

**Meeting Minutes**  
**Addison County Regional Planning Commission**  
**Wednesday, October 14, 2026**  
**ACRPC held its October meeting at its office at 14 Seminary St. Middlebury and via**  
**TEAMS with the Chair, Shannon Haggett presiding.**

**ROLL CALL:**

Addison: Chris Stackhouse  
Bridport:

Bristol: Ron Dendas  
Cornwall: Anna Burns

Ferrisburgh: Arabella Holzapfel  
Tim Davis

Goshen: Jim Pulver  
Leicester: Diane Benware  
Lincoln: Steve Revell  
Middlebury: Melanie Sands  
Phil Pedlikin

Monkton: Debra Sprague  
Steve Pilcher

New Haven: Harvey Smith  
Jim Walsh

Orwell: Joe Andriano  
Panton: Jamie Dayton  
Ripton: Jeremy Grip

Salisbury:  
Shoreham:  
Starksboro: Tom Perry  
Herb Olson  
Rich Warren  
Vergennes: Shannon Haggett

Waltham:  
Weybridge:  
Whiting: Jennifer Erwin

**CITIZEN INTEREST REPRESENTATIVES:**

Otter Creek Audubon Society: Ron Payne  
Otter Creek Natural Resources:  
AC Farm Bureau:  
AC Economic Dev Corp:  
AC Chamber of Commerce:  
HOPE: Jeanne Montross

**ACRPC EXECUTIVE BOARD**

Chair: Shannon Haggett  
Vice-Chair: Stephen Pilcher  
Secretary: Arabella Holzapfel  
Treasurer: Tim Davis  
At Large: Harvey Smith  
Anna Burns  
Melanie Sands

**STAFF**

Executive Director: Adam Lougee  
Transportation Planner/Asst. Dir.: Mike Winslow  
Director of Operations: Rebecca Elder  
Finance Admin Assistant: Kerry Dashnaw  
Senior Community Planner: Katie Raycroft-Meyer  
Community Planner: Danelle Birong  
Emergency Mgmt/ Natural Resources Planner:  
Andrew L'Roe  
Energy Planner: Jolyon Larson  
GIS Data Manager/Natural Resources Planner:  
Hannah Andrew

**7:00 p.m. Public Hearing:** Shannon Haggett, the Chair of the Commission, opened the meeting at 7:00 p.m. by welcoming the Commission members, staff, and guests present. He noted the meeting is being recorded and is available on ACRPC's You Tube Channel [www.youtube.com/@AddisonCountyRPC](http://www.youtube.com/@AddisonCountyRPC).

Shannon opened the public hearing on the Proposed "Non-minor Amenedment to the Future Land Use Map of the Regional plan and some supporting text. Shannon asked Adam to explain the proposed amendment and its impact. Adam explained the proposed Non-Minor Map amendment to the Future Land Use Map of the Addison County Regional Plan and associated text changes. The proposed change recognizes that municipalities with expired plans cannot include "Village Areas" or "Planned Growth Areas". ACRPC's recently adopted Plan mistakenly mapped "Village Areas" and "Planned Growth Areas" in all municipalities, including those with expired municipal plans. This proposed non-minor amendment changes those areas in municipalities without currently adopted municipal plans to "Special Use Areas" consisting of "Future Village Areas and Planned Growth Areas". The Plan anticipates that the maps will be amended again when each municipality with an expired plan adopts a new plan and has that plan regionally approved. Adam further explained there should be no impact to any of the municipalities subject to the change.

Shannon opened the floor to questions. After a brief question session, hearing no further questions, Shannon stated he would keep the hearing open until about 7:30 so if someone wanted the opportunity to comment, they still could. However, to use everyone's time efficiently, Shannon moved forward with the business portion of the agenda.

**Business Meeting:** Shannon started the meeting with the approval of the previous meeting minutes.

- I. Approval of September 9, 2026, Meeting Minutes:** Melanie Sands moved approval of the September minutes. Stephen Pilcher seconded the motion. The minutes passed by a voice vote/show of hands, with Ed Payne and Jeremy Grip abstaining.
- II. Executive Board Minutes:** Shannon noted that the Executive Board meeting minutes of September 23, 2026, are included in the package for your information. He offered the opportunity for the Commission to ask questions. Hearing none, he moved forward.
- III. Treasurer's Report:** Adam presented the treasurer's report. Adam noted that our bank balances are back up significantly, mainly because billings for the end of the previous quarter have largely been collected. Adam did not present an accounts receivable sheet. He noted most of the billing from the previous quarter had been collected. We are currently invoicing for the quarter ended September 30<sup>th</sup>, but have not completed that task. The receivables report for next month will paint a more complete picture.
- IV. Committee Reports:**  
Act 250/Section 248: Steve Revell noted the committee did not meet.

Energy Committee: The Committee met last Monday to review the Town of New Haven Enhanced Energy Plan. The Committee's report and recommendation for a vote are listed as an agenda item later in the program.

Local Government: Shannon Haggett noted the committee did not meet, but he expects a meeting on October 27<sup>th</sup> to review the Leicester Town Plan including its enhanced energy chapter.

Natural Resources: Arrabella Holzapfel reported the committee did not meet.

