

Minutes of Selectboard Meeting
May 6th, 2026

Present at meeting: *Selectboard Members:* Aaron Korzun, Marc Cimonetti, Francis Wyatt. *Town Clerk:* Rebecca Rice. *Admin Assistant:* Alaina Cimonetti (Remotely). *Road Commissioner:* Dan Cavato. *Health Officer:* Catherine Schneider (Remotely). *Planning Commission:* Laura Black. *RRPC:* Devon Neary

Members of the public: Louise & Stan Duda. Jeff & Mary Smith. Mark Goodwin. Adreinne Raymond. Jack Facey (Remotely). Cynthia Thornton. Rich Biziack. Michelle Suker. Melissa Reichert. Amy & Tim Brusco. Sun Lim. Roger & Sharron Winnicki.

The meeting was convened at 6:30 PM.

Agenda: Motion made by A. Korzun to follow the agenda with the following additions: Excess Weight Permits for Normandin Transit Inc. and a Line of Credit. Seconded by F. Wyatt. All in favor, motion approved.

Road Commissioner's Report: The Town has received preliminary approval for a grant, which is a step towards receiving full funding for paving. They are also working on repairing roads and preparing for culvert projects.

Regional Plan Discussion: Devon Neary is here from the Rutland Regional Planning Commission (RRPC) to discuss the town's questions and concerns:

The Board discussed concerns regarding the changing regional plan maps and the amount of land being categorized within Tier 2 and Tier 3 areas. M. Cimonetti questioned the ongoing map changes and expressed concern about how these designations could impact landowners. Devon, Executive Director of the Rutland Regional Planning Commission (RRPC), explained that regional plans and mapping systems have existed for many years and that Act 181 is intended to standardize mapping methodologies across the state. He clarified that the maps are planning tools, not regulatory maps, and do not directly govern land use under Act 250. Their purpose is to identify areas that may qualify for Act 181 land use considerations.

Devon explained that Tier 1B areas, generally shown in pink and purple, are locations where towns may choose to opt in to partial Act 250 exemptions for housing and mixed-use development within designated growth areas. All remaining areas currently fall under Tier 2, which maintains the existing Act 250 "status quo." He noted that the classifications could continue to change as the process evolves. Devon also shared that map revisions resulted from feedback received through the Land Use Review Board process and public hearings, where many residents expressed opposition to large amounts of land being categorized as rural conservation.

It was emphasized that being placed within a certain color category does not automatically change a landowner's rights or ability to use their property. Any participation in Tier 1B exemptions would require towns to formally opt in, and the system is intended to encourage thoughtful land use and development within Vermont. Discussion also included Senate Bill 325, which is currently being considered and would repeal Tier 2 and Tier 3 regulations, including the "road rule," creating one larger tier system instead.

A. Korzun asked Devon to further explain his role and the relationship between the regional planning process and the State. Devon responded that Act 181 is a legislative mandate and that regional planning commissions are required by law to assist with planning efforts and related responsibilities. He stated that there is limited direct coordination between the State and local groups such as VAPDA. Devon also clarified that the regional plan maps are separate from the official Act 181/Land Use Review Board maps, which has been a major source of public confusion throughout the process.

*Attached is a common questions and answers page provided by Devon and he encourages residents to also look at the RRPC website for more information on updated maps.

Excess Weight Permit: A. Korzun made a motion to approve the following Excess Weight Permit for Normandin Transit Inc. F. Wyatt seconded. Approved.

Line of Credit: The Treasurer has acquired a line of credit from Community Bank for a total of \$500,000.00 at an interest rate of 4.75% annually. A. Korzun made a motion to accept the line of credit. F. Wyatt seconded. Approved.

New Business/ Open to the Public: There was a question about the overflow from the culverts, D. Cavoto assured work will be done to the area of concern. Another question was asked about a speeding on Lincon Hill roads was asked, it was recommended to put out the speed cart to deter this. The Selectboard is working on granting this request. There was further discussion on the speed of drivers in the town.

Easement for Northam Road Culvert: Jack Facey created a draft easement document. Jeff and Tiffany Dayton will need to sign the document. J. Facey will be contacting them to proceed. A. Korzun made a motion that the town provide \$5,000 for the easement on Town Hill Road. F. Wyatt seconded. Approved.

Review Minutes: A. Korzun made a motion to accept the 4/15/2026 Selectboard meeting minutes with the correction of Cynthia Thornton's name. Seconded by F. Wyatt. Approved.

Review Orders: M. Cimonetti made a motion to approve the Selectboard Orders #5 for a total of \$11,000.60 and Road Orders #5 for a total of \$31,924.61. Seconded by F. Wyatt. Approved.

Adjourned at 8:23pm.

Respectfully submitted,

Alaina Cimonetti

These minutes are unofficial until approved by the Selectboard at the next regularly scheduled meeting.