



From: [Hadd, Sarah](#)
To: [tnewton](#)
Cc: [Charles Baker](#); [Kate McCarthy](#); [Act250 - Board](#)
Subject: RE: Thank You
Date: Tuesday, December 2, 2025 4:55:59 PM

Taylor,

Thank you for sending along a summary key points from yesterday's meeting. I am including the Board's official email in the reply so that this correspondence can be included in the Board's database with the CCRPC submission. I very much appreciated the amount of work that went into yesterday's presentation and thank you, Kate, Charlie, Melanie, and the CCRPC staff for your work. We will work to get our response to you shortly and appreciate the amount of work that has gone into the plan and especially the public engagement for it!

Sarah

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From: Taylor Newton <TNewton@ccrpcvt.org>
Sent: Tuesday, December 2, 2025 3:35 PM
To: Hadd, Sarah <Sarah.Hadd@vermont.gov>
Cc: Charles Baker <cbaker@ccrpcvt.org>; Kate McCarthy <kmccarthy@ccrpcvt.org>
Subject: Thank You

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Hello Sarah -

Thanks again for your help organizing and preparing for (and chairing) our meeting yesterday. I hope that the meeting was beneficial for LURB members and helped them better understand our approach to developing the draft regional plan and future land use map.

There are a few topics that our staff wishes we had raised during our meeting yesterday. I do not know if it is appropriate to share these points with the full Board (or the general public via the Act 250 database), but I have outlined them below for your consideration and direction:

1. Statute ([24 V.S.A. 4302](#)) contains the following language about the legislative intent of the planning process:

(b)(2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.

While final decisions about the content of future land use map lies with the RPC (and the LURB), CCRPC's approach to developing the future land use map has been to keep decision making about land use at the municipal level provided that municipal land use policies fit within the constraints of the other state planning goals in 24 V.S.A. 4302 and the criteria outlined in [24 V.S.A 4348a](#). We believe that our approach meets legislative intent and ensures compatibility of municipal and regional plans as defined in [24 V.S.A. 4302](#).

If a RPC makes decisions about their future land use maps that are too different from municipal land use policy there is a risk that compatibility between the regional plan and municipal plan is broken. This may be a positive in some circumstances. But it may also be a negative outcome if a municipality has done good, local planning work to reach a clear land use policy decision. CCRPC does not want to harm those municipalities that have done the planning work and have set a clear planning policy direction.

The draft regional future land use map is not an idealistic vision set by the RPC. It is instead an amalgamation of municipal land use policies, made consistent through regional review, that furthers state planning goals.

2. While not a new point, I can't stress enough how important it is to have the LURB provide clarity between "shall" comments and "recommendation" comments in the CCRPC preapplication review. Please also be clear about when more information is necessary to help the LURB understand and evaluate CCRPC's decision making process. This will greatly enhance our ability to communicate effectively and clearly with our municipal partners, community partners, and Board of Directors. Please do not be afraid to be blunt and directive. We may disagree about a point, but we would prefer to understand that now. We want to ensure that the plan that we provide the LURB in May 2026 can receive an affirmative determination of regional plan compliance.

CCRPC appreciates that the LURB has a difficult job ahead of it. It was interesting to see LURB members yesterday ask questions and go through the thought exercises that our staff and municipalities have been working through over the past year. It is a challenge to make all the pieces fit together. We believe we've done what is necessary to work collaboratively with our

municipalities, comply with statute, and set ourselves up for achieving our state smart growth and housing goals. We look forward to hearing the LURB's feedback on the draft plan.

Thanks again for your help and professionalism. It is very appreciated. Please let me know how, or if, it is appropriate to share these additional comments with the LURB.

-Taylor

Taylor Newton

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