



LAND USE REVIEW BOARD

10 Baldwin Street
Montpelier, VT 05633-3201

LAND USE REVIEW BOARD

MEETING MINUTES

11/13/2025, 1:00 p.m.

Physical Location:	Online Location:
St. Albans City Hall 100 North Main Street St. Albans City, VT 05478	Microsoft Teams

Attendance (in-person or via Teams)

Board Staff: Rachel Lomonaco, Josh Donabedian, Adriene Katz, Aaron Brondyke

Public: Jen Mojo, Annette Smith, Bob Buermann, Doug Bergstrom, Taylor Newton, Kate McCarthy, Chip Sawyer, Jon Groveman, Luke Slomba

A. 3:30 p.m. Call to order and Board member roll call

The Land Use Review Board (LURB) convened at 3:30 p.m., Chair Hurley.

Board Member	In-Person	Microsoft Teams	Absent
Janet Hurley, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Hadd, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brooke Dingleline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kirsten Sultan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alex Weinhagen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. Explanation of preapplication process

Chair Hurley provided a brief overview of the preapplication process established by Act 181 of 2024. She described the purpose of the review, which is to allow the Board to evaluate the draft regional plan and the proposed Tier 1B designations before the NRPC formally submits its application. She explained that Tier 1B provides limited Act 250 exemptions for eligible housing projects, and that Tier 1A designations can only be considered after a regional plan has been adopted and approved. She noted that meeting materials had been posted on the Board’s website, state agencies and statutory parties had been notified, and that public comments would be accepted through the following week.

C. Overview of draft regional plan and Tier 1B request, NRPC

Staff from the Northwest Regional Planning Commission, primarily Executive Director Catherine Dimitruk and senior planners, presented an overview of the 2025 Regional Plan update and the region’s Tier 1B requests. They described the NRPC planning process, which included significant public outreach, coordination with municipalities, and integration of statewide land use categories. The future land use map reflects community-identified priorities, balancing compact development areas with protection of

rural landscapes, agricultural soils, and natural resources.

NRPC staff explained the methodology used to identify Tier 1B areas, including the presence of existing or planned water and wastewater capacity, walkability, access to services, and municipal readiness. They noted that several municipalities chose to participate in Tier 1B, while others opted not to at this time. Staff provided context for the region's housing needs assessment and discussed how the regional plan integrates housing policy, transportation planning, and economic development goals. Board members asked questions regarding mapping consistency, infrastructure data, municipal involvement, and overall alignment with Act 181 requirements. NRPC staff provided clarifications throughout, noting that local data, Vermont Conservation Design, and utility records informed their maps and analyses.

D. Virtual Site Visits

The presentation walked through each proposed Tier 1B area, showing aerial imagery, zoning maps, infrastructure information, and photographs of representative locations. Board members asked questions regarding site suitability, wastewater capacity, potential constraints, and municipal expectations for growth. Staff highlighted opportunities for infill housing, proximity to village centers, and the role of local plans in shaping each area's boundaries.

E. Questions from Board members

Following the NRPC presentation and virtual site visits, Board members asked additional clarifying questions. Discussion included how NRPC evaluated housing targets, how villages with limited infrastructure were treated in the mapping process, and how rural and conservation areas were distinguished. Board members also asked about municipal engagement, the rationale for boundaries in certain communities, and the region's approach to preserving forest connectivity while still supporting compact settlement patterns. NRPC staff responded to each question and offered additional context on data sources and local priorities.

F. Questions and comments from state partner agencies

State partner agencies provided comments and asked questions. Representatives from the Agency of Natural Resources appreciated the clarity of NRPC's presentation and noted that ANR was reviewing both designated areas and rural lands for potential comments.

G. Questions and comments from public participants

Public participants offered comments on the draft plan and the Tier 1B requests. Several municipal officials expressed support for the process and thanked NRPC for its collaborative approach. Some participants emphasized the importance of local control, coordination with municipal zoning, and ensuring infrastructure capacity aligns with

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growth expectations. Others highlighted the need for housing across the region and spoke to the value of Tier 1B designations in supporting development within existing community centers. Comments also addressed balancing conservation goals with housing needs, and the importance of maintaining transparency and community engagement as the plan moves forward.

H. Adjourn

Motion:	Adjourn
By:	Janet Hurley
Second:	Alex Weinhagen

Voting Board members	Ayes	Nays	Abstain	Absent
Janet Hurley, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Hadd, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brooke Dingedine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kirsten Sultan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alex Weinhagen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Result	Motion approved, unanimous
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Meeting ended at 6:03 p.m.