



**Full Commission Meeting Minutes
April 28, 2026**

Commissioners Present:

Sue Fillion	Brattleboro
Ralph Meima	Brattleboro
Stanley Noga, Jr.	Brookline
Alan Block	Dover
Matthew Hoffman	Dummerston
Suzanne Welch	Grafton
Eric Stevens	Grafton
Steve Lembke	Guilford
Gabby Ciuffreda, Chair	Guilford
Stephan Chait	Halifax
Peter Silverberg	Halifax
Andy Coyne	Jamaica
Gary Kleiman	Londonderry
Patti Smith	Marlboro
Rick Cowan	Rockingham
Bonnie North	Rockingham
Andrew Snelling	Townshend
Paul Spector	Wardsboro
Peter Barus	Whitingham
Ann Manwaring	Wilmington
Bill Dunkel	Windham
Cheryl Carr-Maleh	Winhall

There was a **quorum** with 17 towns present.

Staff Present: Chris Campany, Executive Director, Alyssa Sabetto, Senior Planner

Guest Speakers: None.

Public Participants: None.

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

Amendments to agenda: None.

February 24, 2026 Minutes: On a motion by Commissioner North, seconded by Commissioner Chait, the minutes were approved with four abstentions.

Updated Rules of Procedure: Chair Ciuffreda asked for a motion to approve. Motion was made by Commissioner Cowan, seconded by Commissioner Kleiman, motion was **approved** by a unanimous vote.

Proposed Regional Plan Update Adoption Process & Schedule: WRC staff presented the purpose of a regional plan, what Act 181 requires, and a proposed adoption process and schedule in order to meet the statutory deadline required by Act 181. It was explained that the Commission had adopted a major plan update in July, 2025. The Act 181 does not change the regional plan policies, but rather brings the current plan into compliance with the Future Land Use Map category requirements, regional housing allocation requirements, and an environmental benefits and burdens analysis. Staff answered questions which primarily concerned how Act 250 might apply to the future land use categories versus local bylaws. There was also a question about the process by which future changes to center designations might be managed. Commissioner Fillion made a motion that the regional plan adoption schedule and process be approved as proposed. This was seconded by Commissioner Noga. The motion **passed** by a unanimous vote with 1 abstention.

Executive Director's Report: Executive Director Campany announced that Assistant Planner Anand Fedele, and Senior Planner Alyssa Sabetto, had taken jobs with Pioneer Valley Regional Planning Commission and Washington County, Maryland, respectively. He noted these were opportunities for career advancement for both and, with Alyssa in attendance, thanked her for her excellent service, which was echoed by the Commissioners. A new commissioner orientation will be scheduled for May or early June, and WRC Office Manager, Ashley Collins will begin soliciting Commissioners for a date that will work best for a hybrid meeting. He noted the following upcoming trainings:

- Implementing Town Plans: Regulatory & Non-Regulatory Strategies 5/19 6--7
- What Can Towns Do to Support More Housing 6/10 6-7
- Land Use Application Review & Decision-Making Process 6/16 6-7

Lastly, he noted that the Finance Committee had reviewed the audit and recommends its acceptance by the Executive Board and Full Commission. There were no findings.

Project Review Committee Report: Chair Ciuffreda noted that Project Review Committee Chair Jim Pinkerton had explained at Executive Board that there has been no activity so the committee has not met.

Chair's Report: Chair Ciuffreda commended Commissioner Lembke for his work updating the Commissioner Job Description and Handbook.

Public Comment: None was offered.

Adjournment: On a motion by Commissioner Lembke, seconded by Commissioner Coyne, the meeting was adjourned at approximately 7:20 p.m.

Respectfully Submitted,
Chris Campany