Addison County
REGIONAL PLANNING COMMISSION

14 SEMINARY STREET
MIDDLEBURY, VT 05753
ACRPC.ORG | 802.388.3141

ACRPC Full Commission Meeting Notice
November 11, 2026
Wednesday, 7:00 p.m.
This meeting will be held via TEAMS and in person at 14 Seminary Street Middlebury

Join the meeting now
Meeting ID: 237 317 794 062 4
Passcode: DR6X4dP7

Dial in by phone
+1 347-991-8960, enter Pin ID: 367383384#

7:00 p.m. PRESENTATION: Mike Winslow, ACRPC's Assistant Director and Transportation Planner will provide a summary of the Transportation Advisory Committee's TAC grants. Mike will review the program and how it works, highlight the reports from previous years' projects, discuss the projects going forward this year and take any questions you have about ACRPC's TAC grant program. Mike will also be running the business portion of the agenda.

BUSINESS AGENDA:

I. Approval of Minutes: October 14, 2026
II. Executive Board Minutes: October 28, 2026
III. **Treasurer's Report:** Bank Balances, Receivables (October 31st)
IV. Committee Reports: (Act 250, Energy, Local Govt, Nat Res, TAC, Housing, Econ Dev)
V. Joint Partners Report/Delegate/Staff Recognition:
VII. Old Business:

- Maple Broadband Update
- Regional Plan Update (LURB Hearing 11/19/20026 ACRPC office 2:30 p.m.)
- Other

VIII. New Business

- Recommendation of the Local Government Committee regarding a vote to regionally approve the Town of Leicester's Town Plan, including its enhanced Energy Plan, and confirm the Town of Leicester's Planning process.
- Other

IX. Member's Concerns/Information:
X. Adjournment:

ADDISON COUNTY REGIONAL PLANNING COMMISSION ROLL CALL (2026-2027)

ADDISON	D	Bob Schatz	___
	D		___
	A	Chris Stackhouse	___
	A		___
BRIDPORT	D	Del Thompson	___
	D		___
	A	Renee Brodeur	___
	A		___
BRISTOL	D	Ron Dendas	___
	D		___
	D		___
	A	William Sayre	___
	A		___
	A		___
CORNWALL	D	Stan Grzyb	___
	D	Anna Burns	___
	A		___
	A		___
FERRISBURGH	D	Tim Davis	___
	D	Arabella Holzapfel	___
	D	Steve Huffaker	___
	A		___
	A		___
	A		___
GOSHEN	D	Jim Pulver	___
	A	Chad Chamberlain	___
LEICESTER	D	Diane Benware	___
	D		___
	A		___
	A		___
LINCOLN	D	Steve Revell	___
	D	Jo Jackson	___
	A	Tim McGowan	___
	A		___
MIDDLEBURY	D	Melanie Sands	___
	D	Philip Pedlikin	___
	D	Hugh McLaughlin	___
	A		___
	A		___
	A		___
MONKTON	D	Stephen Pilcher	___
	D	Debra Sprague	___
	A		___
	A		___
NEW HAVEN	D	Jim Walsh	___
	D	Harvey Smith	___
	A		___
	A		___
ORWELL	D	Joe Andriano	___
	D		___
	A	Daniel Redondo	___
	A	Cian Quinn	___
PANTON	D	James Dayton	___
	A	Logan Roth-Longe	___
RIPTON	D	Jeremy Grip	___
	A	Jonathan Heppell	___
SALISBURY	D		___
	D		___
	A		___
	A		___
SHOREHAM	D	Nick Causton	___
	D		___
	A		___
	A		___
STARKSBORO	D	Herb Olson	___
	D	Tom Perry	___
	A	Rich Warren	___
	A		___
VERGENNES	D	Shannon Haggett	___
	D	Cheryl Brinkman	___
	A	Don Ferris	___
	A		___
WALTHAM	D	Lisa Sausville	___
	A	Fran Colangelo	___
WEYBRIDGE	D	Gioia Kuss	___
	A		___
			___
WHITING	D	Jennifer Erwin	___
	A		___
CITIZEN INTEREST		***REPRESENTATIVES***	
ADDISON COUNTY CHAMBER OF COMMERCE	D		___
	A	Phil Summers	___
HOPE	D	Jeanne Montross	___
	A		___
OTTER CREEK AUDUBON SOCIETY	D	Ron Payne	___
	A	Marcia Parker	___
ADDISON COUNTY FARM BUREAU	D	Charles Roy	___
	A		
OC NATR. RESOURCE CONSERVATION DIST	D	John Roberts	___
	A	Jonathan Chamberlain	___
ADDISON COUNTY ECONOMIC DEVELOPMENT CORP	D	Alex Armani-Munn	___
	A	Richard McKerr	

