing this objection

Selectboard comment letter to CVRPC, dated October 13, 2026

Objection Form – Application for Board Affirmative Determination of an Adopted Regional Plan

Instructions: An interested party who meets the requirements of 24 V.S.A. § 4348(i)(1) and (2) may object to the application for an affirmative determination of an adopted regional plan. To be considered, the Board must receive this form within 15 days of the adoption of the regional plan at issue. Submit this form to the Land Use Review Board via email – act250.board@vermont.gov. The scope of your objection(s) is whether the regional plan is **consistent with** the regional plan elements and future land use areas as described in 24 V.S.A. § 4348a.

Section 1 of this form **must** be completed. The remainder of the form may be completed fully or in part. If you have no comments under the given section, leave that section blank.

Section 1: Interested Party Information

1. What Regional Planning Commission you are objecting to.

- ◯ Addison County – RPC01
- ◯ Bennington County – RPC02
- ◉ Central Vermont – RPC03
- ◯ Chittenden County – RPC04
- ◯ Lamoille County – RPC05
- ◯ Mount Ascutney – RPC06
- ◯ Northeastern Vermont Development Association – RPC07
- ◯ Northwest – RPC08
- ◯ Rutland – RPC09
- ◯ Two-Rivers Ottauquechee – RPC10
- ◯ Windham – RPC11

State of Vermont, Land Use Review Board
Objection Form

2. Name

   Jennifer Miner, Chair, Cabot Selectboard

3. Email address

   Jenn@cabotvt.us

4. Physical address

5. Interested Party Type: to submit an objection form, you must meet one of the following. Please check one, answer all follow-up questions, and/or send information

☑ The chair of the legislative body, or municipal manager, if any, of each municipality within the region;

If yes, please list municipality and title.

Town of Cabot, Chair of the Selectboard

☐ The executive director of an abutting regional planning commission;

If yes, please list the abutting regional planning commission.

☐ Department of Housing and Community Development

☐ Community Investment Board

☐ A business, conservation, low-income advocacy, and other community or interest groups or organizations, which have requested notice in writing prior to the date the hearing is warned

☐ Agency of Natural Resources

☐ Agency of Agriculture, Food and Markets

☐ Agency of Transportation

☐ Department of Public Service

☐ Department of Public Safety's Division of Emergency Management

☐ Any 20 (or more) persons by signed petition who own property or reside within the region? Send the petition along with this form to act250.board@vermont.gov

If yes, name of designated representative:

Describe how the designated representative participated in the regional plan adoption process?

Section 2 – Required Elements of a Regional Plan

The regional plan must include the following elements. 24 V.S.A. § 4348a(a). Does the adopted regional plan contain:

1. A statement of basic policies of the region to guide the future growth and development of land and of public services and facilities, and to protect the environment. 24 V.S.A. § 4348a(a)(1).

The regional plan's basic policies do not protect the property rights of the citizens of Cabot, nor do the policies adequately guide the future growth and development of land and public services in Cabot. The future land use map now has regulatory effect and CVRPC has said the approved plan will be used in Act 250 and Section 248 reviews.

The legislative intent behind the Regional Plan process is for municipalities, regional planning commissions, and State agencies to engage in a continuing planning process that encourages citizen participation at all levels of the planning process, and to assure that decisions are made at the most local level possible commensurate with their impact. 24 V.S.A. 4302(b)(2). The categories of the future use land map will impact and could change what a Cabot family may do with land it has farmed or logged for generations, and what that land is worth. Cabot residents should have the opportunity to find their land on the map, understand what the designated category means, and raise objections to the Town if they believe the designation is wrong. Cabot residents were not provided with the opportunity to do so due to the streamlined adoption procedure followed by CVRPC, which only provided 30 days between the issuance of the draft regional plan and the adoption of the final regional plan.

Requested change: add a basic policy that land use designations affecting private land be reviewed with notice to, and a chance to respond by, the owners and the Town. Treat Cabot's designations as provisional until that happens, as part of the full rewrite CVRPC has promised after this interim plan.

