

Gott, Catherine

From: Act250 - Board
Sent: Sunday, August 23, 2026 4:58 PM
To: svitzthum@proton.me
Cc: Act250 - Board; Dingledine, Brooke; Sultan, Kirsten; Weinhagen, Alex; Hadd, Sarah; Ronis, Jenny; Chalifoux, Rebecca; Gill, Peter
Subject: Regional Plan Review Process

Categories: Catherine

Hello Sandra.

Thank you for your interest in the Land Use Review Board's review of regional plans.

I have read your email from July 28, 2026, regarding the CVRPC preapplication in which you express your general concerns about how to map flood hazard areas on the regional future land use maps and how development should be encouraged and allowed within infill areas. You also expressed support for CVRPC's idea of an intermediate "resilience zone."

You asked how a citizen such as yourself can register your concerns. Rest assured that your concerns have been included in the record for the CVRPC preapplication. As such CVRPC staff will have access to them, as will board members that are participating in the CVRPC preapplication review. You can also express your concerns at any meeting of the board. We meet regularly, on almost every Monday, and always reserve time on our agenda for public comments. You can keep abreast of our meeting schedule on our website:

[Land Use Review Board Meetings and Agenda | Act 250](#)

You are worried that the public process may not allow time for RPCs to respond to important and relevant public comment with revisions to their plans and maps. Our review process has been in development since the board was first seated in January of last year. We are following the statutory process articulated by Act 181 of 2024, with recent revisions enacted this year under Act 152. As we move through this process with all eleven regional planning commissions for the first time, we have described the process as building the plane as we are flying it. Accordingly, we have adopted periodic updates to our [Regional Planning Commission Application Guidelines](#) and we are currently considering additional revisions to clarify expected standards around mandatory policy, environmental justice, and meaningful participation. Our current guidelines can be found here:

[1. Regional Planning Commission Application Guidelines | Act 250](#)

RPCs must apply to the LURB for a 60-day preapplication review before they hold their first public hearing on a draft plan. We are in this two-month period with CVRPC now. CVRPC should be able to take your comments and all others received as part of the preapplication review into account before finalizing their plan and adopting it after a second public hearing later this year. CVRPC will also be able to address issues we raise in our preapplication response due to them at the end of this 60-day period. We will be

taking this up in tomorrow's board meeting, devoting two hours to discussing a draft response that is currently posted on our website for tomorrow's meeting:

[Draft CVRPC Preapplication Response RPC03-0001 August 21, 2026 | Act 250](#)

If you continue to have concerns about the CVRPC plan (or any other regional plan), you should continue to be involved in the RPC hearing process. If you do that and think that an adopted plan fails to meet statutory requirements, you may object to the plan within 15 days of its adoption by the RPC. Objections must be by petition of 20 residents or property owners within the region. You can find the board's form for objecting to a plan [here](#):

[Objector Form | Act 250](#)

The board will address any timely objections within its written decision on the adopted plan application.

The crux of your concern is that approximately 3% of the state is settled/developed area located in flood hazard areas. You note that state law and programs encourage redevelopment and even new development in these pedestrian oriented areas with access to sewer, provided these areas are already developed and new development meets floodproofing standards. You suggested a 4-part consideration for development in designation areas and Act 250 exemptions (Tier 1 areas) for RPCs to consider including in their regional plans and mapping.

As the board reviews the regional future land use mapping, we must do so according to the descriptions of the future land use areas in statute. Areas to be designated under the ACCD Community Investment Program and recognized with Tier 1 status should be areas meeting the infill definition referenced in statute or should be in municipalities that have flood hazard and river corridor regulations meeting standards referenced in statute.

I hope I have addressed some of your concerns and this information is useful to you as you continue your participation in the CVRPC plan development process. Feel free to reach out with additional questions or to express additional concerns.

Best, Janet

Janet Hurley | Board Chair
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