



Executive Board Minutes January 13, 2026

Location: Hybrid meeting via Zoom and WRC Conference Room.

Members Present: Gabby Ciuffreda, Chair; Bonnie North, Stephan Chait, Steve Lembke, Ann Golob, Bill Dunkel, Rick Cowan, Gretchen Havreluk

Absent: Jim Pinkerton Jr.

Staff present: Chris Campany, Executive Director, Matt Bachler, Senior Planner

Public/Guests: None.

Presenter: None.

Call to Order: Commissioner Gabby Ciuffreda, Chair, called the meeting to order at 6:04 p.m.

Additions/Changes to Agenda: Tabling of minutes due to unavailability on the new website.

Secretary's Report: Unanimous vote to table the minutes due to unavailability on the new website.

Londonderry Town Plan Approval & Planning Confirmation: WRC Senior Planner, Matt Bachler reviewed purpose and process of town plan review and confirmation. Commissioner Dunkel noted the Londonderry town plan language regarding a potential difference in allowed use per plan language between the two towns, though Windham zoning would preclude development at the elevation in question. Matt said will follow up with Londonderry. Commissioner Lembke suggested the addition of the period for which the plan would be in effect inside the front page. Commissioner Havreluk asked if more time could be provided to review plans. Matt noted that we could possibly send them to the Board as we receive them ahead of staff comments. Commissioner Chait suggested they broaden the discussion of species to be protected through habitat conservation and also suggested that when the plan mentions state law, they cite the statute being referenced. Consistency in formatting was suggested. Matt noted the time pressures the town faced as they tried to concurrently update their zoning and readopt their town plan. The town was commended for making it work.

- Motion by Commissioner Golob to approve the Londonderry Town Plan, seconded by Commissioner Cowan. Motion **passed** with 8 votes and 1 abstention.
- Motion by Commissioner Lembke to confirm Londonderry's municipal planning process, second by Commissioner North. Motion **passed** with 8 votes and 1 abstention.

Proposed 2026 Full Commission Meeting Schedule: The Board supported the proposal to follow the same schedule as 2025, which was January, February, April, July, August, October, with the caveat that adjustments may need to be made to accommodate regional plan update approval. The scheduled guest speaker for the January meeting is Janet Hurley, Executive Director of the Land Use Review Board. Chair Ciuffreda asked that WRC Office Manager, Ashley Collins send a save the date to all commissioners so they could add the meetings to their calendars.

Committee Appointments: Adam Grinold, Executive Director at Brattleboro Development Credit Corporation, was appointed to the Brownfields Committee.

Executive Director's Report: Executive Director Chris Campany explained that the Emergency Management Performance Grant (EMPG) agreement is still not in place and the outlook on whether or if it would be was uncertain. He shared with the Board his written testimony to the Senate Natural Resources Committee explaining what the sidelining of the regional commissions because of the EMPG situation means for municipal preparedness and the state emergency planning and disaster response framework. He also noted that it is possible all entities that receive funding through the state property transfer tax fund may be cut, but this is not certain at this time. In anticipation of reduced revenue, Chris told the Board he would like to bring to them a proposal that more explicitly describes when we will ask towns to pay for services that we cannot otherwise bill to specific grants. They supported this request. He noted the new WRC website has been launched, the audit work has been completed, that Athens had adopted its first town plan and is on the way to adopting its first local hazard mitigation plan, and that he is working with UVM and the Conway school on projects for the state (councils of government research; buyout property reuse guidance) and for the WRC (guidance on historic settlement flood adaptation). Commissioner Lembke noted that Chris was going to update Commissioner documents and volunteered to review the Commissioner Job Description and Commissioner Handbook. Chris is taking the lead on reviewing the Rules of Procedure.

Committee Chair Reports: None.

Review of Action Items: Commissioner Lembke will review the Commissioner Handbook and Commissioner Job Description; Chris will review the Rules of Procedure. Chris will also develop guidance for when municipal service agreements will be required for consideration by the Board.

Public Comments: None.

Adjournment: On a motion by Commissioner Golob, seconded by Commissioner Lembke, the meeting was adjourned at approximately 7:14 p.m. by a unanimous vote.