2. A natural resources and working lands element, which shall consist of a map or maps and policies, based on ecosystem function, consistent with Vermont Conservation Design, support compact centers surrounded by rural and working lands, and that:

(A) Indicates those areas of significant natural resources, including existing and proposed for forests, wetlands, vernal pools, rare and irreplaceable natural areas, floodplains, river corridors, recreation, agriculture using the agricultural lands identification process established in 6 V.S.A. § 8, residence, commerce, industry, public, and semipublic uses, open spaces, areas reserved for flood plain, forest blocks, habitat connectors, recreation areas and recreational trails, and areas identified by the State, regional planning commissions, or municipalities that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

(B) Indicates those areas that have the potential to sustain agriculture and recommendations for maintaining them that may include transfer of development rights, acquisition of development rights, or farmer assistance programs.

(C) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the regional planning commission.

(D) Encourages preservation of rare and irreplaceable natural areas, scenic and historic features and resources.

(E) Encourages protection and improvement of the quality of waters of the State to be used in the development and furtherance of the applicable basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.
24 V.S.A. § 4348a(a)(2).

3. An energy element, including an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy

resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources. 24 V.S.A. § 4348a(a)(3).

4. A transportation element consisting of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, and recommendations to meet future needs for such facilities, with indications of priorities of need, costs, and method of financing. 24 V.S.A. § 4348a(a)(4).

5. A utility and facility element, consisting of a map and statement of present and prospective local and regional community facilities and public utilities, whether publicly or privately owned, showing existing and proposed educational, recreational and other public sites, buildings and facilities, including public schools, State office buildings, hospitals, libraries, power generating plants and transmission lines, wireless telecommunications facilities and ancillary improvements, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for those facilities, with indications of priority of need. 24 V.S.A. § 4348a(a)(5).

6. A program for the implementation of the regional plan's objectives, including a recommended investment strategy for regional facilities and services based on a capacity study of the elements in this section. 24 V.S.A. § 4348a(a)(7).

The investment strategy is not based on a complete capacity study. The plan lacks the finished analysis of benefits and burdens and its results tables, so Cabot residents cannot tell how the map will shift infrastructure investment or environmental hazards. Carrying out the plan also depends on towns like Cabot, run entirely by volunteers, yet the program gives our boards no basic data or staff help.

Requested changes: (1) finish and publish all missing benefits-and-burdens tables and data; (2) add plan summaries and direct staff help for volunteer town boards to the implementation program.

7. A statement indicating how the regional plan relates to development trends, needs, and plans and regional plans for adjacent municipalities and regions. 24 V.S.A. § 4348a(a).

The plan does not show how it relates to Cabot's own plans and needs. Cabot has no planning staff; our Selectboard and Planning Commission are volunteers who also hold jobs. CVRPC did not give us the basic data or staff help needed to work through hundreds of pages and compare them with our own plan, so the regional plan's link to Cabot's plan rests on incomplete local input. Our Town Plan, adopted March 4, 2025, sets out where Cabot wants growth and what should stay working land. The Town did not have the opportunity to reconcile the differences between the regional map and the Town Plan before the Regional Plan was adopted.

Requested change: give Cabot and other volunteer-run towns a summary of how the plan and map affect each town, and document how the regional plan relates to each town's adopted plan.

8. A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning

commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs. 24 V.S.A. § 4348a(a)(9).

The plan sets housing targets for Cabot that our Town has not had time to review. The draft arrived about 30 days before the first hearing, our Selectboard only had one meeting to consider it, and our Planning Commission could not compare the targets with our Town Plan and zoning in this short period of time.

Requested change: label Cabot's housing targets preliminary, subject to a 2027 review with a hearing in or near Cabot and at least 90 days for comment.

9. An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth. 24 V.S.A. § 4348a(a)(10).

The economic development element does not look at how the land use designations, and the rules tied to them now and later, may affect land values, what owners can do with their land, property taxes, and the finances of residents and towns such as Cabot. Once published, this designation is public record and land may be viewed as having less value as a result. Without an economic study that compares each town's current economic situation, the economic development element cannot show that the plan's benefits (Tier 1 Act 250 relief, State investment, housing and infrastructure money) are shared fairly among member towns.