ACRPC EXECUTIVE BOARD (2025-26) ***STAFF:***

OFFICE PHONE: 802-388-3141

CHAIR : Shannon Haggett
VICE-CHAIR : Stephen Pilcher
SECRETARY : Arabella Holzapfel
TREASURER : Tim Davis
AT LARGE : Harvey Smith
Anna Burns
Melanie Sands

EXECUTIVE DIRECTOR: Adam Lougee
ASSISTANT DIRECTOR & TRANSPORTATION PLANNER: Michael Winslow
DIRECTOR OF OPERATIONS: Rebecca Elder
ADMINISTRATIVE ASSISTANT: Kerry Dashnaw ***COMMUNITY PLANNER:*** Katie Raycroft-Meyer
EMERGENCY MANAGEMENT PLANNER: Andrew L'Roe ***COMMUNITY PLANNER***: Danelle Birong
GIS MANAGER & NATURAL RESOURCES PLANNER: Hannah Andrew
Contract Planner: Maddison Shropshire ***ENERGY PLANNER:*** Jolyon La

Updated 10/2026

Addison County
REGIONAL PLANNING COMMISSION

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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

14 SEMINARY STREET
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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 .

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 some one wanted the opportunity to comment, they still could. However, in order 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 30th, but have not completed that task. Th receivables report for next month will paint a complete picture.

IV. **Committee Reports:**

Act 250/Section 248: Steve Revell noted the committee did not meet.

14 SEMINARY STREET
MIDDLEBURY, VT 05753
ACRPC.ORG | 802.388.3141

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 27th 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**

14 SEMINARY STREET
MIDDLEBURY, VT 05753
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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

14 SEMINARY STREET
MIDDLEBURY, VT 05753
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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 Enegry 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 Enhnaced 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

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14 SEMINARY STREET
MIDDLEBURY, VT 05753
ACRPC.ORG | 802.388.3141

ADDISON COUNTY REGIONAL PLANNING COMMISSION
EXECUTIVE BOARD MEETING
October 28, 2026

The Addison County Regional Planning Commission's Executive Board held its monthly meeting in person at ACRPC's office at 14 Seminary Street in Middlebury and via TEAMS with Chair, Shannon Haggett, presiding.

ROLL CALL

Cornwall	Anna Burns
Ferrisburgh	Tim Davis
	Arabella Holzapfel
Middlebury	Melanie Sands
Monkton	Stephen Pilcher
New Haven	Harvey Smith
Vergennes	Shannon Haggett

STAFF: Adam Lougee, Executive Director

Shannon opened the meeting at 6:30 p.m. and welcomed the Executive Board and Adam. Shannon noted the meeting is being recorded and is available to view at ACRPC's You Tube page, http://www.youtube.com/@AddisonCountyRPC .

MINUTES

Arabella moved to approve the September 23, 2026, minutes. Harvey Smith seconded the motion. The motion to approve the minutes passed unanimously by voice vote/show of hands.

TREASURERS REPORT

Adam provided an update on the status of our financial operations. Adam shared the current bank balances, in very good shape and an accounts receivable page, showing significant and timely billing and payments through the end of the first quarter, September 30, 2026.

COMMITTEE REPORTS (only committees that have met since the Full Commission meeting)

Local Government: Shannon noted the Committee met and held a hearing on the newly adopted Leicester Town Plan. The Committee will provide its recommendation to approve the Plan and Enhanced Energy Plan to the full Commission at the November meeting.

TAC: Shannon noted that the TAC met in October and received a presentation from the Vermont

14 SEMINARY STREET
MIDDLEBURY, VT 05753
ACRPC.ORG | 802.388.3141

Bond Bank on capital budgeting for transportation infrastructure. It will hold its next meeting in the Town of New Haven to try to help New Haven address traffic calming issues in the village.

Economic Development: Melanie reported the Economic Development Committee will meet as the Brownfields committee on November 11th to select a consultant to administer its new assessment grant.

Old Business

Regional Plan Update: Adam noted that staff has submitted the Addison County Regional Plan, adopted at the September 9th Full Commission meeting and amended at the October 14, 2026 Full Commission meeting, to the LURB. He expects the Land Use Review Board ("LURB") will hold a hearing on the plan in the middle of November. Adam does not expect any issues with the Regional Plan at the hearing. He noted that the Addison Plan has generally not had the pushback from concerned citizens that other regional planning commissions have encountered.

