



**Full Commission Meeting Minutes
February 24, 2026**

Commissioners Present:

Ralph Meima	Brattleboro
Stanley Noga, Jr.	Brookline
Matthew Hoffman	Dummerston
Gabby Ciuffreda, Chair	Guilford
Peter Silverberg	Halifax
Patti Smith	Marlboro
Ann Golob	Newfane
Dan Toomey	Putney
Rick Cowan	Rockingham
Bonnie North	Rockingham
Andrew Snelling	Townshend
Jim Pinkerton, Jr.	Vernon
Art Dufresne	Westminster
Peter Barus	Whitingham
Ann Manwaring	Wilmington
Cathy Fales	Windham
Gretchen Havreduk	Citizen Interest Commissioner - Community Development

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

Staff Present: Chris Company, Executive Director

Guest Speakers: Julia Opel, Seth Price, Dr. Camille Barchers

Public Participants: Michael Pelton

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

Amendments to agenda: None.

January 27, 2026 Minutes: On a motion by Commissioner Golob, seconded by Commissioner Cowan, the minutes were approved with one abstention

Deerfield Valley RISE Project (4-town flood adaptation strategy): Faculty and graduate students from a UMass-Amherst scenario planning studio presented the [4-town flood adaptation project](#) organized by the WRC in the Deerfield Valley last autumn. While this project focused on the towns of Dover, Readsboro, Whitingham, and Wilmington, it is applicable across our region. One of the deliverables was a flood adaptation board game that the students offered to present to towns.

Project Review Committee Report: Project summaries are available in the agendas and the committee's deliberations and actions are summarized in the minutes, both of which are found on the [WRC Committee page](#). Questions related to the Project Review Committee can be directed to Senior Planner, [Alyssa Sabetto](#). The committee met to discuss a telecom tower in Dummerston that should increase cell phone range on Route 30. Town is in favor. Not regionally significant but looking for more information. Windham Foundation wants to increase the number of events they have. Not regional significance but felt like there is information lacking from the application, including traffic, parking and noise.

Executive Director's Report:

- Staff have developed an "Act 181 Simplified" answers to frequently asked questions with an emphasis on Tier 3, the Road Rule, and the forthcoming regional and town housing targets. This will be sent to commissioners and the towns.
- Staff have updated the "Housing: What Can the WRC and Towns Really Do About Creating More" document to include Act 181 elements and the new CHIP program.
- On March 17th 6 p.m. the WRC is hosting a meeting on Tier 3 and the Road Rule with staff from the Land Use Review Board.
- WRC will be hosting a selectboard meet up on Wednesday, March 25th at the Newbrook Fire Department.
- Chris was a discussant on a Vermont Public Vermont Edition show that reviewed a Brave Little State program about the history of county government in Vermont, and challenges that towns are facing.
- Chris explained that he was serving as the point person among the regional planning commissions for a UVM Master of Public Administration class research project on councils of government – what they are and how they might be used in Vermont.
- He is also the point person for the RPCs on a multi-semester UVM project developing a flood buyout reuse guide for towns in collaboration with Vermont Emergency Management and the VT Urban and Community Forestry Program.
- The WRC is working with the Conway Graduate School for Landscape Design on creating a historic village flood adaptation guide using Newfane, Wardsboro, and Grafton villages as pilots.

Chair's Report: Chair Ciuffreda reminded Commissioners about the Land Use Review Board public meeting on March 17th; and also mentioned Commissioner Lembke and Chris are updating the commissioner and commission guidance documents.

Public Comment: None was offered.

Adjournment: On a motion by Commissioner Cowan, seconded by Commissioner Noga, the meeting was adjourned by a unanimous vote at 7:15 p.m.

Respectfully Submitted,
Chris Company