

**Approved Minutes
Vermont Community Investment Board
10/24/2025
Calvin Coolidge Conference Room and MS Teams Virtual Meeting**

Members Present (12/16)

- ☒ Alex Farrell (*Chair*), designated by the Secretary of Commerce and Community Development
- ☒ Jonathan Cooper, designated the Regional Development Corporations
- ☒ Jen Mojo, designated by the Secretary of Natural Resources, arrived at 10:43pm
- ☐ Bruce Cheeseman, appointed by the Governor, representing local government
- ☒ Cathy Davis, appointed by the Governor, representing the Vermont Association of Chamber Executives, arrived at 12:25pm
- ☒ Christian Meyer, designated by the Vermont Association of Planning and Development Agencies
- ☒ Chip Sawyer, designated by the Vermont Planners Association, arrived at 12:02pm
- ☒ Jaime Lee, appointed by the Governor, representing the Vermont Natural Resources Council and the Preservation Trust of Vermont
- ☐ Kevin Chu, representing the Office of Racial Equity
- ☒ Laura Trieschmann, State Historic Preservation Officer
- ☒ Michael Desrochers, designated by the Commissioner of Public Safety
- ☐ Michael Gaughan, designated by the Vermont Bond Bank
- ☒ Michael McDonough, appointed by the Governor, representing local government
- ☒ Peter Trombley, (alternate) State Treasurer's Office, departed at 12:04pm
- ☒ Amy Bell, (alternate) designated by the Secretary of Transportation
- ☐ Josh Hanford, designated by the Vermont League of Cities and Towns

Attending Community Planning and Revitalization (CP+R) Team Members (6):

Jenni Lavoie, Gary Holloway, Chris Cochran, Jeff Dube, Jacob Hemmerick, and Susie Powers.

Guests (9): Kati Gallagher, VNRC; Adele Taplin, Town of Morristown; Tasha Wallis, LCPC; Carol Lauber, MACC; Gary Mahoney, MACC; Leslie Mahoney, MACC; Ben Doyle, PTV, Hugh Quinn, Town of Chester; Will Colgan, Town of Plainfield.

1. Start of Meeting:

Alex Farrell brought the meeting to order at 10:41 am. Alex welcomed everyone to the meeting.

2. Additions or Deletions to the Board Agenda

There were no further additions or deletions to the board agenda.

3. Public Comment Period

Alex Farrell opened the meeting to public comment; there were no public comments. An additional public comment period will be held for FLUA Map Comment agenda item.

4. Sept 22, 2025, Draft Meeting Minutes

Christian Meyer made a motion to approve the Sept 22, 2025, Meeting Minutes, and Jen Mojo seconded. All were in favor, none opposed. The motion carried.

5. Downtown Designation – New Application (1)

Town of Morristown

The Town of Morristown submitted a downtown designation application to designate the Village of Morrisville as a designated downtown. Staff recommend approving the application and awarding designation. Morrisville previously held downtown designation between 2003 and 2016 and are looking for the same downtown boundary as previously held.

Guests representing the Town of Morristown provided an update on efforts to revitalize the downtown area. Their plans include conducting an inventory of vacant buildings and pursuing redevelopment opportunities for historic properties. Considering current tax pressures, the town is also exploring ways to improve aging infrastructure. Enhancing connectivity to the most heavily used section of the Lamoille Rail Trail, which runs through Morristown, remains a key priority. The Board expressed enthusiasm in welcoming Morristown back as a vibrant destination “where art, food and history meet”.

Amy Bell made a motion to approve the application and award downtown designation to Morrisville, and Michael McDonough seconded. All were in favor, none opposed. The motion carried.

6. Neighborhood Development Area Designation (NDA) – 2

New Application (1)

Town of Chester

The Town submitted a new NDA application to designate the village center and surrounding areas. The proposed NDA is not entirely within the planning area and therefore does require special findings or approval by a supermajority of the Board.

Guests representing the Town of Chester expressed gratitude for the opportunity to plan much needed infill housing close to the village center. The NDA will play a key role in facilitating the supporting additional development efforts. Board members appreciated that the application proactively noted known deer wintering areas and habitat blocks within the proposed NDA, and that the town-led housing feasibility study excluded much of the area from development.