Requested change: complete and publish an economic study of the designations, town by town, before Cabot's designations are treated as final.

10. Flood Resilience Element

(A) A flood resilience element that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under this subdivision (A) and to mitigate risks to public safety, critical infrastructure, historic structures, and public investments.

(B) A flood resilience element may reference an existing regional hazard mitigation plan approved under 44 C.F.R. § 201.6. See 24 V.S.A. § 4348a(a)(11).

Section 3 – Future Land Use Element

The regional plan must include

A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses; and policies intended to support the implementation of the future land use element using the land use categories as defined by 24 V.S.A. § 4348a(a)(12).

Below please provide any general comments you have on the future land use categories or mapping:

The land use chapter and regional map are the newest material in this interim plan, and under Act 181 they help decide where and how Act 250 applies. Cabot's map was redrawn this summer after Act 152 changed the categories, with no redline to the Town, and was presented with incomplete mapping and missing equity data. Without the finished benefits-and-burdens analysis, Cabot residents and our volunteer boards cannot tell how the designations will shift infrastructure investment or environmental hazards, how they may affect land values, property taxes and our local economy, or whether planned land uses in outlying towns like Cabot are backed by the services they need.

Requested change: finish and publish the missing maps and data behind the land use map before the Board approves it, and treat Cabot's designations as provisional until Cabot owners have reviewed them.

The twelve land use categories are listed below. Please provide any comments you have regarding specific land use categories. When possible, please list the specific geographic location (i.e. town name)

Downtown Center - The traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. 24 V.S.A § 4348a(12)(A).

Village Center - The traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning or subdivision bylaws. 24 V.S.A § 4348a(12)(A).

Planned Growth Area - These areas include the high-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate. They include a mix of historic and nonhistoric commercial, residential, and civic or cultural sites with active streetscapes, supported by land development regulations; public water or wastewater, or both; and multimodal transportation systems. *See* 24 V.S.A § 4348a(12)(B).

Village Area - These areas include the traditional settlement area or a proposed new settlement area, typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. These areas include existing village center designations and similar areas statewide, but this area is larger than the village center designation. 24 V.S.A § 4348a(12)(C).

Transition or Infill Area - These areas include areas of existing or planned commercial, office, mixed-use development, or residential uses either adjacent to a planned growth or village area or a new stand-alone transition or infill area and served by, or planned for, public water or wastewater, or both. The intent of this land use category is to transform these areas into higher-density, mixed-use settlements, or residential neighborhoods through infill and redevelopment or new development. New commercial linear strip development is not allowed as to prevent it negatively impacting the economic vitality of commercial areas in the adjacent or nearby planned growth or village area. This area could also include adjacent greenfields safer from flooding and planned for future growth. 24 V.S.A § 4348a(12)(D).

Resource-Based Recreation Area - These areas include large-scale resource-based recreational facilities, often concentrated around ski resorts, lakeshores, or concentrated trail networks, that may provide infrastructure, jobs, or housing to support recreational activities. 24 V.S.A § 4348a(12)(E).

Enterprise Area - These areas include locations of high economic activity and employment that are not adjacent to planned growth areas. These include industrial parks, areas of natural resource extraction, or other commercial uses that involve larger land areas. Enterprise areas typically have ready access to water supply, sewage disposal, electricity, and freight transportation networks. 24 V.S.A § 4348a(12)(F).

Hamlets - Small historic clusters of homes and may include a school, place of worship, store, or other public buildings not planned for significant growth; no public water supply or wastewater systems; and mostly focused along one or two roads. These may be depicted as points on the future land use map. 24 V.S.A. § 4348a(12)(G).

