



LAND USE REVIEW BOARD

10 Baldwin Street
Montpelier, VT 05633-3201

LAND USE REVIEW BOARD MEETING MINUTES 3/20/2026, 1:30 p.m.

Physical Location: Windsor Town Office, 29 Union Street, Windsor, VT 05089

Online Location: Microsoft Teams

Attendance (in-person or virtual)

Board Staff: Rachel Lomonaco

Public: Jason Rasmussen, Kellen Appleton, Chuck Fenton, Otis Ellms-Munroe, Annette Smith (VCE), Deb Shearer, Allison Hopkins, Doug Tuthill, Robert Slocum, Paula Robbins, Diana Cushing, Deborah Falls, Cliff McNaughton, Brian Porto, Dan Jones, Michael Quinn, Peter Money, Steve Lebrun, James Clarke, Martha Harrison, Mark Tillson, Scott Pickup, Ann Roy, Rhoda Moore, David Taft, Al Keiller, Larry Brown, Marv Klassen-Landis, Erin Ladd, James Aldrich, Kevin McAllister, Jan Stryker, Stew Stryker.

A. 1:30 p.m. Call to order and Board member roll call

The Land Use Review Board (LURB) convened at 1:30 p.m. via Microsoft Teams, Vice Chair Hadd presiding.

Janet Hurley, Chair – Microsoft Teams

Sarah Hadd, Vice Chair – In-person

Brooke Dingleline – In-person

Kirsten Sultan – In-person

Alex Weinhausen – In-person

B. Introductions and explanation of preapplication process.

The meeting began with introductions and an explanation of the preapplication process. Alex Weinhausen, the board designee, explained the pre-application process under Act 181, which is informal to allow for idea sharing and advisory input. The process involves reviewing regional plans to ensure they meet statutory requirements, a new oversight level introduced in 2024.

C. Mt. Ascutney Regional Planning Commission (“MARC”) presentation:

- **Jason Rasmussen, MARC Executive Director** provided an overview of draft regional plan, focusing on housing, land use, and energy. Housing targets were set for each town, considering population, infrastructure capacity, and future land use categories.
- **Kellen Appleton, MARC Planner** provided an online map virtual tour of

proposed Tier 1B areas, highlighting Chester, Ludlow, Springfield, West Windsor, and Windsor. The focus was on areas with municipal water and sewer access, aiming for ACT 250 exemptions to facilitate housing development.

- **Site Visit Observations:** Alex Weinhagen noted that site visits were made to the following locations in the morning: portions of the Windsor planned growth area; proposed Windsor village area at the site of the former Southeast State Correctional Facility; West Windsor (Brownsville) village center and village area, including the former Mt Ascutney ski area; North Springfield proposed village center. Stops were made at the former correctional facility site, the West Windsor Town Hall, and at JC's Market & Deli in North Springfield. Areas along the driving route were also noted – particularly the boundaries of proposed future land use areas. Regional commission staff provided an eight-page document with maps showing the site visit route, stops, future land use areas, and descriptions of each area. The following Board and Regional Commission staff conducted the site visit using a van: Alex Weinhagen (LURB), Sarah Hadd (LURB), Kirsten Sultan (LURB), Jason Rasmussen (MARC), Kellen Appleton (MARC), Martha Harrison (MARC). Participants at each of the three stops are noted below.
- **Windsor, former correctional facility site:**
 - Participants met at the site: Thomas Kennedy (MARC), James Clarke, Marv Klassen-Landis, Jean Edmunds, Richard Vanderwit
 - Met at the gate to the facility. Also drove up the hill to the water storage tank through fields to an overlook of the property.
 - Noted various buildings and elements of the former correctional facility.
 - Noted that the facility is served by municipal sewer and on-site water supply, including a concrete water storage tank structure on a hillside above the facility.
 - Received from Thomas Kennedy a written report to the legislature on history and future planning for the property. This was later entered as a preapplication exhibit.
 - Noted the Windsor Grasslands Wildlife Management Area in the hillsides that surround the former correctional facility.
 - Noted that some surrounding fields are kept open to facilitate grassland bird nesting.
 - Noted that the Wildlife Management Area is a popular birding location.
- **West Windsor (Brownsville):**
 - Participants met at the site: Matt Frederick (Town Administrator), Al Keeler (Housing Committee), Deb Shearer (Zoning Administrator), David Jacks.

