



LAND USE REVIEW BOARD

10 Baldwin Street
Montpelier, VT 05633-3201

**LAND USE REVIEW BOARD
MEETING MINUTES
2/10/2026, 1:00 p.m.**

Physical Location: Lamoille County Regional Planning Commission, 52 Portland St.,
Morristown, VT 05661

Online Location: Microsoft Teams

Attendance (in-person or virtual)

Board Staff: Pete Gill, Rebecca Chalifoux, Nate Bareham, Catherine Gott

Public: Tasha Wallis, Meghan Rodier, Seth Jensen, Alec Jones, Caleb Morgan, Carol Caldwell-Edmonds, Tyler Machia, Linda Martin, Alex Goddard, Jen Mojo, Adele Tapin, Stephen, Marina Meerburg, Joshua, Annette Smith, Valerie Valcour, George Cormier, Brent Raymond, Sarah McShane, Gary Nolan

A. 1:15 p.m. Call to order and Board member roll call

The Land Use Review Board (LURB) convened at 1:15 p.m. via Microsoft Teams, 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

Janet Hurley explained the preapplication process, emphasizing that it is a less formal review of a draft plan. The Board has 60 days to review and provide comments to the Regional Planning Commission (RPC). State partners and the public can also submit comments until the end of the comment period.

C. LCRPC Presentation: Regional Plan overview, Virtual Site Visits and Future Land Use map

Tasha Wallis, Executive Director of the Lamoille County Planning Commission, presented an overview of the Regional Plan, emphasizing the county's unique characteristics, such as its rural nature, lack of interstate access, and significant flood risks. The plan addresses these challenges through strategic land use planning and flood resilience measures. Virtual site visits to key areas like Stowe, North Hyde Park, and Morristown highlighted current infrastructure, development potential, and specific challenges, including flooding and limited wastewater capacity.

The future land use map was detailed, categorizing areas for growth, conservation, and transition. Tier 1B areas, such as Stowe's downtown and Mountain Rd. village, focus on regions with existing infrastructure and development potential. Transition and infill areas in places like Johnson and Cambridge aim to facilitate growth away from flood-prone zones. The map also emphasizes rural and conservation areas, reflecting the high percentage of conserved land and the importance of maintaining the county's rural character. Wallis underscored the extensive public engagement process, involving local select boards and planning commissions to ensure the maps align with community visions and municipal plans.

D. Questions from Board members

Janet Hurley expressed concerns about the plan's length and suggested ways to make it more accessible to users. She emphasized the importance of engaging underserved communities and asked for more detail on the outreach efforts conducted in 2023. Janet also questioned whether the designated areas for housing growth were adequate to meet the targets and suggested that the plan could benefit from additional analysis in this area.

Sarah Hadd raised questions about demographic trends, such as the slight population growth and increased commuting patterns, despite more people working from home. She suggested that more storytelling could help explain these trends. Sarah also commented on the plan's structure, suggesting that reorganizing content could improve clarity and accessibility. Additionally, she noted the need for more explicit linkage to public input in the plan.

Brooke Dingedine focused on the engagement process, particularly how underserved and marginalized communities were involved. She appreciated the bottom-up approach and suggested providing more detail on the focus groups and outreach efforts. Brooke also highlighted the importance of addressing affordable housing distribution, especially in areas like Stowe, where there is significant concern about housing accessibility for local residents.

Kirsten Sultan asked about the methodology used to determine housing targets, specifically whether zoning was considered, recognizing that the region includes areas with and without zoning regulations. She was interested in understanding how the RPC ensured that designated areas could accommodate the projected growth. Kirsten also inquired about the Tier 1B documentation and whether the appropriate boxes will be checked to confirm compliance with flood hazard requirements; RPC staff provided assurance this documentation will occur with the final submission.

Alex Weinhausen questioned the mapping of rural general areas, noting some inconsistencies in development patterns. He was curious about the rationale behind certain designations and suggested that the plan could benefit from more analysis of environmental benefits and burdens. Alex also asked about tracking affordable housing

within the housing targets and how the RPC plans to ensure that new housing meets affordability goals.

E. Questions and comments from state partner agencies and public participants

Tyler Machia, Zoning and Planning Administrator for Morristown: Tyler highlighted that Morristown has already exceeded its 2030 housing targets and is on track to meet the 2050 targets. He provided specific data, noting that the town permitted 35 new housing units this year, down from a peak of 191 units in 2022. Tyler emphasized the town's proactive approach to housing development and its ability to continue meeting targets even with lower annual growth.

George Cormier, Morristown Select Board: George provided historical context about the golf course in Morristown, explaining that it was established by Alexander Copley and has specific conditions tied to its use. He noted that if the golf course could no longer operate, the land would revert to the village for recreational use, and if that was not feasible, it would revert to the hospital.

F. Adjourn

Motion: Adjourn.

By: Brooke Dingleline
Second: Kirsten Sultan

Voting Board members

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

Result: **Motion approved, unanimous**

Meeting ended at 3:57 p.m.