

1 **NRPC Board of Commissioners Meeting**  
2 **December 17, 2025, at 6:30 PM**  
3 **Hybrid Meeting (Zoom and NRPC Office)**  
4 **75 Fairfield Street, St. Albans, VT 05478**  
5

6 **Board Member Attendance:** *See attached.* A quorum was present to conduct business.  
7

8 **Staff:** Catherine Dimitruk, Dean Pierce, S. Coleman.  
9

10 **Other Attendees:** None.  
11

12 **Welcome, Introductions, Opening Remarks**

13 Chair P. Zamore called the meeting to order at 6:30 PM followed by roll call.  
14

15 **Adjustments to Agenda**

16 None.  
17

18 **Opportunity for Public Comment**

19 None.  
20

21 **Minutes of the October 2025 Meeting**

22 E. Nance noted the following on page 1 change “Economic Development Corporation” to “Industrial  
23 Develop Corporation”. On page 2, line 54: Change “RCT” to “Rural Community Transportation”.  
24

25 *E. Nance motion to approve the amended minutes. L. Ruple seconded. Motion carried.*  
26

27 H. Demars and L. Ruple abstained.  
28

29 **Commission Reports**

30 Finance/Operations: P. Zamore discussed the status of the FY25 audit.

31 Personnel: B. Buermann reported the committee did not meet.

32 Executive Committee: P. Zamore reported the committee did not meet.

33 Project Review: H. Demars reported that one project for a 120’ communications tower on Bordoville  
34 Road in Enosburgh is under review. Currently in the 60-day notice period. This is a slightly downsized  
35 project from a previous 140-foot proposal which was denied. There are local concerns regarding historic  
36 properties in the area, including a 160-year-old church.

37 Transportation Advisory Committee (TAC): B. Morris reported they met with Representatives and  
38 Senators. Franklin County was well represented. Funding issues were discussed. The Transportation  
39 Committee Chair discussed funding. There is less funding in part due to less fuel being purchased  
40 because of more fuel-efficient vehicles. The state is looking at new avenues to increase funding but  
41 overall, not overly optimistic.

42 Brownfields: C. Sawyer reported the committee approved eligibility for a project.

43 Regional Plan & Policy: L. Ruple reported they did not meet. January and February will be busy with the  
44 regional plan wrapping up.

45 Vermont Economic Progress Council: B. Murphy reported that she attended part of the meeting. They  
46 discussed the contiguous characteristic in the CHIP plan. They were determining not to alter how things  
47 are in the Chip. There was some discussion on lands that may be involved that are not exactly  
48 contiguous and how that would be exempted.

49 Green Mountain Transit: C. Dimitruk reported she attended the last GMT Board meeting. On January 1,  
50 Rural Community Transportation (RCT) will assume responsibilities for public transportation services for  
51 the region. They discussed the budget, the new RTC board makeup and overall strategy. C. Dimitruk and  
52 B. Buermann agreed to sit on the new board. RPC's have a standing, non-voting board seat.

53 Healthy Roots Committee: M. Scholten reported they will meet on January 15. Peter Jenkins will be  
54 running the meeting. Christine has left to work for the Intervale Foundation.

55 Staff: Staff report included in board packet.  
56

### 57 **Regional Plan Update**

58 C. Dimitruk reported the draft plan was submitted to the Land Use Review Board (LURB). The plan is  
59 compliant with all planning and land use goals and required elements. The LURB had several comments  
60 on the land use maps for Fairfax, Georgia South Village, Highgate and Richford Planned Growth Areas.  
61 Those were presented at a Public Hearing held before tonight's Board Meeting. NRPC will incorporate  
62 the comments. Some open-ended comments are more of a challenge to address, however, staff are  
63 confident the information can be provided. The new draft will be available for discussion at the January  
64 Regional Plan and Policy Committee meeting.  
65

66 C. Rosenquist asked what the issues were with Georgia's South Village.

67 C. Dimitruk replied that staff just received 45 pages of comments last Friday and are still reviewing them.  
68 The LURB requested more information as to why NRPC mapped Georgia South Village as a Center. The  
69 information to justify the decision is available and staff will be falling up with each of the communities  
70 regarding the comments.  
71

72 B. Buermann added that the LURB requested more details on why the conservation areas were selected  
73 and why they should be protected. Those decisions should be up to the municipality.  
74

75 C. Dimitruk replied that comment was an advisory. There were approximately 50 advisory  
76 recommendations that are included in their decision. There were 8 or 10 that are relevant and should  
77 be addressed. NRPC won't recommend any changes to policy to the Board or the communities.  
78

79 P. Zamore noted that the LURB's concerns are important to be understood. He asked what the  
80 procedural constraints are for NRPC staff to interact with the LURB. He asked if the plan should be  
81 submitted as is? Their decision was very opaque in some places.  
82

83 C. Dimitruk replied that it is unclear how much interaction we can have during this part of the process.  
84 The LURB has been through 2 other preliminary regional plan reviews and are finishing up the  
85 Chittenden County Plan soon. NRPC's plan will be the first to seek final approval. The Rutland Regional  
86 Plan comments were more specific. It would be worth following up with LURB Chair, but we have  
87 enough information to justify why the areas were mapped.  
88

89 A draft Regional Plan will be provided to the NRPC Board for the January meeting. NRPC is seeking final  
90 comments on the draft by the middle of February. One more hearing will be warned with a 30-day  
91 notice. At the March Board Meeting, the final hearing and adoption vote will be made. An email  
92 outlining the next steps will be sent out.  
93

94 H. Demars complimented the staff and noted the outreach to meet with all towns was fantastic.  
95

### 96 **Year in Review and Recognition of Commissioners and Staff**

97 Commissioners B. Morris, N. Draper and J. Callan were highlighted this month and shared what led them  
98 to volunteering to serve on the NRPC board.

99

100 C. Dimitruk shared a PowerPoint presentation on the NRPC Program areas and accomplishments in 2025.  
101 The presentation highlighted transportation planning, land use, water quality, energy, brownfields  
102 remediation and emergency management. Achievements included efforts to increase housing stock  
103 through the “Housing for All” program, a range of technical assistance to municipalities including  
104 modernizing planning and zoning bylaws and an interactive web-based housing dashboard on the NRPC  
105 website.

106

107 P. Zamore thanked the commissioners who serve on the Board noting that A. Alling has served for 5  
108 years, B. Buermann has served for 15 years and E. Klofft has been on staff for 5 years. Mike Curtis and Al  
109 Voegelé were given special honorable mentions.

110

111 **Commissioner Announcements**

112 None.

113

114 **Adjourn**

115 *C. Rosenquist motioned to adjourn. H. Demars seconded. Motion carried.*

116

117 Meeting adjourned at 7:29 pm.