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- Met at the Town Hall. Also drove up Ski Tow Road to see residential development associated with and adjacent to the former Mt Ascutney ski area.
 - Noted what portions of the area are and are not served by municipal sewer and water.
 - Noted the Town's efforts to integrate the former ski area into the village area.
 - Noted the river that runs through the village area, and the associated flood hazard areas.
 - Noted efforts by the Town's Housing Committee to identify viable sites for new affordable housing.
 - Received written submissions from the Town Administrator and the Housing Committee. These two documents were later entered as preapplication exhibits.
- **North Springfield:**
 - Participants met at the site: Scott Pickup (Springfield Town Manager)
 - Met at JC's Market & Deli. Also drove down Giddings Road and Fairbanks Road to see the industrial park and proposed enterprise area on the west side of the proposed village area.
 - Noted a former graded school building, now being used for other purposes.
 - Noted the extent of sidewalks along Giddings Road and the boundaries of the proposed village center and village area.
 - Noted the State airport on the north side of the proposed village area.

D. Questions from Board members

Board members raised questions about housing targets, environmental justice considerations, and the statutory requirements for village areas. Concerns were expressed about the feasibility of proposed developments, especially at the former prison site in Windsor.

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

State partner agencies comments: None.

Public Comments:

Concerns were raised about the practicality of developing the prison site in Windsor, given its ownership and environmental constraints. Residents expressed skepticism about the housing targets and the impact on local infrastructure and community character.

Suggestions were made to focus on rejuvenating existing downtown areas rather than creating new village designations.

Housing targets for Windsor were set between 379-559 units by 2030, with concerns about infrastructure and community impact.

The prison site in Windsor was discussed as a potential Tier 1B area, with significant debate over its suitability for development.

- **Doug Tuthill:** Expressed concern about the prison site in Windsor, advocating for its use as a prison due to the state's lack of prison space.
- **Robert Slocum:** Criticized the rush to designate the prison site as Tier 1B, citing ownership issues and environmental constraints. Suggested reassessing brownfield areas downtown for potential development.
- **Paula Robbins:** Suggested connecting the prison site to downtown Windsor for potential development, emphasizing the importance of preserving wildlife and natural resources.
- **Diana Cushing:** Voiced concerns about Windsor's potential growth, emphasizing the need for gradual development and consideration of infrastructure and community impact.
- **Deborah Falls:** Worried about the impact of proposed housing units on Windsor's community and infrastructure, expressing stress over the lack of clear information. Suggested focusing on rejuvenating existing downtown areas rather than creating new village designations.
- **Cliff McNaughton:** Highlighted the need for Windsor to focus on local challenges and opportunities for development, rather than the prison site. Emphasized the importance of making development attractive to property owners.
- **Brian Porto:** Shared research indicating that new housing does not necessarily increase school populations due to smaller family sizes.
- **Dan Jones:** Questioned the size of the proposed Tier 1B area at the prison site, suggesting it might be larger than stated. Requested clarity on the area being proposed.
- **Michael Quinn:** Raised concerns about soil limitations at the prison site and potential security issues with the water supply.
- **Chuck Fenton:** Representing Hartland, expressed concerns about traffic congestion from the proposed new village area impacting Heartland.
- **Annette Smith:** Provided information on the total acreage of the state-owned land at the prison site, noting it includes the wildlife management area.

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- **Heidi Dexter:** Noted that she is a member of the West Windsor Planning Commission. She expressed concern that the housing targets are extraordinarily optimistic/high, and should be reconsidered.
- **Hugh Quinn:** Noted that he is the Chester Zoning Administrator. He encouraged the Board to include flood hazard areas in growth area land use types, and let development review at the municipal level address related issues on a case-by-case basis.
- **Dave Taft:** Noted that the Town does not own the former prison property in Windsor, and that the cost to the State to maintain the facility is likely much larger than the \$250,000 per year previously mentioned. Expressed concern that new housing just adds to municipal expenses and property tax burden.
- **James Clark:** Noted that he is a new Windsor Planning Commissioner. Interested in downtown redevelopment and rejuvenation in Windsor. He asked which future land use area type provides more related benefits – enterprise or downtown center.
- **Marv Klassen-Landis:** Recommended clarifying the acreage of the prison site and what is shown as proposed village area on the future land use area map. If the area remains mapped as village area, recommended that the area be as small as possible – i.e., just the current development footprint.

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 4:06 p.m.