Draft Minutes

Vermont Community Investment Board

7/26/2026

Calvin Coolidge Conference Room and MS Teams Virtual Meeting

Members Present (14/16):

☒ 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
☒ Bruce Cheeseman, appointed by the Governor, representing local government.
☒ Cathy Davis, appointed by the Governor, representing the Vermont Association of Chamber Executives
☒ Christian Meyer, designated by the Vermont Association of Planning and Development Agencies
☒ Chip Sawyer, designated by the Vermont Planners Association
☐ 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 (Vice Chair), designated by the Vermont Bond Bank
☒ Michael McDonough, appointed by the governor, representing local government
☒ Peter Trombley, (alternate) State Treasurer’s Office.
☒ Matthew Arancio, designated by the Secretary of Transportation
☒ Josh Hanford, designated by the Vermont League of Cities and Towns

Community Planning and Revitalization (CP+R) Team Members (2): Chris Cochran, Jeff Dube

Guests (1): Farida Ibrahim, DED

1. **Start of Meeting:**
   Alex Farrell brought the meeting to order at 10:0X pm. and 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.

4. **June 22, 2026, Draft Meeting Minutes**
   Chip Sawyer made a motion to approve the June 22, 2026, meeting minutes, and Bruce Cheeseman seconded. All were in favor, none opposed.

5. **Future Land Use Area (FLUA) Map Comment – Northeastern Vermont Development Association (NVDA)**
   Community Investment Board members reviewed and discussed NVDA's regional plan and FLUA maps.

   Board members noted that it was interesting that Lyndonville was not proposed as a downtown. Additional comments spoke to language in DHCD comments on regional housing targets noting the RPCs do not create housing to meet these targets.

   Chip Sawyer made a motion; The Community Investment board expects that the designation of Downtown and Village Center boundaries will represent all of the requirements set out in Act 181. Also, the Community Investment Board supports the ability for nearly every community to have at least one area of land designated as a Downtown or Village center, but the Community Investment Board is hopeful that no newly designated or expanded centers would implicitly detract from historic and legacy centers. Christian Meyer seconded. All were in favor, none opposed.

6. **Future Land Use Area (FLUA) Map Comment – Two Rivers Ottauquechee Regional Commission**
   Community Investment Board members reviewed and discussed Two Rivers Ottauquechee Regional Commission regional plan and FLUA maps.

   DHCH shared its memo rising that the use of "shall" in the regional plan could limit the region's ability to meet its housing targets. Board members noted that the boundaries in this map were generally more constrained than in other regions.

   Chip Sawyer made a motion; The Community Investment board expects that the designation of Downtown and Village Center boundaries will represent all of the requirements set out in Act 181. Also, the Community Investment Board supports the ability for nearly every community to have at least one area of land designated as a Downtown or Village center, and would expect that communities have been consulted on the matter of any portions of legacy centers that are not proposed to be part of the new designated center. The Community Investment Board is hopeful that no newly designated or expanded centers would implicitly detract from historic and legacy centers. Christian Meyer seconded. All were in favor, none opposed.

The Board discussed the inherent tension between targeting designation benefits to Vermont's traditional centers and recognizing communities' need to accommodate future housing and economic growth. Members emphasized the importance of balancing these objectives by ensuring designated areas support compact development while providing adequate opportunities for future growth.

7. **Future Land Use Area (FLUA) Map Comment – Windham Regional Commission**

Community Investment Board members reviewed and discussed the Windham Regional Commission Regional Plan and Future Land Use Area (FLUA) maps. Members discussed the "chicken-and-egg" challenge of designating areas for future growth to help justify and attract infrastructure investments versus limiting growth designations to areas where infrastructure already exists.

Chip Sawyer made a motion; The Community Investment board expects that the designation of Downtown and Village Center boundaries will represent all of the requirements set out in Act 181. Also, the Community Investment Board supports the ability for nearly every community to have at least one area of land designated as a Downtown or Village center, and would expect that communities have been consulted on the matter of any portions of legacy centers that are not proposed to be part of the new designated center. The Community Investment Board is hopeful that no newly designated or expanded centers would implicitly detract from historic and legacy centers. Bruce Cheeseman seconded. All were in favor, none opposed.

8. **Old Business / New Business**

LURB Minor FLU Map Amendments
Alex Farrell noted the email summarizing the Land Use Review Board's interpretation of the new minor amendment provisions in Act 152. A representative of the LURB will attend a future Board meeting to provide an overview of the process and receive feedback from Board members.

Legislative Updates
There were no legislative updates. Chris Cochran thanked Chip Sawyer for participating in the working group studying Municipal Appeals and Discretionary Review of Housing as required by Act 152.

7. **Adjourn**
Bruce Cheeseman made a motion to adjourn the meeting, Michael Gaughan seconded. Alex Farrell adjourned the meeting at 1:50 p.m.

The next Community Investment Board meeting will be on **Monday, August 25, 2026** where the board will review Central Vermont's FLUA map and regional plan

Respectfully submitted, Chris Cochran