Transportation Advisory Committee: Shannon delivered the report. He noted that the TAC met and reviewed grant applications for planning studies submitted by four towns within the Region. The Tac awarded grants to the Towns of Monkton and Bristol for a village parking study and village gateway treatments respectively.

Housing: Anna reported that a sub-committee of the Housing Committee met just prior to the Full Commission meeting. They are creating an outreach strategy to speak with municipalities about building housing options in each of their communities.

**Shannon closed the public hearing with no further comments at 7:26.**

Economic Development Committee: The committee did not meet but will meet in November as the Brownfields Committee and review responses to an RFQ to hire a new consultant.

- V. Joint Partners Report/ Delegate/Staff Recognition: Adam noted that Alex Armani Munn of Addison County Economic Development had given his resignation. He will be moving on to a new job in South Burlington. Adam wished him success in his new role.

VI. **Old Business:**

Maple Broadband Update: Shannon noted Maple Broadband now has about 790 subscribers. It continues to build its network using its ARPA funding, has a program in place to help people with long driveways affordably access broadband, and continues to pursue BEAD funding to build out its network. It will release its annual report, and project budget for next year next week.

Vote to amend the Addison County Regional Plan to approve a non-minor map amendment and associated text: Since he had closed the hearing, Shannon asked the delegation whether they were ready to vote on the proposed Non-minor map amendment and associated text amendments to the Plan. **Stephen Pilcher moved to approve the proposed amendment. Ron Dendas seconded the motion. On voice vote Shannon noted that at least one delegate had voted against the amendment. Adam asked Shannon for the Commission to conduct a roll call vote to ensure we recorded the vote accurately. Shannon**

**concurred and asked Adam to read and record the roll call vote. The results of the roll call vote are recorded below.**

**ROLL CALL:**

|              |                    |        |
|--------------|--------------------|--------|
| Addison:     | Chris Stackhouse   | Yes    |
| Bridport:    |                    |        |
| Bristol:     | Ron Dendas         | Yes    |
| Cornwall:    | Anna Burns         | Yes    |
| Ferrisburgh: | Arabella Holzapfel | Yes    |
|              | Tim Davis          | Yes    |
| Goshen:      | Jim Pulver         | Yes    |
| Leicester:   | Diane Benware      | Yes    |
| Lincoln:     | Steve Revell       | Yes    |
| Middlebury:  | Melanie Sands      | Yes    |
|              | Phil Pedlikin      | Yes    |
| Monkton:     | Debra Sprague      | Yes    |
|              | Steve Pilcher      | Yes    |
| New Haven:   | Harvey Smith       | Yes    |
|              | Jim Walsh          | Yes    |
| Orwell:      | Joe Andriano       | Absent |
| Panton:      | Jamie Dayton       | Yes    |
| Ripton:      | Jeremy Grip        | Yes    |
| Salisbury:   |                    |        |
| Shoreham:    |                    |        |
| Starksboro:  | Tom Perry          | Yes    |
|              | Herb Olson         | No     |
|              | Rich Warren        |        |
| Vergennes:   | Shannon Haggett    | Yes    |
| Waltham:     |                    |        |
| Weybridge:   |                    |        |
| Whiting:     | Jennifer Erwin     | Yes    |

**The Amendment Passed 19-1. Eighteen affirmative votes are required to meet the super majority threshold of 60% of appointed delegates voting in favor. Therefore, the non-minor map amendment passed.** Shannon thanked the Commission for its vote.

Other: None.

**VII. New Business:**

ACRPC Annual Report for FY 2026: Adam noted that ACRPC's Annual Report for 2026 was in the meeting package. He asked everyone to review it. It provides a nice snapshot

of all the things ACRPC has done over Fiscal Year 2026 (July 1, 2025 – June 30, 2026). Adam also noted it would be combined with the reports of all other RPCs and issued to both the Department of Housing and Community Development and the legislature highlighting the overall work of RPCs. That report is available on ACRPC's website.

Recommendation of the Energy Committee regarding a vote to regionally approve the Town of New Haven's enhanced Energy Plan. As Jamie Dayton had noted under committee Reports, ACRPC's Energy Committee held a joint public hearing with the New Haven Planning Commission earlier in the month to review New Haven's newly adopted Enhance Energy Plan. New Haven seeks regional approval of its Enhanced Energy Plan to earn "substantial deference" before the Public Utilities Commission. The Energy Committee found that the Plan meets statutory requirements and at the end of the hearing voted to recommend that the Full Commission approve the New Haven Enhanced Energy Plan. **Jamie Dayton moved that ACRPC provide regional approval for the New Haven Enhanced Energy Plan. Harvey Smith seconded the motion. The motion passed unanimously by a voice vote.**

Committee Implementation Activities. Adam noted that now that we have adopted ACRPC's Plan he has asked his staff and committees to work to focus on implementation activities from the Plan. He noted the Housing Committee has already started that work. Other committees should start shortly.

Other: None

#### **VIII. Member's Concerns:**

Ed Payne noted he will be back on the Commission representing Bridport shortly.

Anna Burns noted that housing is difficult to build and that we should be out front in encouraging housing construction.

Ron Dendas supported Anna's assertion and noted that we should create easily accessible data for municipalities to make their own decisions regarding housing.

#### **IX. Adjournment:** There being no further business, **Shannon adjourned the Commission by unanimous consent at 7:54 p.m.**

Respectfully submitted,

Adam Lougee, Director