Financial and Audit Update: As noted earlier in the Treasurer's Report, billing for September 30th is substantially complete. Additionally, Rebecca has provided Vance DeBouter, our auditor, with all the information he needs to conduct our audit of fiscal year 2026. We expect to complete that by December this year. Vance was very helpful with our 2025 indirect rate work with VTrans this fall and will also help with that work for 2026, which should move much faster. Adam also noted that Rebecca would be out having surgery, which will impact our finance department through Thanksgiving. Adam noted he expects Rebecca will be out full time for at least two weeks and then ease her way back into work, depending upon how she is feeling.

Outreach and New Initiatives: Adam noted we held three training courses in late September and early October. On October 1st We hosted a Selectboard Roundtable with VLCT to give local selectboard members an opportunity to share ideas and issues. Danelle is following up that meeting with a survey to all selectboard members, and we will host another Selectboard meetup in the spring. Adam noted that he also expected ACRPC to work with several of its member municipalities for regional planning grants to help write plans and regulations. Lastly, Adam expects to have Maddi devote her time to several specific grants this fall.

Other: None.

NEW BUSINESS

2026 Executive Board Calendar: Adam distributed a proposed meeting calendar for the rest of the year to the Executive Board. He noted the two most relevant items were that the calendar proposes postponing the November 2026 meeting until December 2nd to avoid the Thanksgiving holiday and then skipping the December meeting to avoid the Christmas/New Year holiday. All other meetings would remain on the regularly scheduled 4th Wednesday of the month. **Harvey Smith moved to adopt the meeting calendar. Stephen Pilcher seconded the motion, which passed unanimously.**

14 SEMINARY STREET
MIDDLEBURY, VT 05753
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Other: None.

MEMBERS' CONCERNS/INFORMATION

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

Shannon ordered the Executive Board adjourned by unanimous consent at 6:53 p.m.

Respectfully submitted,

Adam Lougee

Addison County
REGIONAL PLANNING COMMISSION

ACRPC A/R Summary

	Billed	Billed thru date	Paid	Total Revenue received	Notes
Addison LHMP	$ 2,236.11	9/30/2026			
Bridport MPM	$ 306.13	6/30/2026			
Bridport MPM	$ 275.64	9/30/2026			
Bristol MPM	$ 385.89	9/30/2026			
CCRPC-TBP FY26	$ 3,220.12	9/30/2026			
CCRPC-TBP FY27	$ 922.87	9/30/2026			
CWSP	$ 53,684.84	9/30/2026			
DHCD FY27 Q2	$ 147,640.45	12/31/2026	✓	$ 147,640.45	
EECBG 4.0 (Vergennes)	$ 21,245.51	9/30/2026			
Ferrisburgh MPM	$ 716.65	9/30/2026			
MARC Flood Bylaws	$ 1,045.08	9/30/2026			
Moosalamoo Master Plan/USFS	$ 3,708.37	6/30/2026			
Moosalamoo Master Plan/USFS	$ 5,606.62	9/30/2026			
New Haven - muni dues	$ 2,389.86	7/1/2026	✓	$ 2,389.86	
Northwest RPC/CPRG	$ 1,005.98	9/30/2026			
Orwell LHMP	$ 1,685.80	9/30/2026			
Panton MPG	$ 6,904.18	9/30/2026	✓	$ 6,904.18	
Rutland RPC 604B FY26	$ 3,895.54	9/15/2026			
Shoreham LHMP	$ 1,547.40	9/30/2026	✓	$ 1,547.40	
Shoreham GIA	$ 561.23	6/30/2026			
Starksboro GIA	$ 494.90	9/1/2026			
TPI (July)	$ 19,053.38	9/30/2026			
TPI (Aug)	$ 5,305.41	9/30/2026			
TPI (Sept)	$ 34,957.81	9/30/2026			
VT Bond Bank Water Systems	$ -	6/30/2026			
Waltham LHMP	$ 1,492.90	9/30/2026			
Weybridge MPM	$ 67.01	9/30/2026	✓	$ 67.01	
Totals	**$ 320,355.68**			$ 158,548.90	
Outstanding to receive				***$ 161,806.78***	

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14 SEMINARY STREET
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Bank Account Balances as of 10/30/26

Primary checking account	= $ 292, 986.04
CWSP savings account	= $ 414,331.03
Payroll	= $ 1,351.13
Money Market account	= $ 1.00