



**Full Commission Meeting
May 28, 2024**

Commissioners Present:

Ralph Meima	Brattleboro
Stanley Noga, Jr.	Brookline
Kevin Stine	Dover
Sarah Shippee	Dover
Matthew Hoffman	Dummerston
Cheryl Kaufman	Grafton
Eric Stevens	Grafton
Gabby Ciuffreda, Chair	Guilford
Stephan Chait	Halifax
Edee Edwards	Halifax
George Mora	Londonderry
Patti Smith	Marlboro
James Bressor	Newfane
Stephen Dotson	Putney
Rick Cowan	Rockingham
Bonnie North	Rockingham
Andrew Snelling	Townshend
Jim Pinkerton, Jr.	Vernon
Tim Arsenault	Vernon
Jack Cunningham	Wardsboro
Paul Spector	Wardsboro
Art Dufresne	Westminster
Peter Barus	Whitingham
Bob Bois	Wilmington
Ann Manwaring	Wilmington
Cathy Fales	Windham
Cheryl Carr-Maleh	Winhall
Cory Ross	Citizen Interest Commissioner – Conservation
Laura Sibilia	Citizen Interest Commissioner – Economic Development

A **quorum** of 20 towns were present.

Staff Present: Chris Company, Executive Director; Sue Westa, Associate Director, Alyssa Sabetto; Senior Planner, Colin Bratton; Transportation Planner, Margo Ghia; Planner, Matt Bachler; Senior Planner, Lisa Donnelly; Planning Technician, Jeff Nugent; Senior Planner

Guest Speaker: Mike Pieciak, Vermont State Treasurer

The meeting was called to order by Chair Gabby Ciuffreda at approximately 6:10 p.m. Chair Ciuffreda asked each Commissioner and staff person to briefly introduce themselves. There were no amendments to the agenda.

Approval of March 26, 2024 Minutes: On a motion by Commissioner Arsenault, seconded by Commissioner Cunningham, the minutes were **approved**.

Program: Guest Speaker Vermont State Treasurer Mike Pieciak was introduced and provided information on migration to and from Vermont since the pandemic. Most notably Vermont has sustained a trend of a net increase in population, reversing a net decrease that has been the trend for a couple of decades. This can be seen in both Census and Internal Revenue Service data. For years the natural population growth rate, which is the difference between birthrate and death rate, has been negative, contributing to overall population decline. The number of people continuing to move into the state has muted this impact. Those moving into the state tend to be younger and they tend to bring higher salary jobs with them, which has contributed to a substantial and thus far sustained increase in the state income tax. However, the movement of people into the state has put pressure on the state housing supply and, thus, housing prices and rents. This in turn has resulted in housing shortages and housing price increases for Vermonters of more average and lower incomes. He was asked about out migration and responded that thus far in migration is exceeding out migration. He was also asked about the need for infrastructure investment to provide the infrastructure to support the development of the volume of housing units needed to meet current demand. He explained that part of the challenge is providing housing for seniors in order to free up larger homes that can accommodate families, which is essential workforce housing.

Executive Director's Report: Chris thanked the Commissioners for their service and for attending the first in-person meeting since the pandemic. He went on to thank staff and to explain how substantially our staff capacity has grown over the last few years, especially in the area of municipal planning support. He concluded with an overview of outreach to and engagement with universities to bring class projects into the region. He specifically mentioned engagement with Norwich University Civil Engineering, the UMass Amherst Landscape Architecture and Regional Planning program, and the UVM Leahy Institute. Through the latter the WRC is leading an effort to map wastewater infrastructure and capacity throughout the state to inform where wastewater infrastructure-dependent development, such as housing at scale, is possible.

Chair's Report: None.

Public Comment: None was offered.

Adjournment: The meeting was adjourned at approximately 7:15 p.m. on a motion by Commissioner Cunningham, the motion was seconded by Commissioner Arsenault.

Respectfully submitted,
Chris Company