



LAND USE REVIEW BOARD

10 Baldwin Street
Montpelier, VT 05633-3201

LAND USE REVIEW BOARD

MEETING MINUTES

10/16/2025, 1:00 p.m.

Physical Location:	Online Location:
Rutland Regional Planning Commission 16 Evelyn Street Rutland, VT	Microsoft Teams

Attendance (in-person or via Teams)

Board Staff: Peter Gill, Rebecca Chalifoux, Rachel Lomonaco, Michaela Stickney, Quin Mann

Public: Ann Lundquist, Ed Bove, Albert Wenta, William Austin, Jim Haff, Michael Snegal, Jeff Temple, Ann Reed, Roy Newton, Laura Black, Thomas Weiss, Brian Shupe, Rebekah Stephens, Michael Doenges, Larry Courcelle, Terry Williams, Brian Collamore, Frank Nelson, Steffanie Bourque, Logan Solomon, Devon Neary, Linda Lynton, Jaime Lee, Samantha Page, Jen Mojo, Chris Clow, Brian Voight, Sarah Pelkey, Jack Schneider, Rebecca Elder, Polly Mikula, Katie Raycroft-Meyer

A. 4:00 p.m. Call to order and Board member roll call

The Land Use Review Board (LURB) convened at 4:04 p.m. via Microsoft Teams, 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 Dingledine	<input type="checkbox"/>	<input checked="" 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 an overview of the preapplication process established under Act 181. She explained that the process allows the Board to review regional plans and proposed Tier 1B designations, which confer limited Act 250 exemptions for housing projects up to 50 units. Tier 1A status, which provides a full Act 250 exemption, may only be considered after a regional plan has been adopted and approved. She noted that the Board had notified state agencies and other statutory parties, made application materials available through the Board’s website, and was accepting public comments through the following week. The purpose of the meeting was to receive input on the draft plan and proposed Tier 1B areas, following a lengthy site visit to review selected locations.

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

The Rutland Regional Planning Commission presented an overview of the 2026 Regional Plan and the Tier 1B request. The RRPC began rewriting its regional plan in 2023 to align with Act 181 and to better reflect current conditions in the region. The plan emphasizes balanced growth and conservation, extensive public engagement, and the inclusion of measurable implementation tools. The future land use map applies ten consistent land use categories used statewide, with roughly seven percent of the region designated for higher-density growth and the remaining land classified as rural or conservation. Tier 1B areas were identified in collaboration with municipalities that have existing or planned infrastructure and capacity to support additional housing.

RRPC staff described the plan's structure, implementation matrix, and annual reporting through key indicators. They also explained the methodology for distributing housing targets among municipalities, which considered infrastructure availability, participation in Tier 1B designations, and local input. Board members asked questions regarding the mapping process, housing methodology, and natural resource designations. Staff clarified that local data and municipal feedback informed the maps, that forest blocks and habitat connectors were drawn from Vermont Conservation Design data, and that water and wastewater mapping relied on local verification. Discussion also addressed the distinction between village and growth area boundaries, complete streets policies, and consistency with statutory criteria.

D. Questions and comments from state partner agencies

Jennifer Mojo, Agency of Natural Resources, thanked the Board for its discussion and noted that the Agency is reviewing both the designated and rural areas of the plan to determine its comments. The Agency of Transportation had no comments at this time.

E. Questions and comments from public participants

Members of the public offered a range of perspectives. Some expressed concern about additional layers of government and the potential effects of regional planning on local decision-making. Representatives from the Town of Killington spoke in support of Act 181 and the opportunities provided by Tier 1B and future Tier 1A designations, emphasizing the town's investments in infrastructure and transportation projects. Representatives from Rutland City commended the RRPC for its extensive public engagement and coordination with municipalities. Other participants highlighted the importance of long-term planning, local participation, and balance between development and conservation. The Board clarified that the regional plan is a planning document and not a regulatory bylaw.

F. Adjourn

Motion:	Adjourn
By:	Janet Hurley
Second:	Alex Weinhagen

Land Use Review Board Approved Minutes
10/16/2025

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 Dingledine	<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 6:45 p.m.