



**Full Commission Meeting Minutes**  
**July 29, 2025**

**Commissioners Present:**

Sue Fillion	Brattleboro
Ralph Meima	Brattleboro
Stanley Noga, Jr.	Brookline
Sarah Shippee	Dover
Matthew Hoffman	Dummerston
Eric Stevens	Grafton
Steve Lembke	Guilford
Gabby Ciuffreda, Chair	Guilford
Stephan Chait	Halifax
Peter Silverberg	Halifax
Andy Coyne	Jamaica
George Mora	Londonderry
Patti Smith	Marlboro
Ann Golob	Newfane
Rick Cowan	Rockingham
Bonnie North	Rockingham
Andrew Snelling	Townshend
Jim Pinkerton, Jr.	Vernon
Paul Spector	Wardsboro
Art Dufresne	Westminster
Peter Barus	Whitingham
Bob Bois	Wilmington
Ann Manwaring	Wilmington
Cathy Fales	Windham
Cheryl Carr-Maleh	Winhall
Erik Moses	Winhall
Lynette Hamilton	Citizen Interest Commissioner – Agriculture
Cory Ross	Citizen Interest Commissioner – Conservation
Elizabeth Bridgewater	Citizen Interest Commissioner – Housing

There was a **quorum** with 20 towns present.

**Staff Present:** Chris Company, Executive Director; Matt Bachler, Senior Planner

**Guest Participants:** None.

**Call to Order:** Chair Ciuffreda called the meeting to order at approximately 6:20 p.m. after a quorum of Commissioners gathered.

**Amendments to agenda:** Chair Ciuffreda amended the agenda to have the Adoption of the updated Regional Plan as the first item of business.

**Adoption of Updated Regional Plan:** As is required by statute and WRC bylaws, a quorum of 60 percent of town appointed commissioners was present thereby enabling a vote to adopt the regional plan. Four citizen interest commissioners were present as well. Chair Ciuffreda commended the commissioners and staff for their time and engagement in the plan update process. Senior Planner Matt Bachler reviewed the regional plan update timeline and benchmarks, as well as comments received during the two public hearings. The comments focused on the utility of the new digital plan and encouragement of towns to make use of the plan as a resource for themselves. It was also noted that staff had received factual corrections (as opposed to substantive policy changes) from commissioners from the towns of Brattleboro and Putney. Chair Ciuffreda made the motion that the Commission adopt the regional plan update as presented with factual corrections noted on the Windham Regional Plan website, which was seconded by Commissioner North. The motion was then opened for discussion. Commissioner Dufresne of Westminster said that he had been asked by Westminster to have the vote tabled because no one in town appeared to have seen the plan. Commissioner Snelling asked if Commissioner Dufresne was making a motion to table the vote. Commissioner Dufresne stated that he was. Chair Ciuffreda asked if there was a second, and there was none, thus the motion to table the vote was not considered. Commissioner Shippee noted that if the plan is adopted, Westminster has 34 days to read the plan and register any objections or concerns. **The plan was adopted with 25 yay votes by town-appointed commissioners, 4 yay votes of citizen interest commissioners, and one nay vote by Commissioner Dufresne.** There were no abstentions. Town selectboard chairs will be notified of the plan's adoption and will be informed that the updated plan will be in effect in 35 days, September 2, 2025, unless one half or more of the towns in the region veto the plan within this period.

**April 29, 2025 Minutes:** On a motion by Commissioner Golob, seconded by Commissioner Pinkerton, the minutes were approved with 5 abstentions.

**Project Review Committee Report:** Project Review Committee Chair Jim Pinkerton noted that the Committee had submitted comments to the Public Utility Commission on a solar development in Vernon by Great River Hydro. The comments explained that the project was regionally significant, comported with the policies of the Windham Regional Plan, and that it was not taking a position on the opposition of the Town of Vernon to the project application.

**Executive Director's Report:** Chris noted that the August Full Commission meeting would be the Annual Business Meeting of the Commission where votes would be held on the FY2026 Work Program and Budget, as well as for WRC officers, Executive Board members, and citizen interest commissioners. He also noted that after a period of uncertainty FEMA had released a Notice of Funding Opportunity for the Emergency Management Performance Grant program that funds the vast majority of Vermont Emergency Management's budget, and which is the source of funding for WRC engagement regional emergency preparedness and management. Commissioner Chait asked if this in any way changed Chris' suggestion to towns that they prepare for the possibility of less federal and state funding for disaster recovery, and he explained that it did not. Indications were that fewer federal disaster declarations were being made, and that to date Hazard Mitigation Grant Program funding was not being included as part of those declarations. This is a major funding source in Vermont for buyouts and other mitigation actions.

**Chair's Report:** The Chair expressed her appreciation for the work of staff on the regional plan update, and for the engagement of commissioners throughout the process. She noted that we will have an in-person gathering of commissioners in Autumn.

**Public Comment:** None was offered.

**Adjournment:** On a motion by Commissioner Shippee, seconded by Commissioner Mora, the meeting was adjourned at 6:55 p.m. by a unanimous vote.

Respectfully Submitted,  
Chris Company