



The meeting was held via Zoom and called to order by Chair Gabby Ciuffreda at approximately 6:05 p.m. There were no amendments to the agenda.

A quorum was not present therefore Administrative Items were deferred until the next meeting.

**Presentation of Winston Prouty Housing Development Concept** Winston Prouty Center Executive Director and Mark Westa, landscape architect, presented the conceptual plan and underlying rationale of the proposed housing project on the Winston Prouty campus, formerly the campus of the Austine School for the Deaf, in Brattleboro. This project came about through a highly-inclusive community engagement process around the future use of the campus, and has resulted in a conceptual plan for a major housing development intended to build community as it provides hundreds of much-needed units. The planning and design process are noteworthy, as is the importance of thinking about how to develop housing at a scale necessary to meet current and future needs. Chloe explained the process by which the proposal was developed after Winston Prouty purchased the school property in 2016. The housing proposal would be mission driven, with an intent to provide housing across a wide array of unit sizes and price points. Importantly it would be mission-driven, with a goal of providing not only housing but a neighborhood with community assets such as a gathering place and recreation center. Mark presented the design. Buildings would be relatively large in scale but fit to the site. The multi-story buildings with commercial space on the first floor and residential above. The site design would focus on creating a public commons using the new buildings and Holton Hall as a frame. Of the more than 180 acres the new development would be limited to about 10 acres that would largely avoid the forested areas of the site. There were questions asked about potential traffic impacts, and it was noted that the development was intended to minimize dependence upon automobiles. Chris explained that the entrance would come off of Maple Street, which was designed to carry substantial traffic. A possible redesign with improved sidewalks could possibly slow traffic. Cost and how that would translate to housing affordability was raised. Chloe noted was a challenging piece of the puzzle but broad housing affordability was a goal. Gabby explained the relatively unique mission-driven nature of the project and that, if successful, could establish a new model for the region. There seemed to be board support for the concept among the meeting attendees.

**Executive Director's Report:** Chris explained that the budget adjustment act did create a program through which regional planning commissions could provide direct assistance to rural communities deemed eligible by the state in their efforts to identify projects and develop proposals. In the Windham Region these towns are Readsboro, Searsburg, Halifax, Wardsboro, Athens, and Brookline. Chris has scheduled meetings with the Selectboards of most of these towns to get the process started. Chris also noted that the Vermont League of Cities and Towns has expressed interest in kicking off regional gatherings of selectpersons for them to engage with one another and share experiences.

**Chair's Report:** Gabby expressed her appreciation for the leadership of Commissioner Ann Golob and Commissioner Bonnie North in developing a municipal shared services discussion among towns with the WRC.

**Public Comment:** None was offered.

**Adjournment:** The meeting was adjourned at approximately 7:11 p.m.

Respectfully submitted,  
Chris Campany