



PREAPPLICATION SITE VISIT AND MEETING NOTICE

State of Vermont
Land Use Review Board
10 Baldwin Street, Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

REGIONAL PLAN PREAPPLICATION:

The Northwest Regional Planning Commission submitted a preapplication to the Land Use Review Board (“Board”) for a review of its draft regional plan and Tier 1B requests. The Board deemed the preapplication complete on October 13, 2025. A public meeting will be held on **November 13, 2025**, pursuant to the Board’s *Regional Planning Commission Application Guidelines (RPCAG) § 1.105*.

This application can be viewed online by visiting the Act 250 Database:
<https://anrweb.vt.gov/ANR/Act250/RPDetail.aspx?AppNum=RPC08-0001>.

SITE VISITS:

Before the meeting on November 13, 2025, between 12:00 and 3:00 p.m., field site visits to the following locations will be conducted. Private means of transportation will be required.

Except for the starting time, all times are subject to change without notice.

12:00 p.m. - Meetup, Chimney Corner Park N Ride, 400 US Route 7, Colchester

12:20 p.m. - Stop 1, South Hero, Old White Meeting House, 320 US Route 2, South Hero

12:50 p.m. - Stop 2, South Georgia, Dollar General Parking Lot, 864 Ethan Allen Hwy, Georgia

1:10 p.m. - Stop 3, Fairfax, Community Center, 1210 Main Street, Fairfax

1:45 p.m. - Stop 4, Swanton, Hannaford parking lot, Swanton Plaza, 139 1st Street, Swanton (note: meet along south edge of main parking lot, away from Hannaford storefront; also, bathroom break opportunity)

2:25 p.m. - Stop 5, St. Albans Bay, Bay Park (small parking lot), 596 Lake Road, St. Albans

2:50 p.m. - Stop 6, St. Albans City, Front Steps of St. Albans City Hall, 100 North Main Street (note: parking options include garage located at 29 Federal Street, and 2-hour street parking)

3:00 p.m. End of field site visits.

Please read the Board’s [Field Site Visit Information](https://act250.vermont.gov/document/regional-plan-approval-process-field-site-visit-handout) (<https://act250.vermont.gov/document/regional-plan-approval-process-field-site-visit-handout>) prior to attending the site visits.

Note: Additional “site visits” will be conducted virtually during the public meeting.

PUBLIC MEETING:

The public meeting will **begin at 3:30 PM** in the St. Albans City Hall, Council Chambers Meeting Room (St. Albans City Hall, 100 North Main Street, St. Albans City). The location is handicap accessible.

- 3:30 p.m. – Call to order and Board member roll call
- 3:32 p.m. – Explanation of preapplication process, Board Chair
- 3:35 p.m. – Overview of draft regional plan and Tier 1B requests, NRPC
- 4:05 p.m. – Virtual site visits
- 4:50 p.m. – Break
- 5:00 p.m. – Questions from Board members
- 5:30 p.m. – Questions and comments from state partner agencies
- 6:00 p.m. – Questions and comments from public participants
- 6:20 p.m. – Adjourn

Except for the starting time, all times are subject to change without notice.

You can attend in-person at **St. Albans City Hall** as described above. You can also attend electronically through Microsoft Teams video conferencing software. To access the Teams meeting, click on the link below, or enter the meeting ID and passcode by clicking on the button in the upper right corner of your Teams calendar window that says “# Join with an ID.”

- **Teams Meeting Link:**
<https://teams.microsoft.com/meet/2115735881420?p=hXea2GAq1fHW4is6aW>
- **Meeting ID:** 211 573 588 142 0
- **Passcode:** kF6ph9Vt

If you don't already have the Microsoft Teams app installed on your device, you can download it via this link: <https://www.microsoft.com/en-us/microsoft-teams/download-app>.

If you are unable to join by using Teams, you may call-in to the meeting:

- **Dial:** 802-828-7667
- **Enter Conference ID:** 289 098 728#
- **To mute and un-mute:** Press *6

If you choose the call-in option, you will not have access to the visual portion of the meeting, or the functionality of Teams.

If you would like further information regarding participation in this meeting or the use of Microsoft Teams, you can contact the Board, Act250.Board@vermont.gov, before the date of the meeting.

ACCOMMODATIONS:

If you have a disability for which you need accommodation to participate in this process, please contact Act250.Board@vermont.gov as soon as possible and before the meeting date, to allow us as much time as possible to accommodate your needs.

Dated October 31, 2025.

/s/ Kirsten Sultan

By: _____

Kirsten Sultan
Land Use Review Board
10 Baldwin Street
Montpelier, VT 05633-3201
Act250.Board@vermont.gov

Public Records Statement: Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny. This meeting is subject to Vermont's Open Meeting Laws. By participating, you are consenting to being audio/visually recorded, and for that recording to be published on the Board's database and/or YouTube channel.

RECIPIENT LIST

A copy of the foregoing **Preapplication Site Visit and Meeting Notice** for RPC08-0001 has been sent on this October 31, 2025 to the following individuals by electronic mail:

APPLICANT

Northwest Regional Planning Commission,
Attn: Greta Brunswick
75 Fairfield Street
St. Albans, VT 05478
gbrunswick@nrpcvt.com

Northwest Regional Planning Commission,
Attn: Catherine Dimitruk
cdimitruk@nrpcvt.com

PARTNER AGENCIES

Vermont Agency of Agriculture, Food and
Markets
116 State Street, Drawer 20
Montpelier, VT 05620-2901
agr.act250@vermont.gov

Department of Housing & Community
Development
Agency of Commerce and Community
Development
National Life Building, 6th Floor, Drawer 20
Montpelier, VT 05620-0501
Alex.Farrell@vermont.gov
Nate.Formalarie@vermont.gov
Grace.Vinson@vermont.gov

Agency of Natural Resources
1 National Life Drive, Davis 2
Montpelier, VT 05620-3901
anr.act250@vermont.gov

Community Investment Board
Deane Davis Building, 2nd Floor
1 National Life Drive
Montpelier, VT 05602
Jacob.Hemmerick@vermont.gov

Department of Public Service
45 State Drive
Waterbury, VT 05671-1300
PSD.PlanningStandards@vermont.gov
Anne.Margolis@vermont.gov
Claire.McIlvennie@vermont.gov

Vermont Emergency Management
Department of Public Safety
45 State Drive
Waterbury, VT 05671-1300
psd.vtdps@vermont.gov
Eric.Forand@vermont.gov
Mark.Bosma@vermont.gov
Stephanie.A.Smith@vermont.gov

Vermont Agency of Transportation
Barre City Place
219 N. Main Street
Barre, VT 05641
AOT.Act250@vermont.gov

FOR INFORMATION ONLY

Vermont Natural Resources Council
Attn: Jon Groveman
11 Baldwin Street
Montpelier, VT 05602
info@vnrc.org

Dated October 31, 2025.
/s/ Madeline Cotter
Madeline Cotter
Land Use Review Board Technician
act250.board@vermont.gov