Rural; General - These areas include areas that promote the preservation of Vermont's traditional working landscape and natural area features. They allow for low-density residential and some limited commercial development that is compatible with productive lands and natural areas. This may also include an area that a municipality is planning to make more rural than it is currently. 24 V.S.A § 4348a(12)(H).

Cabot: our rural land should be carried forward under our current zoning, or in the least restrictive rural category, until a 2027 review. The map for Cabot was redrawn this summer, after Act 152 (effective July 1, 2026) redefined these categories, and the Town never received a redline showing what changed. See our comments under Rural; Agriculture and Forestry and Rural; Conservation.

Rural; Agriculture and Forestry - These areas include blocks of forest or farmland that sustain resource industries, provide critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer recharge, and scenic beauty, and contribute to economic well-being and quality of life. Development in these areas should be carefully managed to promote the working landscape and rural economy, and address regional goals, while protecting the agricultural and forest resource value. 24 V.S.A § 4348a(12)(I).

Cabot: the agriculture and forestry classifications for Cabot were drawn this summer around rules that Act 152 repealed (Tier 3 and the road rule), and the Legislature has started a public process on how to protect natural resources going forward. Owners whose parcels were reclassified were not notified, and no hearing was held in Cabot. Many parcels that have homes are labeled Ag conservation and not rural general. The village and Lower Village do not align with our current zoning districts.

Requested change: provide a redline of Cabot's map; keep Cabot's rural land under current zoning or the least restrictive rural category until the 2027 review; revisit these classifications after the Legislature's process ends, with direct notice to affected owners.

Rural; Conservation - These are areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes. The mapping of these areas and accompanying policies are intended to help meet requirements of 10 V.S.A. chapter 89. Any portion of this area that is approved by the LURB as having Tier 3 area status shall be identified on the future land use map as an overlay upon approval. 24 V.S.A § 4348a(12)(J).

Cabot: the conservation classifications for Cabot were built around Tier 3, which Act 152 repealed, and were drawn only this summer. They should not be finalized until the law is settled and Cabot has reviewed them.

Requested change: leave Cabot's conservation classifications for the 2027 amendment, after the Legislature's natural resources process concludes.

SELECTBOARD MEETING Minutes-draft
October 27, 2026

In attendance: Jenn Miner, Mike Hogan, Skip Bothfeld, Fred Ducharme
Brittany Butler, Jeanne Johnson
Amy Hornblas, Ken Denton

1. Call Meeting to Order-Meeting Called to Order at 12:03pm by Jenn
2. Approve Agenda- Fred made the motion to approve the agenda Skip 2nd, motion carried
3. Public Comment- Mike wanted to bring up sewer connections, a landowner called and expressed dissatisfaction that his contractor was not approved to make a connection to the sewer system in Cabot. This will be on the agenda for action on November 4th.
4. Completion of Act 250 Objector form to LURB and Legislator? -action Cabot was the only municipality to vote no for the regional plan. Jenn wants to know what the board thinks on proceeding or not. We need to know what the final goal is and what do we hope to gain? If we send an objection is it going to those who can make the change?

   Mike says that the legislature created the Land Use Review Board (LURB) and gave them a lot of authority, they (The LURB) have the authority to say "no this process is too rushed, we don't have enough time, etc." Mike believes that us voting no set a message and that we should proceed with the Objection.

   We are asking/objection to the length for review and requesting the LURB extend the review period from 30 to 60 days.

   Amy H. says that they are citing wind in Cabot and that we have agreed to provide ample wind power according to the plan.

   Mike made the motion for the town to be an interested party and to submit the objection form. 2nd by Skip, Motion carried. Only the chair is required to sign but Jenn asks if the rest of the board want to sign as well. The board all want to sign (all of those present) as they believe it will carry more weight. Brittany and Jenn will go over the letter and submit it by Thursday afternoon.

1. Other Business- Brittany wanted to let everyone know that there will be Hydrant Flushing on Wednesday and Thursday. It has been posted on the website and flyers hung around town.
2. Motion to Adjourn by Skip at 12:38pm, motion carried.

   Respectfully Submitted,

   Brittany Butler-*Town Clerk*

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