Additional board comments included that the town is aware of and wonderfully highlights its beautiful and rich architectural history.

Amy Bell made a motion to approve application and award Neighborhood Development Area designation to Chester. Laura Trieschman seconded. All in favor, none opposed. The motion carried.

Amendment Request (1)

Town of Plainfield

The Town submitted a boundary amendment application to expand the current NDA designation to include the entirety of the former Goddard College campus. The proposed NDA is not entirely within the planning area and therefore does require special findings or approval by a supermajority of the Board.

There is growing enthusiasm surrounding the new ownership of Goddard College. The proposed boundary amendment would logically connect the college to the Route 214 corridor, supporting future development efforts.

Christian Meyer made a motion to approve the application and amend the Neighborhood Development Area boundary for Plainfield. Michael McDonough seconded. All in favor, none opposed. The motion carried.

7. Presentation - Homes for All and 802 Homes Catalog

Chris Cochran and Jeff Dube shared an overview of Homes for All, a statewide initiative made possible by several years of landmark policy reforms designed to align regulations, incentives, and funding to support new housing in and around Vermont's designated centers. The initiative includes a three-part strategy that provides new and emerging developers the training and tools to build in places with existing infrastructure, services, and amenities—helping communities grow in ways that are both practical and affordable.

They presented the 802 Homes, a catalog of pre-approved home designs—from ADUs to 1–4 unit homes—created to help small-scale developers and homeowners speed up permitting, reduce costs, and deliver more housing. The project officially launches in November with pilots in three “housing development-ready” communities: Manchester, Essex Junction, and Hartford, where local zoning and infrastructure already support infill housing. These pilots will inform a statewide rollout and demonstrate how Vermont can scale off-site built housing efficiently and affordably.

8. Public Comment Period – FLUA Map

Board Chair Farrell opened public comment pertaining to the FLUA Map agenda item.

Kati Gallagher, Director at VNRC, met with Rutland and Chittenden planning commissions. Kati expressed overall big picture concerns with the areas planned

for growth. Rutland villages are not contiguous and for some areas, the zoning regulations would not include multi-family and therefore would not meet the State's housing goals. Walking distance was also shown to be a concern from the village core as well as adequate wastewater. Kati believes soil in group 3 should not be included because of its limited ability to be used for wastewater disposal. Wetlands are included in the proposed village areas. Kati has submitted her comments to the LURB.

9. Future Land Use Area (FLUA) Map Comment

The Board asks to be reminded about the CIB charge. It is clarified that it is to provide comments to the Land Use Review Board (LURB). CIB is getting out of the boundary business and instead the focus is on investments in communities. Board points out that Smart Growth principles are not included in mapping. How does CIB advocate for housing but avoid sprawl. It is asked if the growth boundaries include enough to meet the housing targets.

Cathy Davis made a motion for the Community Investment Board to provide original comments on Rutland Regional Planning Commission's Future Land Use Area Map to the Land Use Review Board: The Community Investment Board (CIB) applauds the work of the RRPC to engage with municipalities and residents within its region to support each community in realizing their vision for the future.

1. Protect and include legacy designations.
2. All municipalities have the opportunity to access benefits.
3. Centers and Neighborhoods should incorporate Smart Growth principles.
4. The Community Investment Board has observed village areas have significant expansion and in some cases are disconnected from historic centers.

Chip Sawyer seconded. Ayes: Christian Meyer, Jaime Lee, Jonathan Cooper, Laura Trieschmann, Michael Desrochers, Michael McDonough, Alex Farrell. Abstained: Amy Bell and Jen Mojo. The motion carried.

10. Old Business / New Business **Reimaging Rural Capacity Summit**

Thursday, November 13, 9:00am – 3:30pm at the Vermont State University – Randolph Campus.

11. Adjourn

Alex Farrell adjourned the meeting at 2:03 p.m.

The next Community Investment Board meeting will be on Monday, November 24, 2025.

Respectfully submitted, Susie Powers