



EXECUTIVE COMMITTEE MEETING MINUTES

NVDA Office | Zoom | April 16, 2026, 5:30 PM

Those attending:

Committee

Fred Saar
Cynthia Stuart
Michael Metcalf

Michael Strait [Z]
Mark Whitworth
Paul Brouha

Staff

David Snedeker, Executive Director
Cathlin Driscoll, Planner [Z]
Liam Abbate, Planner [Z]

Guests

Kate Baxter, Lunenburg

The Meeting was called to order by Cynthia Stuart at 5:30 PM.

Updates to Agenda

None.

Public Comments

None.

Minutes

A motion to accept the minutes of the March 26, 2026 meeting as presented was made by Fred Saar and seconded by Mike Metcalf. The motion was approved unanimously on a voice vote.

December 2025, January 2026 and February 2026 Financials

A motion to approve the Financials of December 2025, January 2026, and February 2026 subject to audit was made by Fred Saar and seconded by Mike Strait. The motion was approved unanimously on a voice vote.

Discussion of public feedback on draft Regional Plan and adjustments from planning staff

David Snedeker reported that staff had compiled all public comments received on the draft Regional Plan and formulated responses in a document that was sent out to all NVDA Board members earlier in the week. Staff also

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made changes to the Future Land Use maps for Sutton and Newark based upon feedback from local officials. Staff also provided a document that described how the FLU methodology was applied to rural lands.

There was significant discussion and disagreement among Committee members on how the FLU methodology was applied across the region. There were also concerns about the large housing target that was assigned to the region, and in turn individual towns.

Next steps are for towns to review any updates or changes made to their FLU maps, and also to respond to the comments and response document that staff provided earlier in the week. The vote to submit the draft Regional Plan to the Land Use Review Board (LURB) will take place on Thursday, May 21st. Prior to that date, NVDA will invite a member of the LURB to speak to the NVDA Board and the public via Zoom.

Grant Applications for Purchase of Main St. Site in Newport

David Snedeker informed the Committee that NVDA was in the process of submitting funding applications to the Northern Border Regional Commission and the State of Vermont for the purchase of the vacant Main Street site in downtown Newport. If the applications are successful, NVDA would assume an interim ownership role and complete the environmental assessments and remediation (if necessary) and turn the property over to the City of Newport for redevelopment.

Other Business

None

Adjournment

The meeting was adjourned at 6:20 PM with a motion by Fred Saar and seconded by Mike Metcalf.

Respectfully Submitted,

David Snedeker
Northeastern Vermont Development Association