



**Full Commission Meeting Minutes
January 27, 2026**

Commissioners Present:

Ralph Meima	Brattleboro
Stanley Noga, Jr.	Brookline
Matthew Hoffman	Dummerston
Cheryl Kaufman	Grafton
Eric Stevens	Grafton
Steve Lembke	Guilford
Gabby Ciuffreda, Chair	Guilford
Peter Silverberg	Halifax
Patti Smith	Marlboro
Dan Toomey	Putney
Rick Cowan	Rockingham
Bonnie North	Rockingham
Andrew Snelling	Townshend
Jim Pinkerton, Jr.	Vernon
Ian Hefele	Vernon
Paul Spector	Wardsboro
Art Dufresne	Westminster
Cathy Fales	Windham
Cheryl Carr-Maleh	Winhall
Gretchen Havreluk	Citizen Interest Commissioner - Community Development
Laura Sibilis	Citizen Interest Commissioner – Economic Development

There was a **quorum** with 15 towns present.

Staff Present: Chris Company, Executive Director; Matt Bachler, Senior Planner; Alyssa Sabetto, Senior Planner; Jeff Nugent, Senior Planner

Guest Speaker: Janet Hurley, Land Use Review Board

Public Participants: Wendy Harrison

Call to Order: Chair Ciuffreda called the meeting to order at approximately 6:05 p.m.

Amendments to agenda: None.

August 26, 2025 Minutes: On a motion by Commissioner Lembke, seconded by Commissioner Toomey, the minutes were approved unanimously.

Land Use Review Board (LURB) Chair Janet Hurley reviewed Act 181 including what it means for regional plans and the new LURB review and approval process, and the new jurisdictional triggers for when a development proposal will require Act 250 review. There was considerable interest in Tier 3 and Road Rule requirements and what this would mean for private property

owners. Janet noted that the rules are still in development and may change from what's currently being proposed. Among the possible changes is that only the Tier 3 area within a parcel would trigger Act 250 jurisdiction, not development within a parcel that does not fall within the Tier 3 area. It is also possible that only relevant Act 250 criteria will apply to Tier 3 permit review rather than the full slate of criteria. It was asked if the rule would include an appeal process by landowners. It is likely the rule will include a map correction provision. It was suggested that WRC continue to update commissioners on the ongoing evolution of the Tier 3 and Road Rule rules as an ongoing item on Full Commission agendas.

WRC Act 181 Regional Plan Update: Senior Planners Matt Bachler and Alyssa Sabetto reviewed the anticipated schedule for the Act 181-conforming Windham Regional Plan update which, by statute, is required to be approved by the LURB no later than the end of December of this year. Because the WRC just updated its plan policies, the principal focus of this update will be bringing the plans future land use categories into alignment with the Act 181 requirements, as well as the related Future Land Use Map, as well as regional and municipal housing targets. They explained that the land use categories in Act 181 align well with our existing categories so that in and of itself will not constitute a major change. What will consume the most time is the mapping of centers, neighborhood areas, and growth areas. WRC will be meeting with each town planning commission to get their input on the town maps. We will also be engaging with the public about the plan as a whole but particularly around the Future Land Use Map. Alyssa will be taking on the role of project manager around the Act 181 update.

Project Review Committee Report: Committee chair Jim Pinkerton noted that there have been no projects to discuss so the committee has had no meetings. They will be meeting on February 3rd to review an application for a telecommunications tower in Dummerston and a recreation project in Grafton.

Executive Director's Report: Chris explained the letter to legislators he shared with the Full Commission regarding the sidelining of regional planning commission (RPC) work in support of the municipal and state emergency planning and preparedness framework, noting that it was a result of FEMA's supposed temporary suspension of the Emergency Management Performance Grant (EMPG) program. He also noted that a new FEMA requirement that entities participating in the EMPG provide bios or resumes of all board members (commissioners) would likely preclude the participation of the WRC, and likely the other RPCs, given that commissioners are not involved in the work supported by the EMPG. This situation is affecting all 50 states and all jurisdictions therein. He noted that the suspension of EMPG funding is reflective of an emerging need to ask towns to support work they ask the WRC to do that we do not have a funding stream to support in order for the WRC to maintain the capacity they have come to expect and rely upon. He will be developing a policy for consideration by the Executive Board and the Full Commission. He explained that the WRC website has been completely redone and encouraged commissioners to let staff know if they notice any errors or dead links.

Chair's Report: The Chair reviewed the proposed Full Commission meeting dates for the 2026 calendar year, noting adjustments may need to be made to accommodate the regional plan update.

Public Comment: None was offered.

Adjournment: On a motion by Commissioner Pinkerton, seconded by Commissioner Dufresne, the meeting was adjourned by a unanimous vote at 7:30 p.m.

Respectfully Submitted,
Chris Campany